

**114.62 Acres, m/l,
in 2 Parcels
Pottawattamie County, IA**

Date: Thurs., Feb. 23, 2017

Time: 11:00 a.m.

Auction Site:

Carson Community Center

Address:

316 South Commercial St.
Carson, IA 51525

Auction Information

Method of Sale

- Parcels will be offered individually and in combination and will sell in the manner that results in the highest gross sale price.
- Seller reserves the right to refuse any and all bids.

Seller

Dale A. & Mitzi J. Schonening

Agency

Hertz Real Estate Services, Inc. and their representatives are Agents of the Seller.

Terms of Possession

10% down payment required the day of sale. Successful bidders are purchasing with no financing contingencies and must be prepared for cash settlement of their purchase on or before March 29, 2017 or after any objections to title have been cleared. Final settlement will require certified check or wire transfer. Possession will be given at settlement subject to the existing lease which expires February 28, 2017. Taxes will be prorated to March 31, 2017.

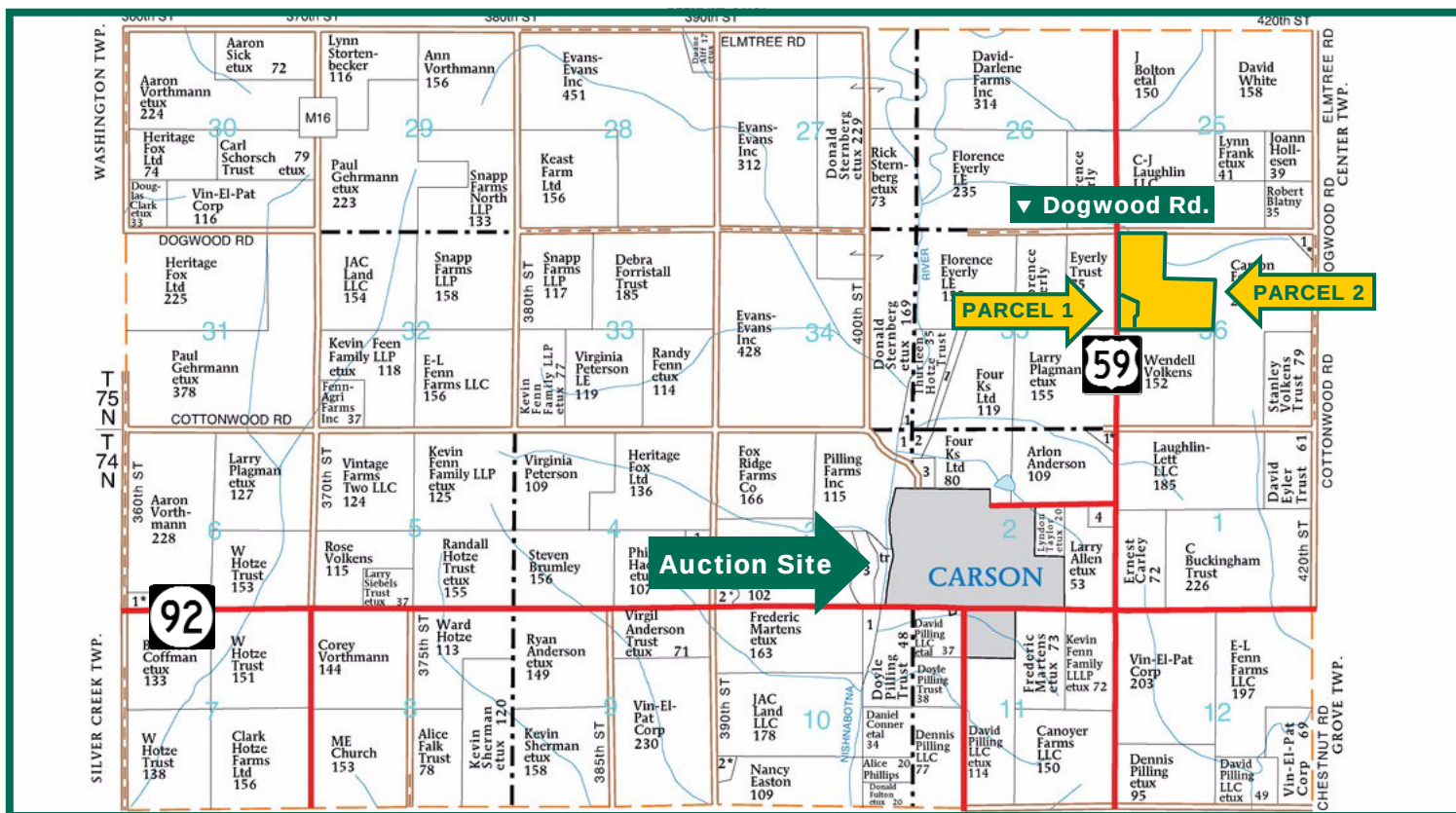
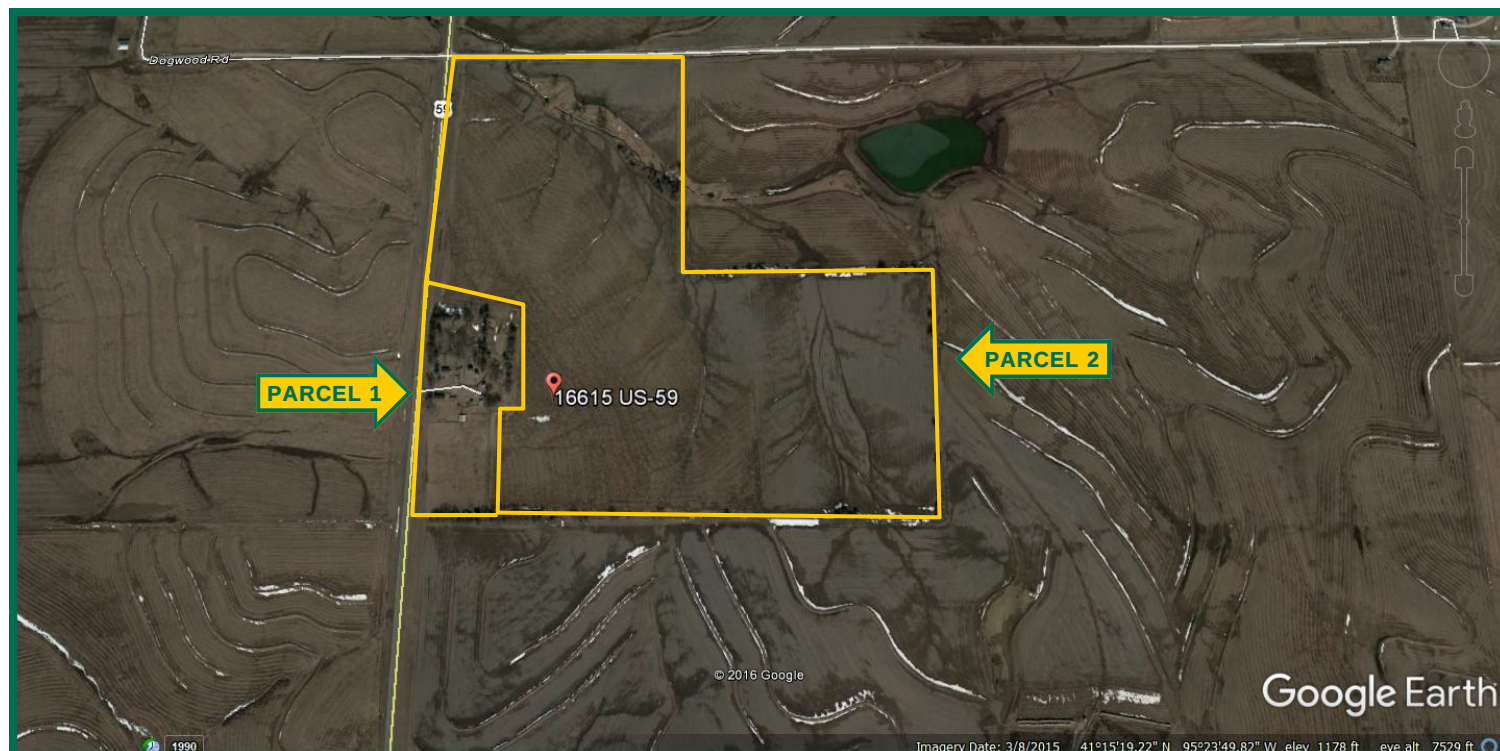
Announcements

Information provided herein was obtained from sources deemed reliable, but the Auctioneer makes no guarantees as to its accuracy. Prospective bidders are urged to fully inspect the property and to rely on their own conclusions. Announcements made the day of the auction will take precedence over previously printed material and/or oral statements. Bidding increments are at the discretion of the Auctioneer. Acreage figures are based on information currently available, but are not guaranteed.

Survey/Easement

If parcels sell separately, a survey will be completed at the Seller's expense and final sale price adjusted up or down based on final net taxable acres. An easement will also need to be completed for access to the well located at the north end of the property.

Google Aerial Photo and Plat Map



Map reproduced with permission of Farm & Home Publishers, Ltd.

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800-593-5263 or 515-382-1500
415 S. 11th St., PO Box 500
Nevada, IA 50201
www.Hertz.ag

Aerial Photo: Combined Parcels



CRP Contracts

None

Soil Types/Productivity

Primary soils are Ackmore-Colo-Judson, Exira & Marshall. See soil map for detail.

- **CSR2:** 73.7 per 2016 AgriData, Inc., based on FSA crop acres.
- **CSR:** 64.1 per 2016 AgriData, Inc., based on FSA crop acres.

Land Description

Gently rolling to sloping

Buildings/Improvements

House, Grain Bins and Outbuildings (See descriptions in Parcel 1).

Drainage

Natural

Water & Well Information

There are two wells. One located north and one located south of the homestead.

Comments

High quality farm located on hard surface road. CSR2 is above the county average. Farm is mostly all tillable.

Property Information Combined Parcels - 114.62 Acres, m/l

Location

From Carson: Go east on Hwy. 92 to Hwy 59, then north 1½ miles. Property lies on the east side of Hwy. 59.

Address

16615 Hwy 59
Carson, IA 51525

Legal Description

NW¼ NW¼, SW¼ NW¼ and SE¼ NW¼, Except public highway, all in Section 36, Township 75 North, Range 40 West of the 5th p.m. (Carson Twp.)

Real Estate Tax

Taxes Payable 2016-2017: \$5,378.00
Net Taxable Acres: 114.62
Tax per Net Taxable Acre: \$46.92
Should parcels sell to different buyers, Taxes will be determined by County Treasurer's/Assessor's offices.

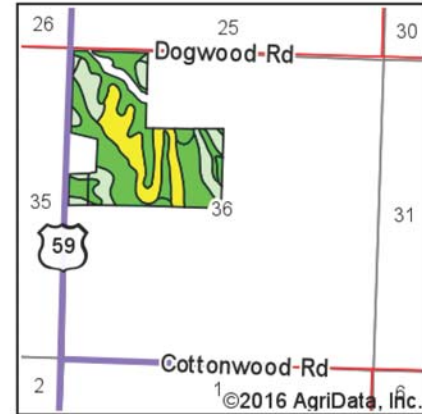
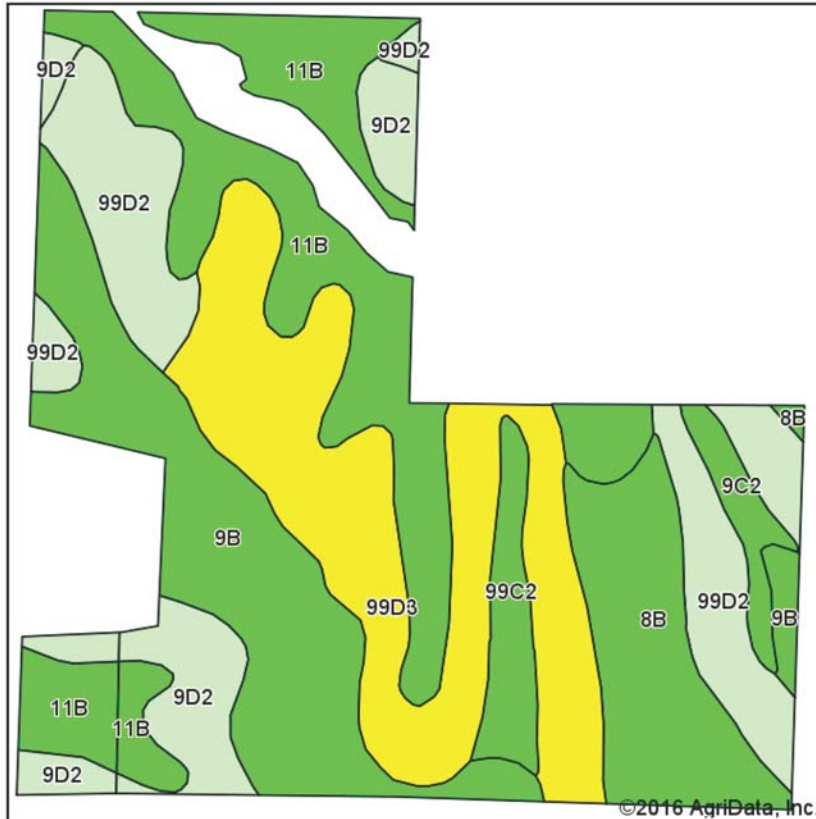
FSA Data

Farm Number 81, Tract 714
Crop Acres: 104.47
Corn Base: 50.4 Ac.
Corn PLC Yield: 152 Bu.
Bean Base: 47.8 Ac.
Bean PLC Yield: 47 Bu.
Should parcels sell to different buyers, final crop and base acres will be determined by local FSA office.

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Soil Map: Combined Parcels



State: Iowa
 County: E Pottawattamie
 Location: 36-75N-40W
 Township: Carson
 Acres: 104.47
 Date: 1/13/2017



Area Symbol: IA155, Soil Area Version: 21

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**	CSR
99D3	Exira silty clay loam, 9 to 14 percent slopes, severely eroded	24.45	23.4%		IVe	51	51
11B	Ackmore-Colo-Judson complex, 0 to 5 percent slopes	23.03	22.0%		IIw	81	63
9B	Marshall silty clay loam, 2 to 5 percent slopes	18.71	17.9%		IIe	95	83
99D2	Exira silty clay loam, 9 to 14 percent slopes, moderately erode	14.34	13.7%		IIIe	61	54
8B	Judson silty clay loam, deep loess, 2 to 5 percent slopes	10.51	10.1%		IIe	92	82
9D2	Marshall silty clay loam, 9 to 14 percent slopes, eroded	7.87	7.5%		IIIe	61	57
99C2	Exira silty clay loam, 5 to 9 percent slopes, moderately eroded	3.43	3.3%		IIIe	87	64
9C2	Marshall silty clay loam, 5 to 9 percent slopes, eroded	2.13	2.0%		IIIe	87	67
Weighted Average						73.7	64.1

Area Symbol: IA155, Soil Area Version: 21

**IA has updated the CSR values for each county to CSR2.

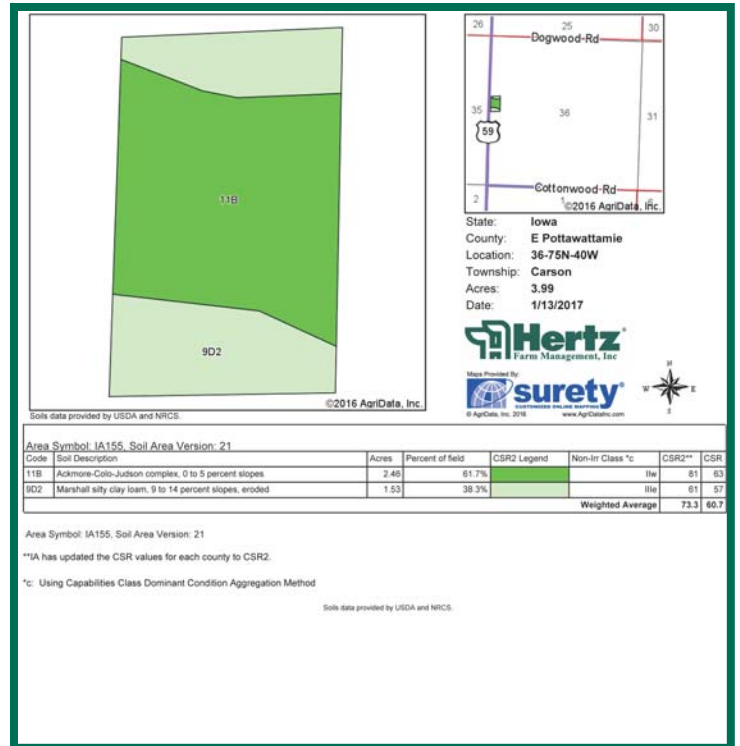
*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.

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Aerial Photo, Soil Map & Photos: Parcel 1



Property Information Parcel 1 - 10.61 Acres, m/l Legal Description

10.61 acres m/l in the Southwest corner of the SW¼ NW¼ subject to survey all in Section 36, Township 75 North, Range 40 West of the 5th p.m. (Carson Twp.)

FSA Information

FSA certifies 3.99 crop acres. Crop acres are currently in pasture.

Soil Types/Productivity

Primary soils are Ackmore-Colo-Judson and Marshall. See soil map for detail.

- **CSR2:** 73.3 per 2016 AgriData, Inc., based on 3.99 estimated FSA crop acres.
- **CSR:** 60.7 per 2016 AgriData, Inc., based on 3.99 estimated FSA crop acres.

Buildings/Improvements

House: There is a 1,064 SF single story, 2 BR, 1 BA home built in 1954.

Garage: Detached, double stall

Grain Bins: There are three grain bins - 18' x 16', 21' x 21' and 24' x 21'.

Other: There are several other older buildings on the property.

Water & Well Information

Well water with 2 wells. One north of homestead and one south of homestead.

Comments

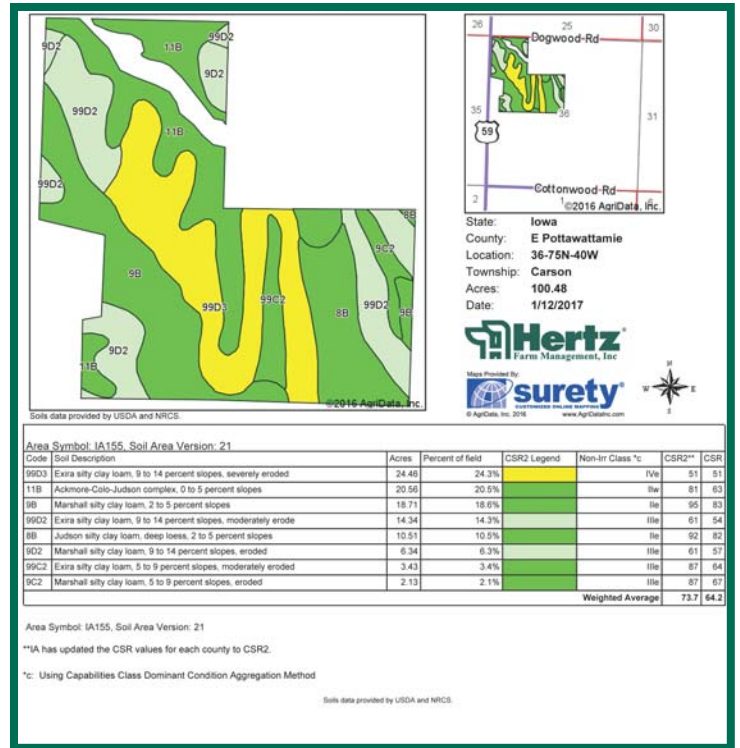
Nice acreage with maintained start-up home. Located on paved road.



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Aerial Photo, Soil Map & Photos: Parcel 2



Property Information Parcel 2 - 104.01 Acres, m/l

Legal Description

27.29 acres, m/l, located in SW $\frac{1}{4}$ NW $\frac{1}{4}$ post survey of acreage site, as well as NW $\frac{1}{4}$ NW $\frac{1}{4}$ and SE $\frac{1}{4}$ NW $\frac{1}{4}$ all in Section 36, Township 75 North, Range 40 West of the 5th p.m. (Carson Twp.)

Soil Types/Productivity

Primary soils are Exira, Ackmore-Colo-Judson and Marshall. See soil map for detail.

- **CSR2:** 73.7 per 2016 AgriData, Inc., based on 100.48 estimated FSA crop acres.
- **CSR:** 64.2 per 2016 AgriData, Inc., based on 100.48 estimated FSA crop acres.

Buildings/Improvements

None

Comments

High quality farm with CSR2 rating above the county average.

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