

140 Acres, m/l, in 2 Parcels

Kossuth County, IA

Located 5 and 8 Miles Southwest of Buffalo Center

Date: Thurs, Dec. 1, 2016

Time: 10:00 a.m.

Auction Site:

Heritage Town Center

Address:

201 Second Avenue SW
Buffalo Center, IA 50424

Auction Information

Method of Sale

- Parcels will be offered individually and will not be combined.
- Bid will be \$/acre.
- Seller reserves the right to refuse any and all bids.

Seller

Daniel N. Copp Revocable Trust

Agency

Hertz Farm Management, 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 January 27, 2017 or after any objections to title have been cleared. Final settlement will require wire transferred funds. Possession will be given at settlement subject to the existing lease which expires March 1, 2017. Taxes will be prorated to January 1, 2017.

Announcements

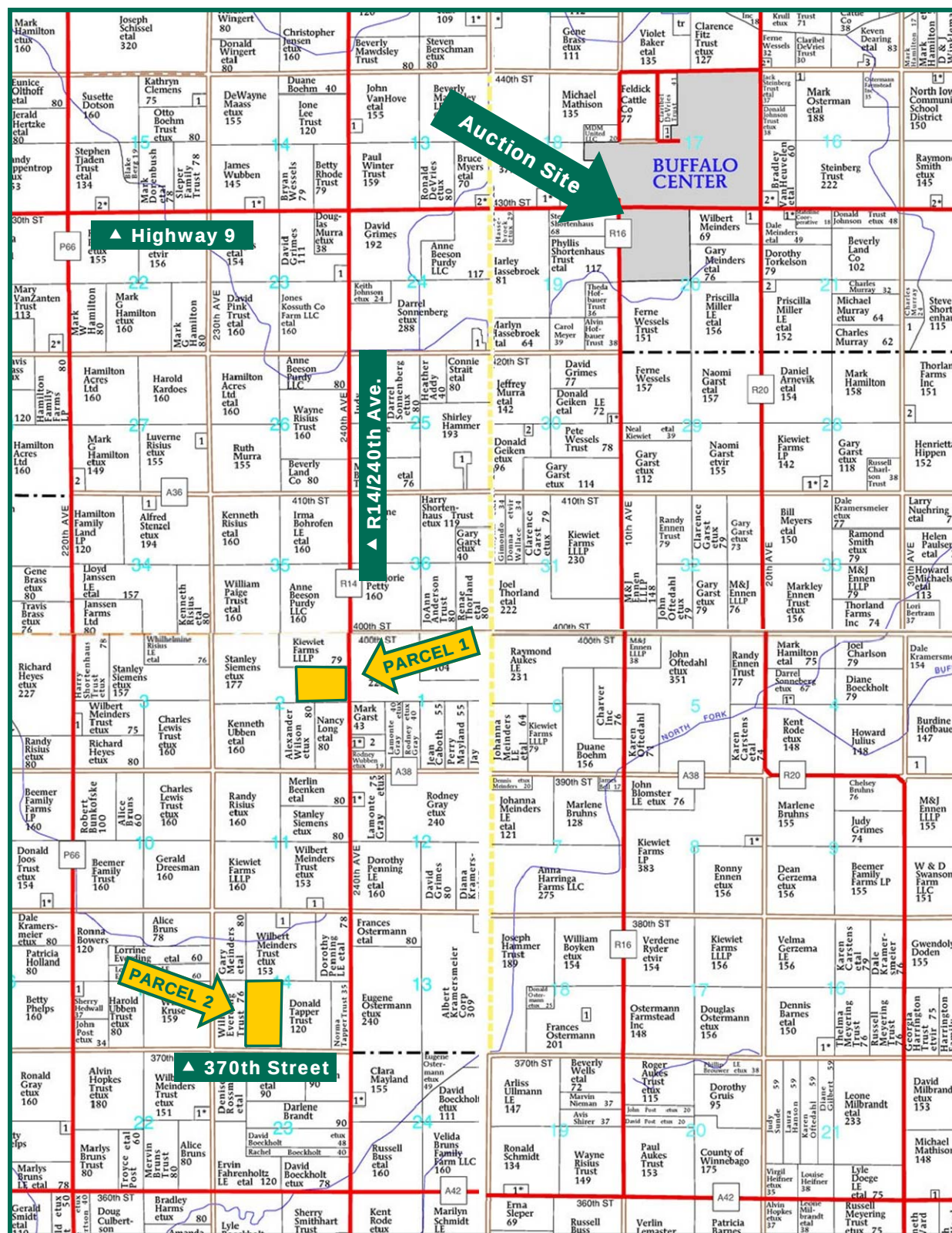
Information provided herein was obtained from sources deemed reliable, but the Auctioneer makes no guarantees as to its accuracy. Prospective bidders are urged to fully inspect the property and to rely on their own conclusions. Announcements made the day of the auction will take precedence over previously 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.

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Plat Map



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Aerial Photo: Parcel 1



Property Information Parcel 1 - 60 Acres, m/l

Location

From Buffalo Center follow Hwy 9 west for 2 miles then south 3 ¼ miles on 240th Avenue. Property lies on the west side of 240th Avenue.

Legal Description

The SE ¼ of the NE ¼ and the E ½ of the SW ¼ of the NE ¼ of Section 2, Township 98 North, Range 27 West of the 5th p.m. (German Township)

Real Estate Tax

Taxes Payable 2016 - 2017: \$1,398
Net Taxable Acres: 58.50
Tax per Net Taxable Acre: \$23.90

FSA Data

Farm Number 8146, Tract 3770
Crop Acres: 58.04 classified as NHEL
Corn Base: 47.36 Ac.
Corn PLC Yield: 159 Bu.
Bean Base: 10.63 Ac.
Bean PLC Yield: 39 Bu.
Enrolled in ARC-CO.
Farm contains no wetlands.

CRP Contracts

None

Soil Types/Productivity

Primary soils are Nicollet and Clarion.
See soil map for detail.

- **CSR2:** 84.7 per 2016 AgriData, Inc., based on FSA crop acres.
- **CSR:** 76.7 per 2016 AgriData, Inc., based on FSA crop acres.
- **CSR:** 84.1 per County Assessor, based on net taxable acres.

Land Description

Level to moderately sloping

Buildings/Improvements

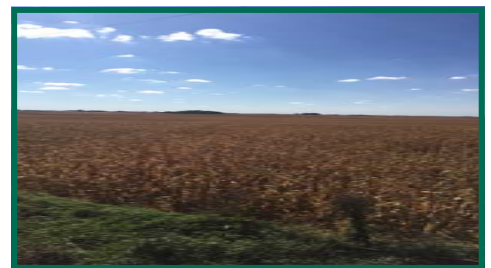
None

Drainage

Located in Kossuth County Drainage District D.D. 90. See partial district map for details. Natural drainage plus tile. Map of tile project completed in 2009 is included.

Comments

Located on a paved road with strong soils. Local ethanol plant provides an excellent corn market. Seller plans to complete the fall tillage at no expense to the buyer. Northern Border Pipeline Company gas pipeline passes through the property.

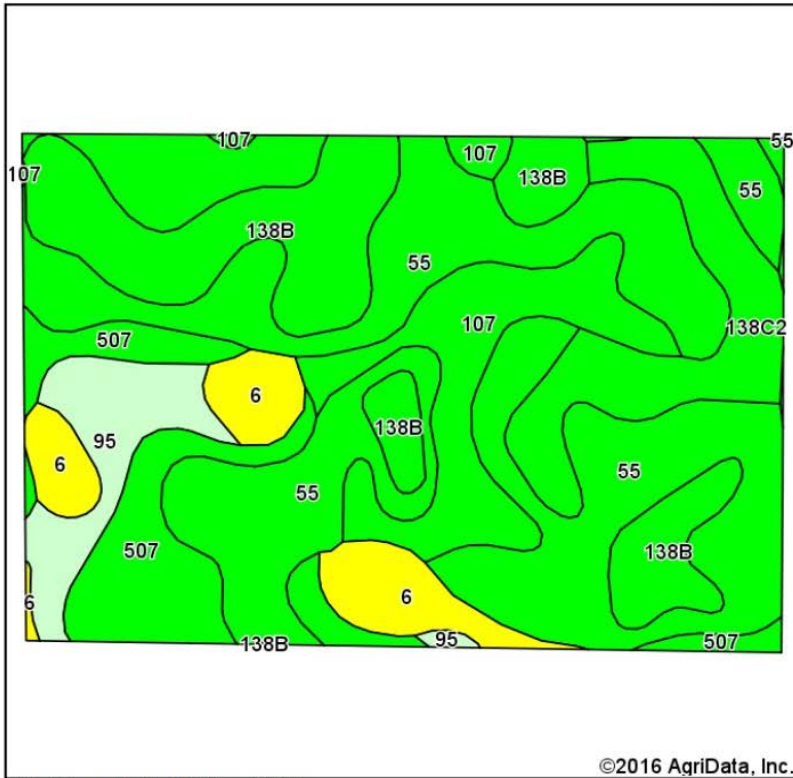


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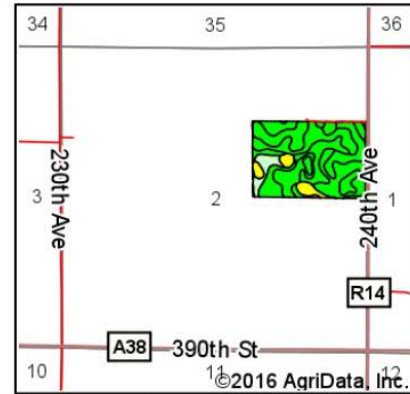
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Soil Map: Parcel 1



Soils data provided by USDA and NRCS.



State: **Iowa**
 County: **Kossuth**
 Location: **2-98N-27W**
 Township: **German**
 Acres: **58.04**
 Date: **10/5/2016**



Area Symbol: IA109, Soil Area Version: 20

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**	CSR
55	Nicollet clay loam, 1 to 3 percent slopes	24.60	42.4%		Iw	89	85
138B	Clarion loam, 2 to 6 percent slopes	9.34	16.1%		Ile	89	77
107	Webster clay loam, 0 to 2 percent slopes	6.04	10.4%		IIw	86	80
507	Canisteo clay loam, 0 to 2 percent slopes	5.69	9.8%		IIw	84	75
138C2	Clarion loam, 6 to 10 percent slopes, moderately eroded	5.15	8.9%		IIIe	83	62
6	Okoboji silty clay loam, 0 to 1 percent slopes	3.93	6.8%		IIIw	59	54
95	Harpis clay loam, 0 to 2 percent slopes	3.29	5.7%		Iw	72	60
Weighted Average						84.7	76.7

Area Symbol: IA109, Soil Area Version: 20

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

*c: Using Capabilities Class Dominant Condition Aggregation Method

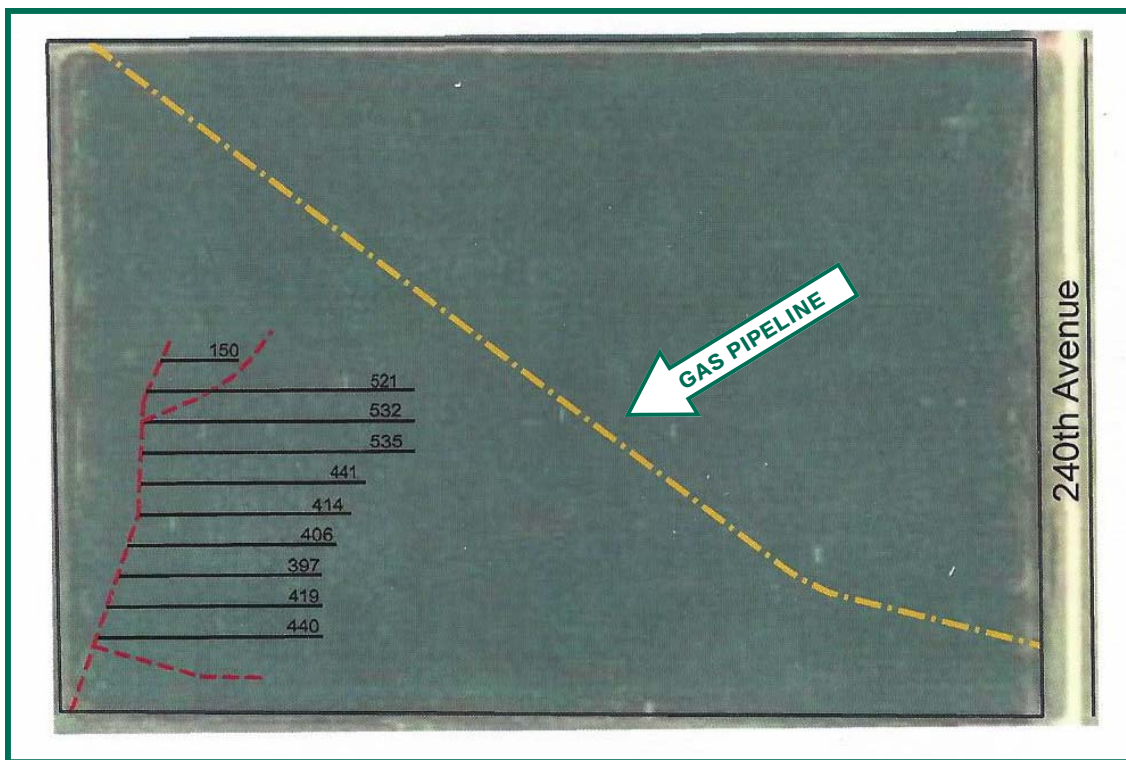
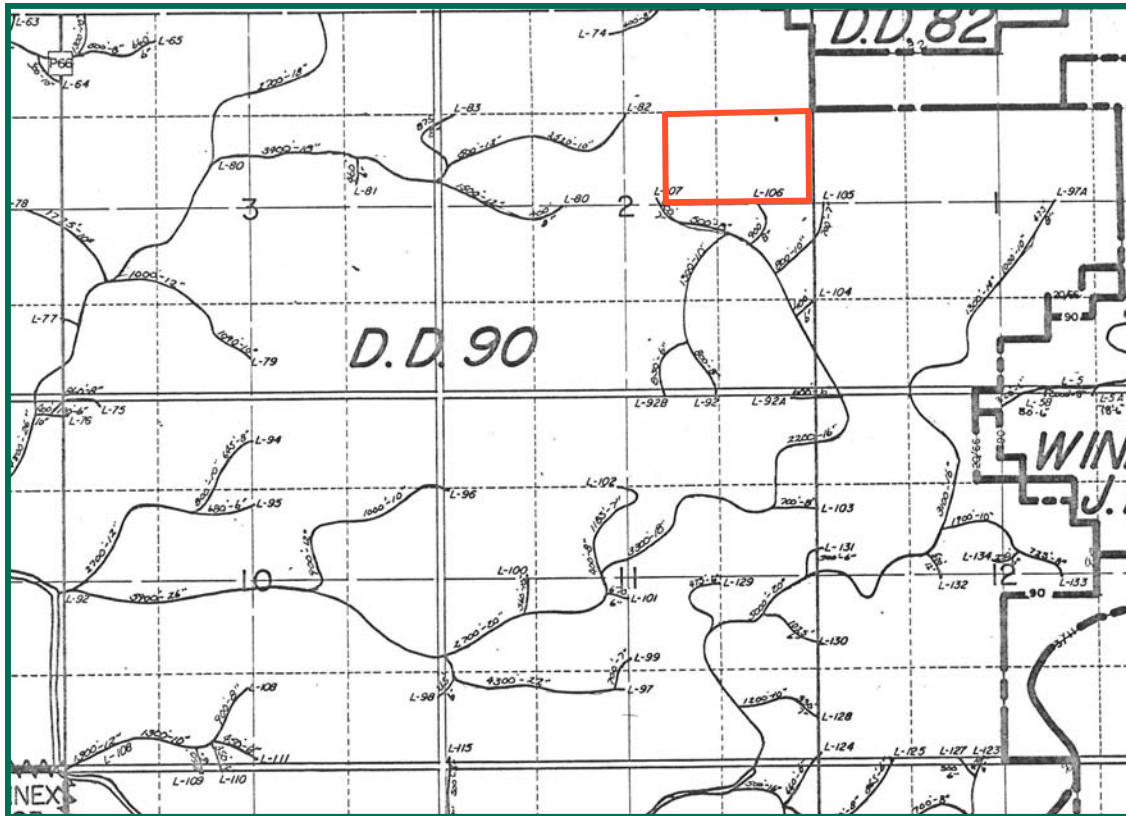
Soils data provided by USDA and NRCS.

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Drainage District, Tile & Pipeline Map: Parcel 1



Aerial Photo: Parcel 2



Property Information Parcel 2 - 80 Acres, m/l

Location

From Buffalo Center follow Hwy. 9 west for 2 miles, south on 240th Avenue. for 6 miles, and west on 370th Street. ½ mile. Property lies on the north side of 370th Street.

Legal Description

The E ½ of the SW ¼ of Section 14, Township 98 North, Range 27 West of the 5th p.m. (German Township)

Real Estate Tax

Taxes Payable 2016 - 2017: \$1,818
Net Taxable Acres: 79.00
Tax per Net Taxable Acre: \$23.01

FSA Data

Farm Number 8146, Tract 4018
Crop Acres: 78.98 classified NHEL
Corn Base: 64.45 Ac.
Corn PLC Yield: 159 Bu.
Bean Base: 14.46 Ac.
Bean PLC Yield: 39 Bu.
Enrolled in ARC-CO.
Farm contains no wetlands.

CRP Contracts

None

Soil Types/Productivity

Primary soils are Clarion, Nicollet and Harps. See soil map for detail.

- **CSR2:** 78.7 per 2016 AgriData, Inc., based on FSA crop acres.
- **CSR:** 68.8 per 2016 AgriData, Inc., based on FSA crop acres.
- **CSR:** 77.3 per County Assessor, based on net taxable acres.

Land Description

Level to moderately sloping

Buildings/Improvements

None

Drainage

Located in Kossuth County Drainage District D.D. 7 and D.D. 90. See partial district drainage map for details. District tile provides outlets to west, north and east. Natural drainage plus tile. Map of tile project completed in 2009 is included.

Comments

Good soils, local ethanol plant provides an excellent corn market. Seller plans to complete fall tillage at no expense to the buyer.

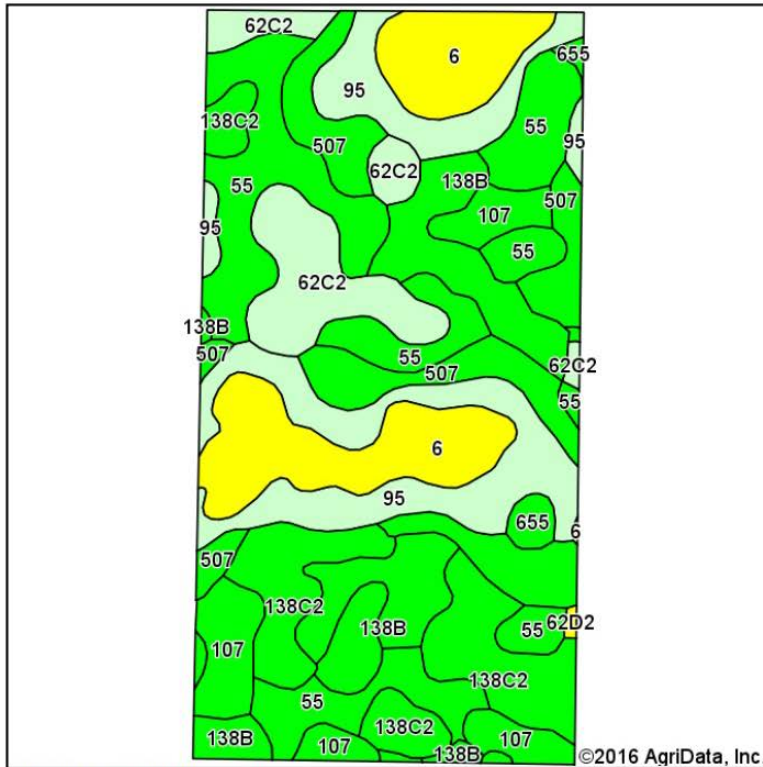


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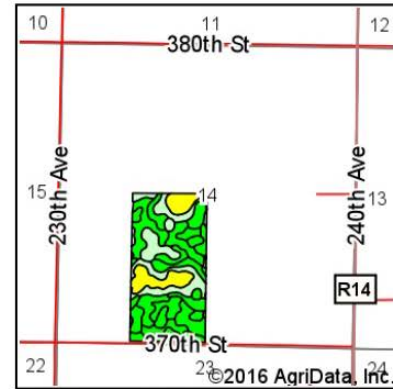
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Soil Map: Parcel 2



Soils data provided by USDA and NRCS.



State: Iowa
County: Kossuth
Location: 14-98N-27W
Township: German
Acres: 78.98
Date: 10/5/2016



Maps Provided By:
surety
CUSTOMIZED ONLINE MAPPING
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Area Symbol: IA109, Soil Area Version: 20

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**	CSR
55	Nicollet clay loam, 1 to 3 percent slopes	15.56	19.7%		Iw	89	85
95	Harps clay loam, 0 to 2 percent slopes	12.18	15.4%		IIw	72	60
6	Okoboji silty clay loam, 0 to 1 percent slopes	10.35	13.1%		IIIw	59	54
507	Canisteo clay loam, 0 to 2 percent slopes	9.45	12.0%		IIw	84	75
138C2	Clarion loam, 6 to 10 percent slopes, moderately eroded	9.33	11.8%		IIIe	83	62
138B	Clarion loam, 2 to 6 percent slopes	8.11	10.3%		IIe	89	77
62C2	Storden loam, 6 to 10 percent slopes, moderately eroded	6.59	8.3%		IIIe	64	49
107	Webster clay loam, 0 to 2 percent slopes	6.54	8.3%		IIw	86	80
655	Crippin loam, 1 to 3 percent slopes	0.77	1.0%		Iw	89	80
62D2	Storden loam, 10 to 16 percent slopes, moderately eroded	0.10	0.1%		IVe	41	39
Weighted Average						78.7	68.8

Area Symbol: IA109, Soil Area Version: 20

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

*c: Using Capabilities Class Dominant Condition Aggregation Method

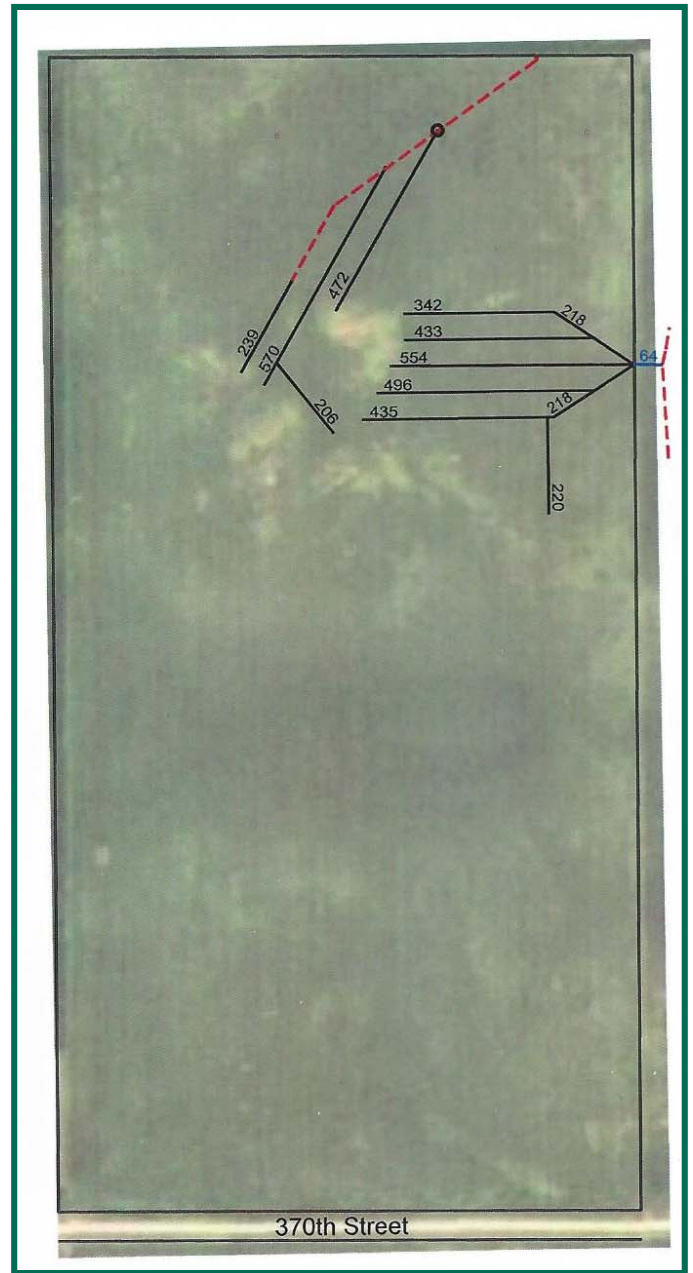
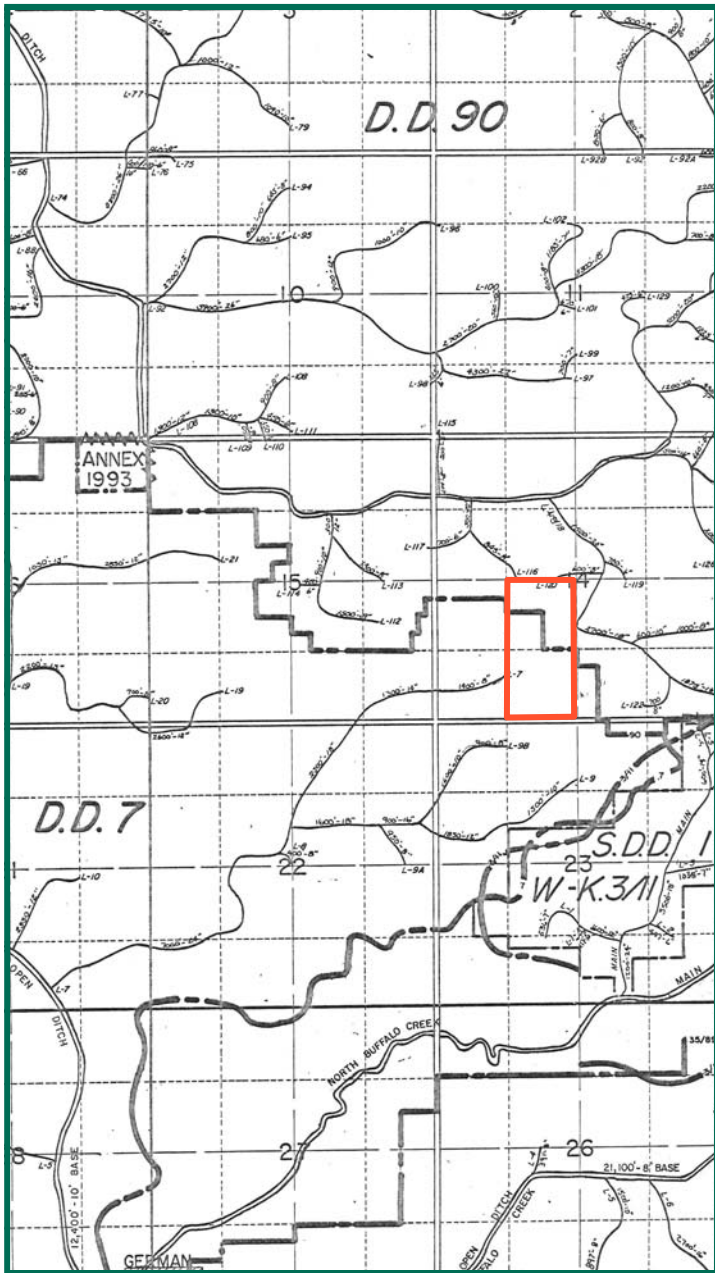
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Drainage District & Tile Map: Parcel 2



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