LAND AUCTION

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.

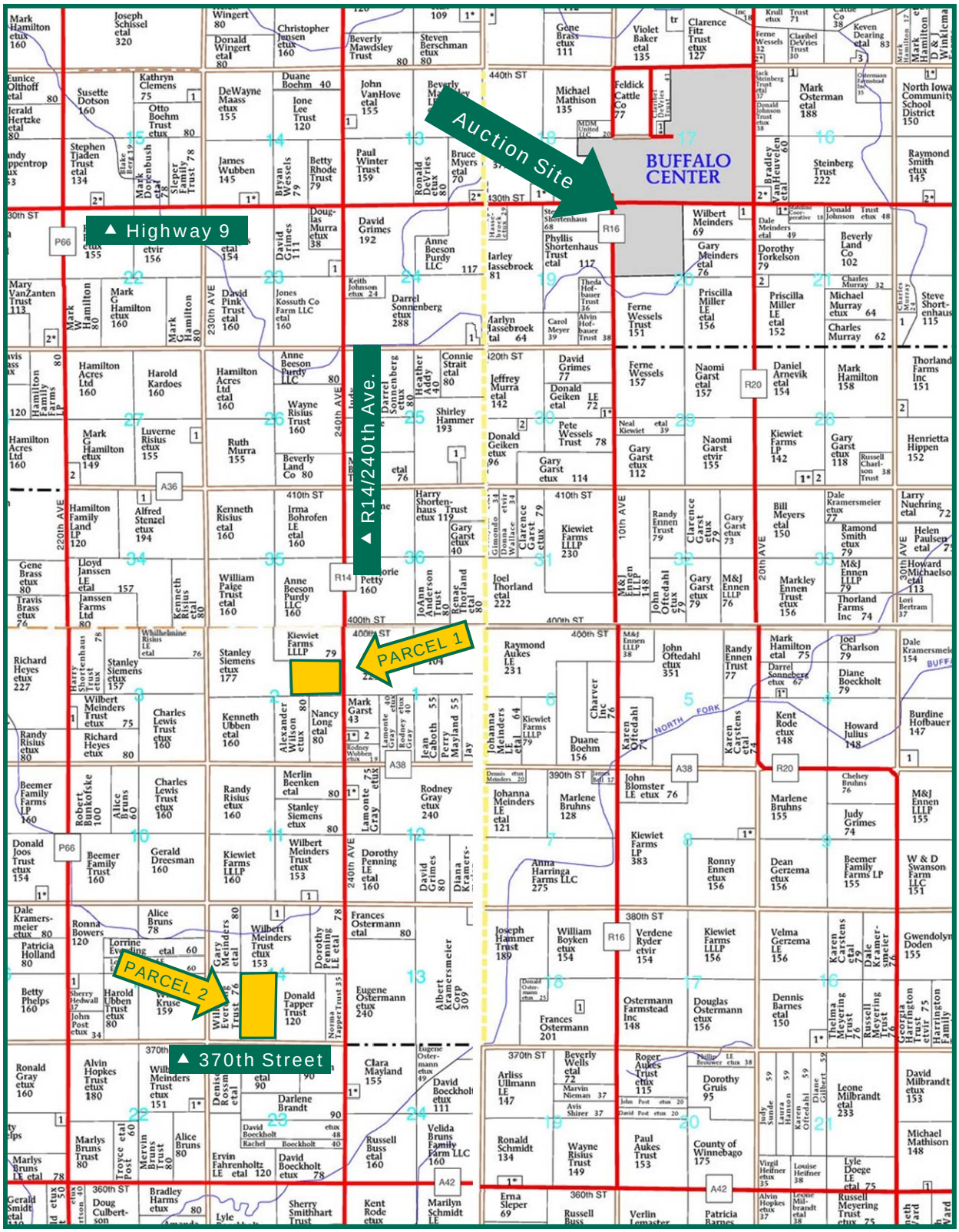
Rick Dodds, AFM
Licensed in IA
RickD@Hertz.ag

(515) 332-1406
1101 13th St. No, Suite 2, P.O. Box 503
Humboldt, IA 50548-0503
www.Hertz.ag

David Jacobsen, AFM
Licensed in IA
DavidJ@Hertz.ag

REID: 040-228-1, 2

Plat Map



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

Rick Dodds, AFM
Licensed in IA
RickD@Hertz.ag

(515) 332-1406
1101 13th St. No., Suite 2, P.O. Box 503
Humboldt, IA 50548-0503
www.Hertz.ag

David Jacobsen, AFM
Licensed in IA
DavidJ@Hertz.ag

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.

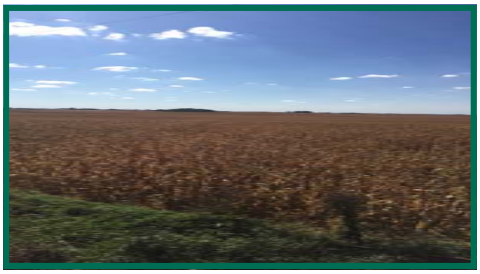
- **CSR2:** 84.7 per 2016 AgriData, Inc., based on FSA crop acres.
- **CSR:** 76.7 per 2016 AgriData, Inc., based on FSA crop acres.
- **CSR:** 84.1 per County Assessor, based on net taxable acres.

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.

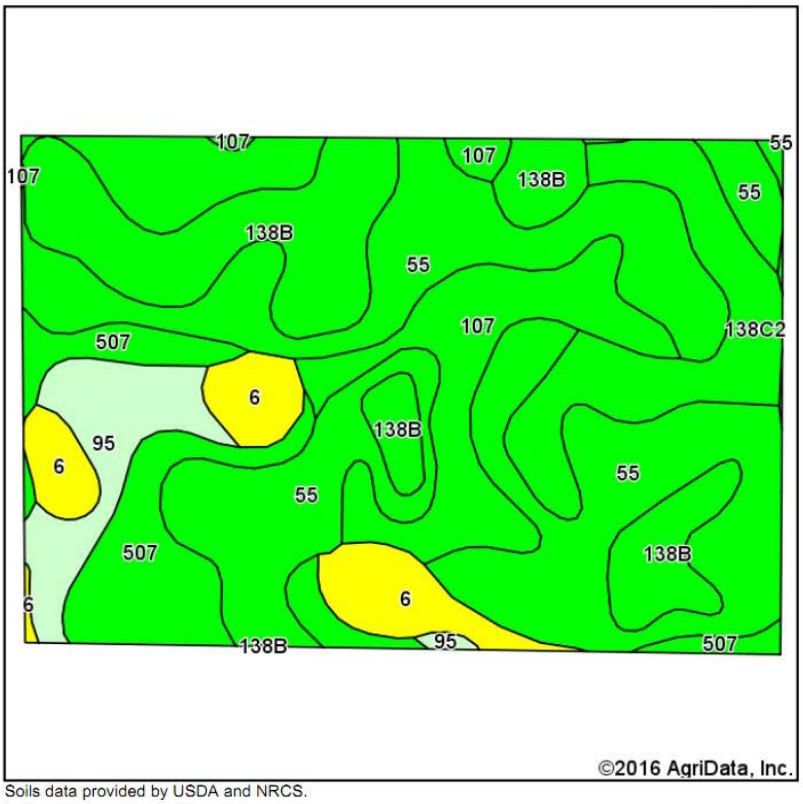


Rick Dodds, AFM
Licensed in IA
RickD@Hertz.ag

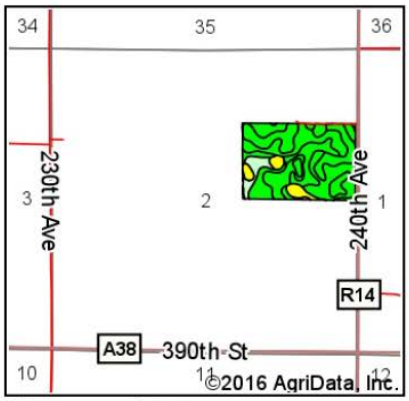
(515) 332-1406
1101 13th St. No., Suite 2, P.O. Box 503
Humboldt, IA 50548-0503
www.Hertz.ag

David Jacobsen, AFM
Licensed in IA
DavidJ@Hertz.ag

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**

Hertz Farm Management, Inc

Maps Provided By: surety CUSTOMIZED ONLINE MAPPING

© AgriData, Inc. 2016 www.AgriDataInc.com

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%		IIe	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	Harps clay loam, 0 to 2 percent slopes	3.29	5.7%		IIw	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

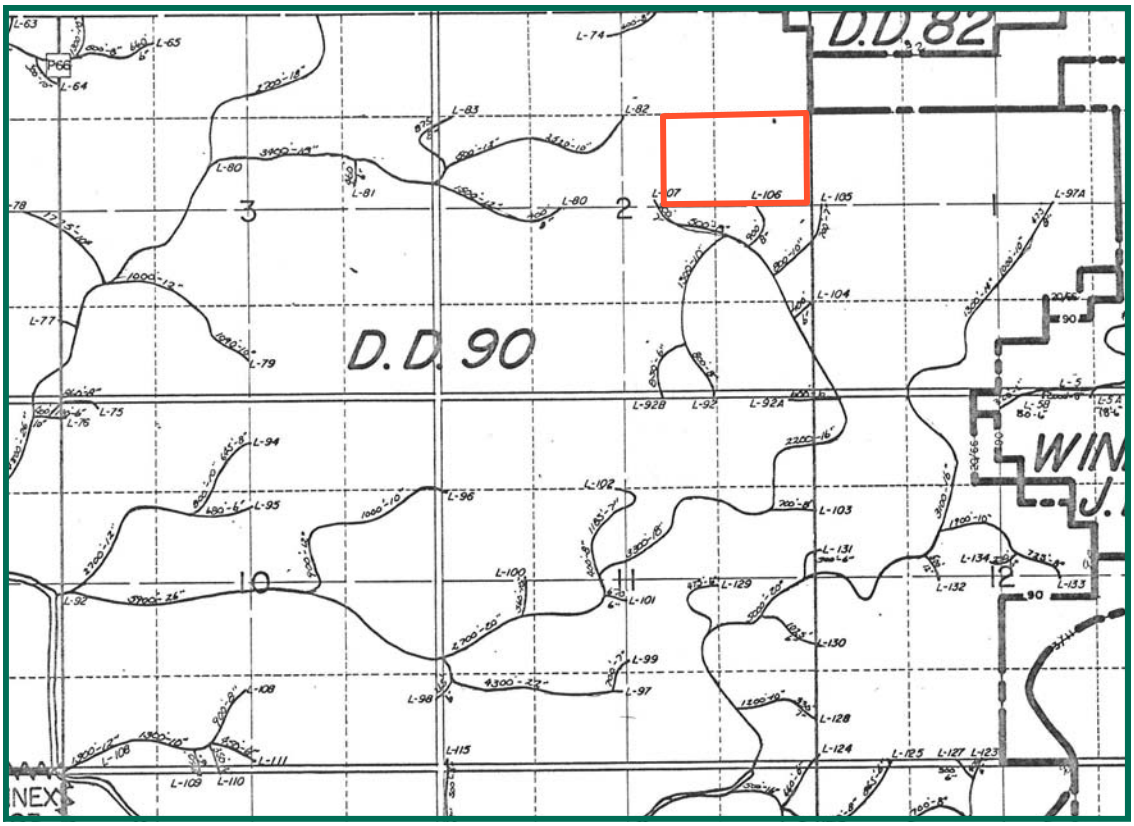
Soils data provided by USDA and NRCS.

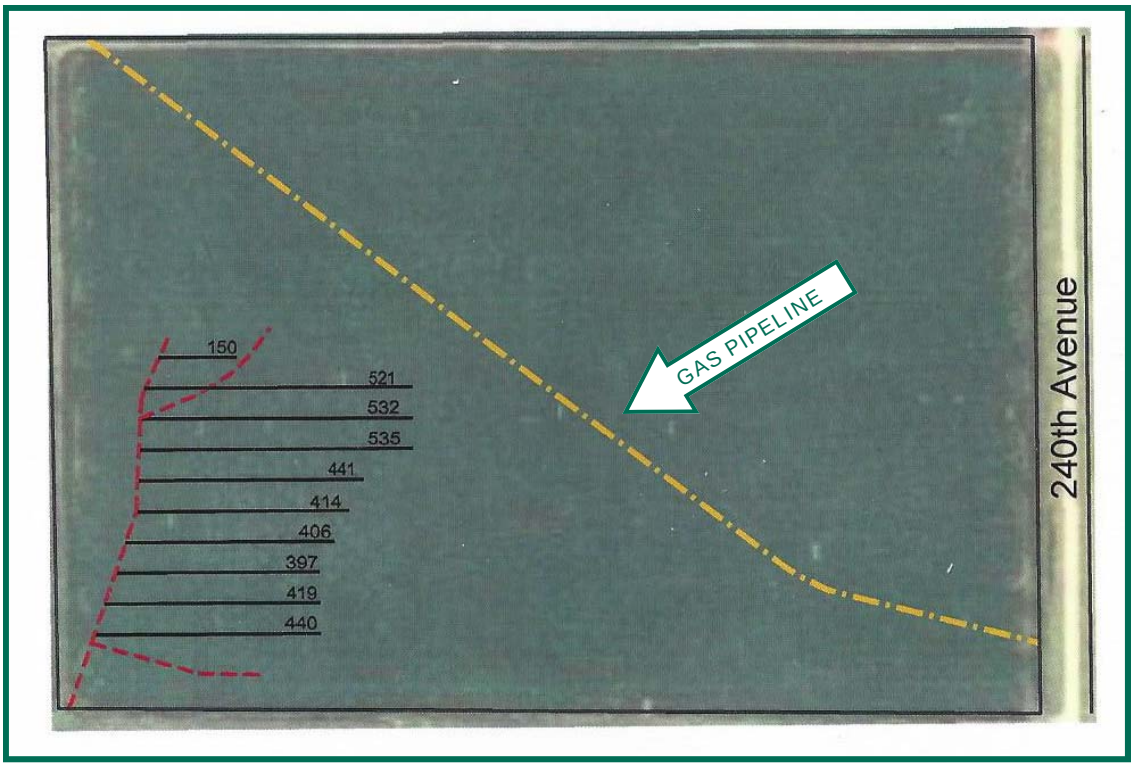
Rick Dodds, AFM
Licensed in IA
RickD@Hertz.ag

(515) 332-1406
1101 13th St. No., Suite 2, P.O. Box 503
Humboldt, IA 50548-0503
www.Hertz.ag

David Jacobsen, AFM
Licensed in IA
DavidJ@Hertz.ag

Drainage District, Tile & Pipeline Map: Parcel 1





Rick Dodds, AFM
Licensed in IA
RickD@Hertz.ag

(515) 332-1406
1101 13th St. No., Suite 2, P.O. Box 503
Humboldt, IA 50548-0503
www.Hertz.ag

David Jacobsen, AFM
Licensed in IA
DavidJ@Hertz.ag

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.

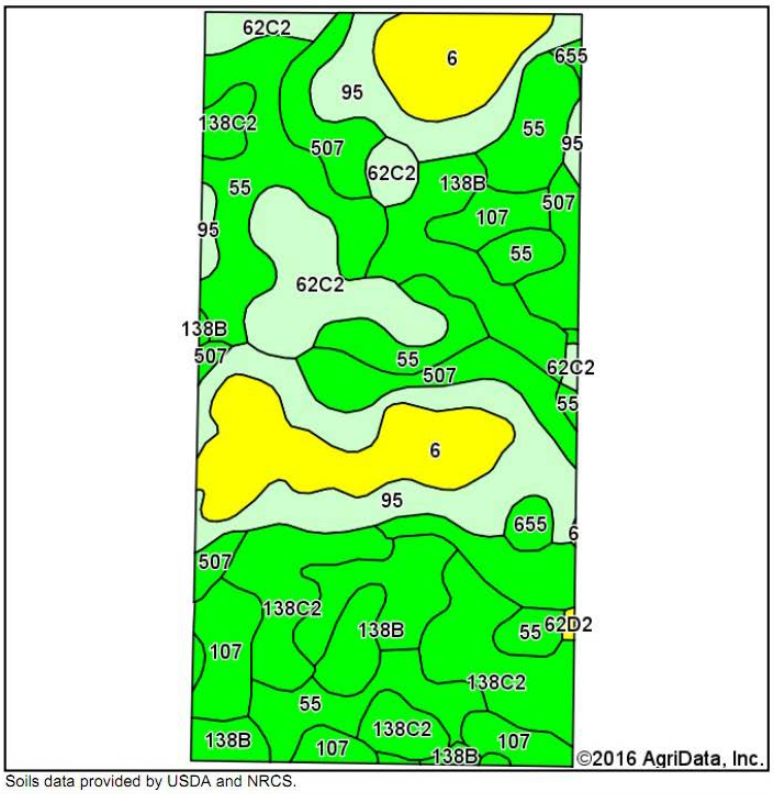
Comments
Good soils, local ethanol plant provides an excellent corn market. Seller plans to complete fall tillage at no expense to the buyer.

Rick Dodds, AFM
Licensed in IA
RickD@Hertz.ag

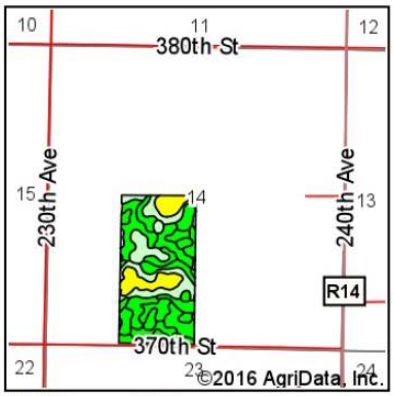
(515) 332-1406
1101 13th St. No., Suite 2, P.O. Box 503
Humboldt, IA 50548-0503
www.Hertz.ag

David Jacobsen, AFM
Licensed in IA
DavidJ@Hertz.ag

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**

Hertz Farm Management, Inc

Maps Provided By: surety CUSTOMIZED ONLINE MAPPING

© AgriData, Inc. 2016 www.AgriDataInc.com

N W E S

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

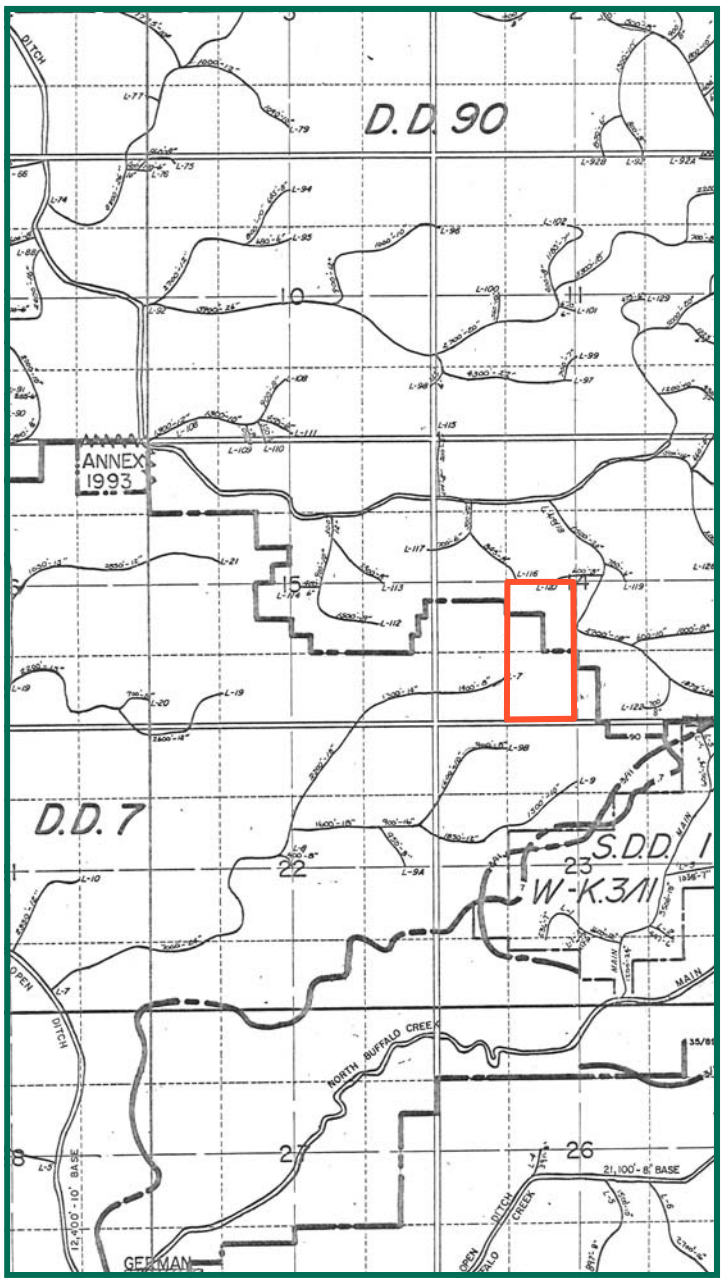
Soils data provided by USDA and NRCS.

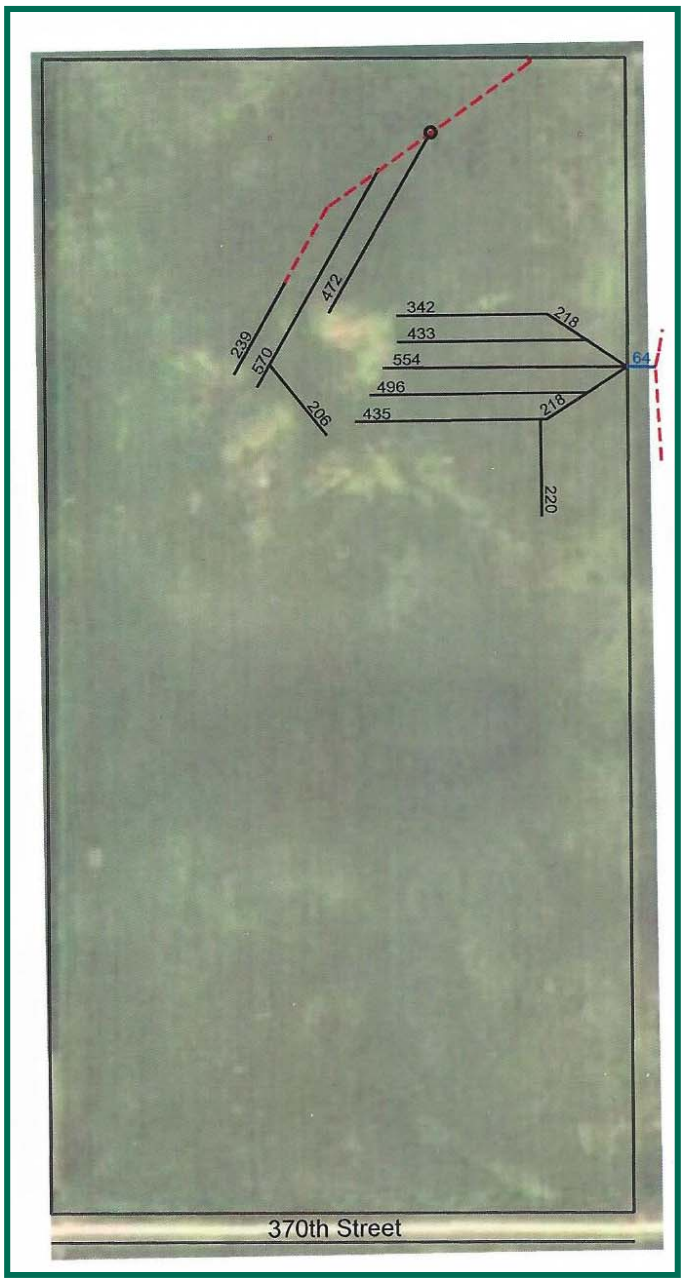
Rick Dodds, AFM
Licensed in IA
RickD@Hertz.ag

(515) 332-1406
1101 13th St. No., Suite 2, P.O. Box 503
Humboldt, IA 50548-0503
www.Hertz.ag

David Jacobsen, AFM
Licensed in IA
DavidJ@Hertz.ag

Drainage District & Tile Map: Parcel 2





Rick Dodds, AFM
Licensed in IA
RickD@Hertz.ag

(515) 332-1406
1101 13th St. No., Suite 2, P.O. Box 503
Humboldt, IA 50548-0503
www.Hertz.ag

David Jacobsen, AFM
Licensed in IA
DavidJ@Hertz.ag