

89.71 Acres, m/l, in 2 Parcels Marion County, IA



Date: Thur., Oct. 20, 2016

Time: 10:00 a.m.

Auction Site:

Cobblestone Hotel & Suites

Address:

1212 Eric Drive

Knoxville, IA 50138

Auction Information

Method of Sale

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

Seller

The Clara De Moss Estate

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 November 30, 2016 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 November 30, 2016.

Announcements

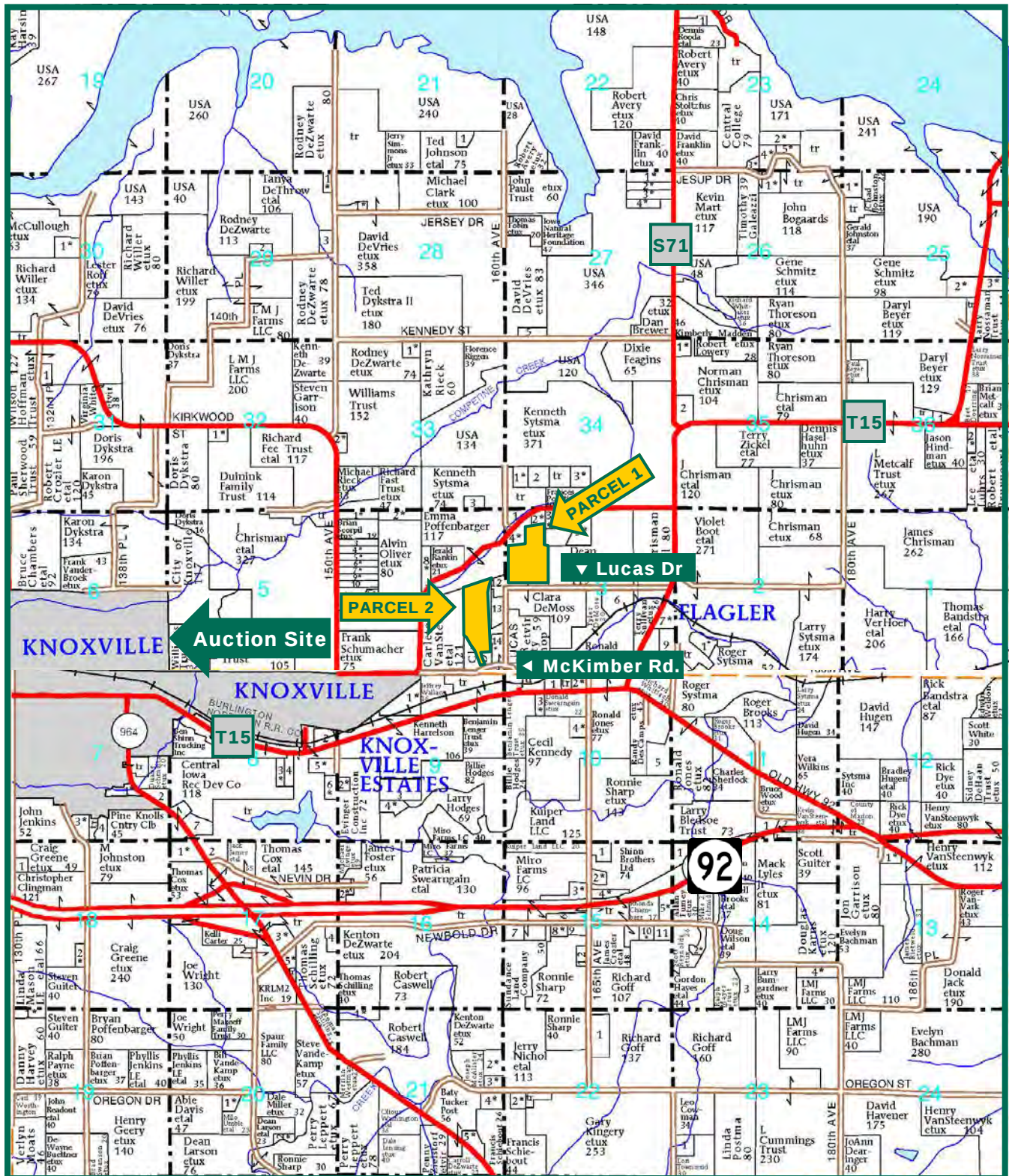
Information provided herein was obtained from sources deemed reliable, but the Auctioneer makes no guarantees as to its accuracy. Prospective bidders are urged to fully inspect the property and to rely on their own conclusions. Announcements made the day of the auction will take precedence over previously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

The information gathered for this brochure is from sources deemed reliable, but cannot be guaranteed by Hertz Real Estate Services, Inc. or its staff. All acres are considered more or less, unless otherwise stated.

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Plat Map: Knoxville 'N' and Knoxville 'E' Townships

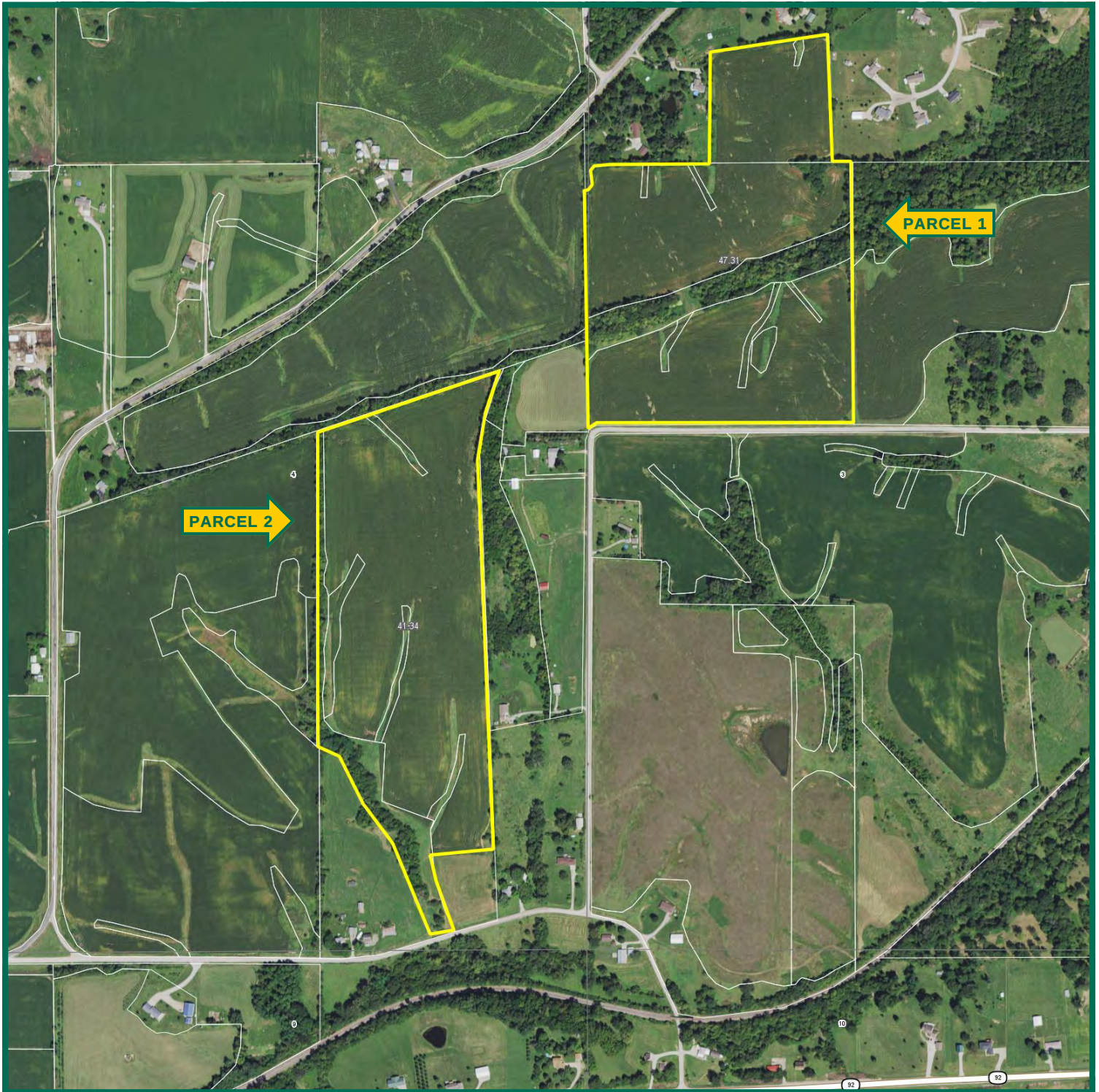


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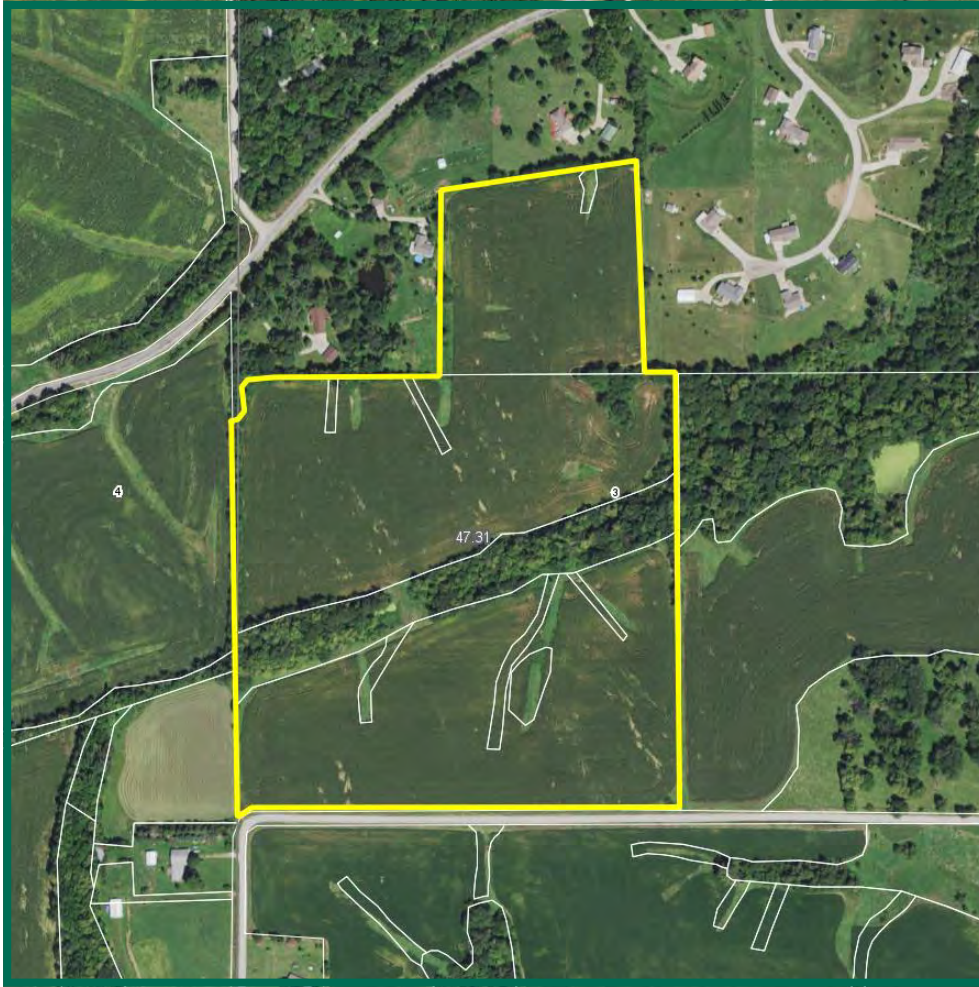
Aerial Photo: Parcels 1 and 2



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Aerial Photo: Parcel 1



- **CSR:** 74.3 per 2016 AgriData, Inc., based on FSA crop acres.
- **CSR:** 75.85 per County Assessor, based on net taxable acres.

Land Description

Gently rolling to rolling.

Buildings/Improvements

None.

Drainage

Natural.

Water & Well Information

None known.

Comments

High quality farmland.

Property Information Parcel 1 - 47.31 Acres, m/l

Location

From Knoxville: Go east on Hwy. T-15 to McKimber Drive and turn left. Turn right onto Lucas Dr. Parcel lies on the NE corner of the 90° turn on Lucas Dr.

Legal Description

Pt. of the NW¼ NW¼ and SW¼ NW Frl ¼ all in Section 3, Township 75 North, Range 19 West of the 5th p.m. (Knoxville 'N' Township)

Real Estate Tax

Taxes Payable 2016-2017: \$1,302.00
Net Taxable Acres: 46.34
Tax per Net Taxable Acre: \$28.10

FSA Data

Part of Farm Number 6850, Tract 9406
Crop Acres: 42.39
Corn Base: 22.07 Ac.
Corn PLC Yield: 114 Bu.
Bean Base: 19.01 Ac.
Bean PLC Yield: 39 Bu.
Crop Election: ARC-Co.

CRP Contracts

None

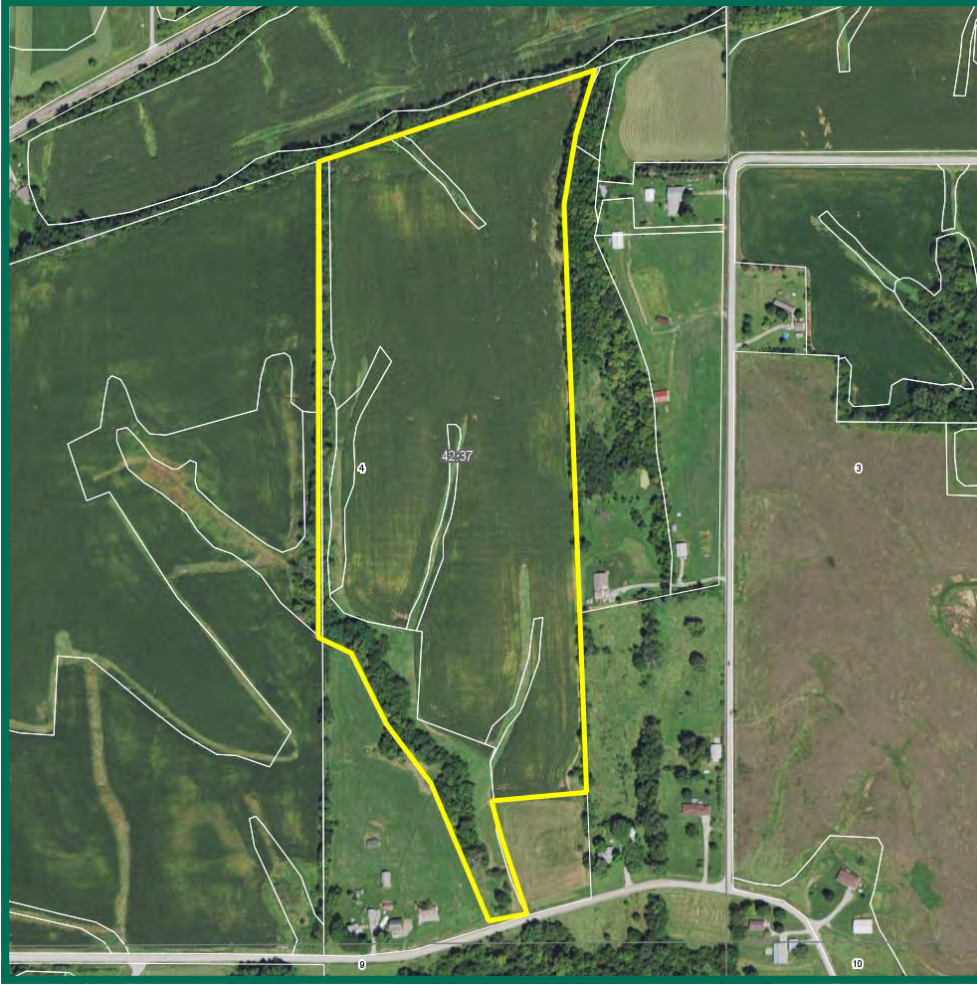
Soil Types/Productivity

Primary soils are Ladoga, Clinton and Sharpsburg. See soil map for detail.
• **CSR2:** 77.0 per 2016 AgriData, Inc., based on FSA crop acres.

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Aerial Photo: Parcel 2



- **CSR:** 76.34 per County Assessor, based on net taxable acres.

Land Description

Gently rolling to rolling.

Buildings/Improvements

None.

Drainage

Natural.

Water & Well Information

None known.

Comments

High quality farm with future development potential. Southern portion of the parcel has been platted as part of the Tommy and Clara De Moss Subdivision and is zoned Agricultural-Residential.

Property Information Parcel 2 - 42.37 Acres, m/l Location

From Knoxville: Go east on Hwy. T-15 to McKimber Drive and turn left. Watch for signs.

Legal Description

Part of the NE $\frac{1}{4}$ SE $\frac{1}{4}$ and part of the SE $\frac{1}{4}$ NE $\frac{1}{4}$ and Lot 2 of the Tommy and Clara De Moss Subdivision all in Section 4, Township 75 North, Range 19 West of the 5th p.m. (Knoxville 'N' Township).

Real Estate Tax

Taxes Payable 2016-2017: \$1,490.30
Net Taxable Acres: 42.22
Tax per Net Taxable Acre: \$35.30

FSA Data

Part of Farm Number 6850, Tract 1378
Crop Acres: 39.12
Corn Base: 17.90 Ac.
Corn PLC Yield: 114 Bu.
Bean Base: 18.80 Ac.
Bean PLC Yield: 39 Bu.
Crop Election: ARC-Co.

CRP Contracts

None.

Soil Types/Productivity

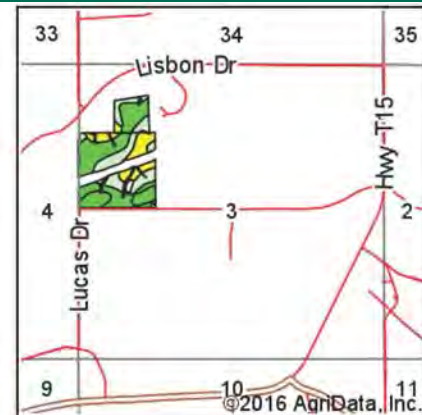
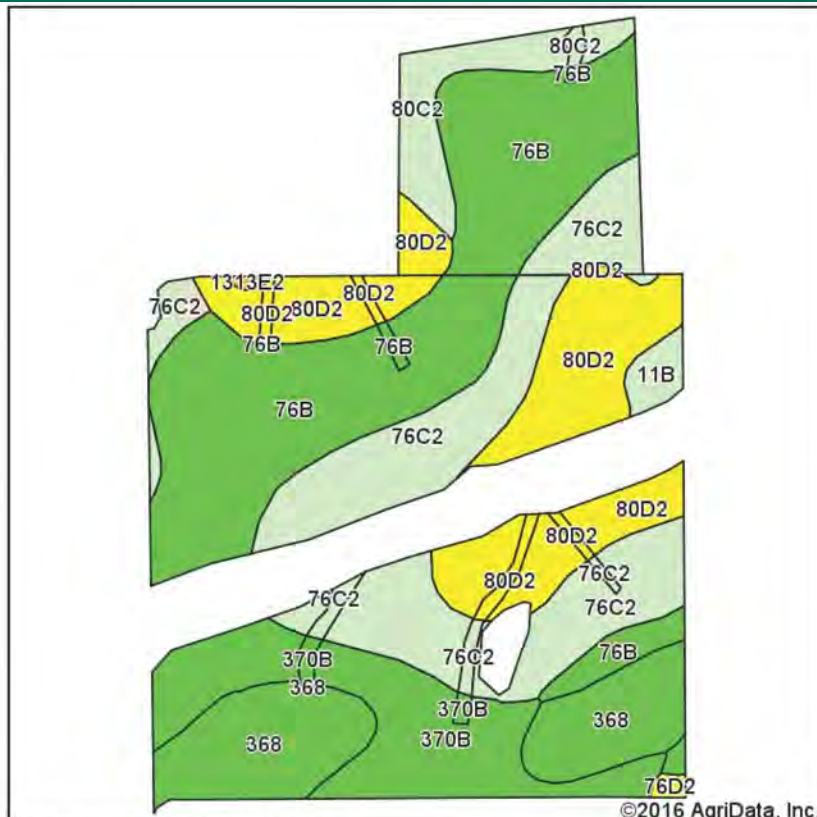
Primary soil is Sharpsburg. See soil map for detail.

- **CSR2:** 77.6 per 2016 AgriData, Inc., based on FSA crop acres.
- **CSR:** 71.0 per 2016 AgriData, Inc., based on FSA crop acres.

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Soil Map: Parcel 1



State: Iowa
County: Marion
Location: 3-75N-19W
Township: Knoxville
Acres: 42.39
Date: 9/2/2016

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Maps Provided By:
surety
CUSTOMIZED ONLINE MAPPING
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Soils data provided by USDA and NRCS.

Area Symbol: IA125, Soil Area Version: 24

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**	CS R
76B	Ladoga silt loam, 2 to 5 percent slopes	12.86	30.3%		Ile	86	85
76C2	Ladoga silt loam, 5 to 9 percent slopes, eroded	9.47	22.3%		IIle	75	65
80D2	Clinton silt loam, 9 to 14 percent slopes, eroded	7.33	17.3%		IIIle	46	50
370B	Sharpsburg silty clay loam, 2 to 5 percent slopes	5.23	12.3%		Ile	90	87
368	Macksburg silty clay loam, 0 to 2 percent slopes	4.88	11.5%		Iw	94	95
80C2	Clinton silt loam, 5 to 9 percent slopes, eroded	1.95	4.6%		IIIle	69	60
11B	Colo-Ely silty clay loams, 2 to 5 percent slopes	0.49	1.2%		Ile	78	65
76D2	Ladoga silt loam, 9 to 14 percent slopes, eroded	0.11	0.3%		IIIle	49	55
1313E2	Munterville silt loam, 14 to 18 percent slopes, moderately eroded	0.07	0.2%		VIIle	22	5
Weighted Average						77	74.3

Area Symbol: IA125, Soil Area Version: 24

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

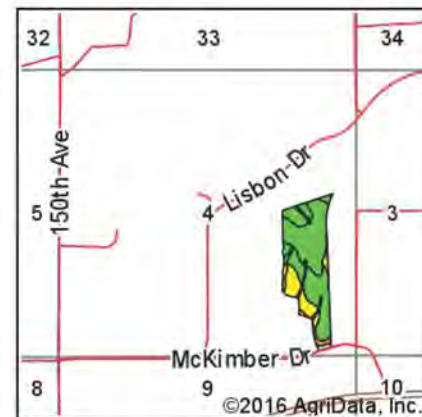
*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.

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Soil Map: Parcel 2



State: Iowa
 County: Marion
 Location: 4-75N-19W
 Township: Knoxville
 Acres: 39.12
 Date: 9/2/2016



Area Symbol: IA125, Soil Area Version: 24

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**	CS R
370C2	Sharpsburg silty clay loam, 5 to 9 percent slopes, eroded	16.32	41.7%		IIIe	80	67
370B	Sharpsburg silty clay loam, 2 to 5 percent slopes	14.42	36.9%		Ile	90	87
370D2	Sharpsburg silty clay loam, 9 to 14 percent slopes, eroded	6.26	16.0%		IIIe	54	57
1313E2	Munterville silt loam, 14 to 18 percent slopes, moderately eroded	1.00	2.6%		VIIe	22	5
76D2	Ladoga silt loam, 9 to 14 percent slopes, eroded	0.50	1.3%		IIIe	49	55
11B	Colo-Ely silty clay loams, 2 to 5 percent slopes	0.45	1.2%		Ile	78	65
76C2	Ladoga silt loam, 5 to 9 percent slopes, eroded	0.17	0.4%		IIIe	75	65
Weighted Average						77.6	71

Area Symbol: IA125, Soil Area Version: 24

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