

160 Acres m/l, Scott County, IA
Offered in 1 Parcel

613 Acres m/l, Cedar County, IA
Offered in 5 Parcels

Dows Farms, Inc.
Dows Real Estate Co.

High Quality Scott and Cedar County Farms Located in Seed Corn Production Areas.

Date: Wed., Nov. 18, 2015

Time: 10:00 a.m.

Auction Site:

Mathews Memorial Building,
Cedar County Fairgrounds

Address:

1195 220th Street
Tipton, IA 52772

Auction Information

Method of Sale

- Parcels 1, 4, 5 and 6 will be offered individually and parcels 2 and 3 will be offered individually and then combined.
- Seller reserves the right to refuse any and all bids.

Seller

Dows Farms, Inc.
Dows Real Estate Co.

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 January 22, 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. Taxes will be prorated to January 22, 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.

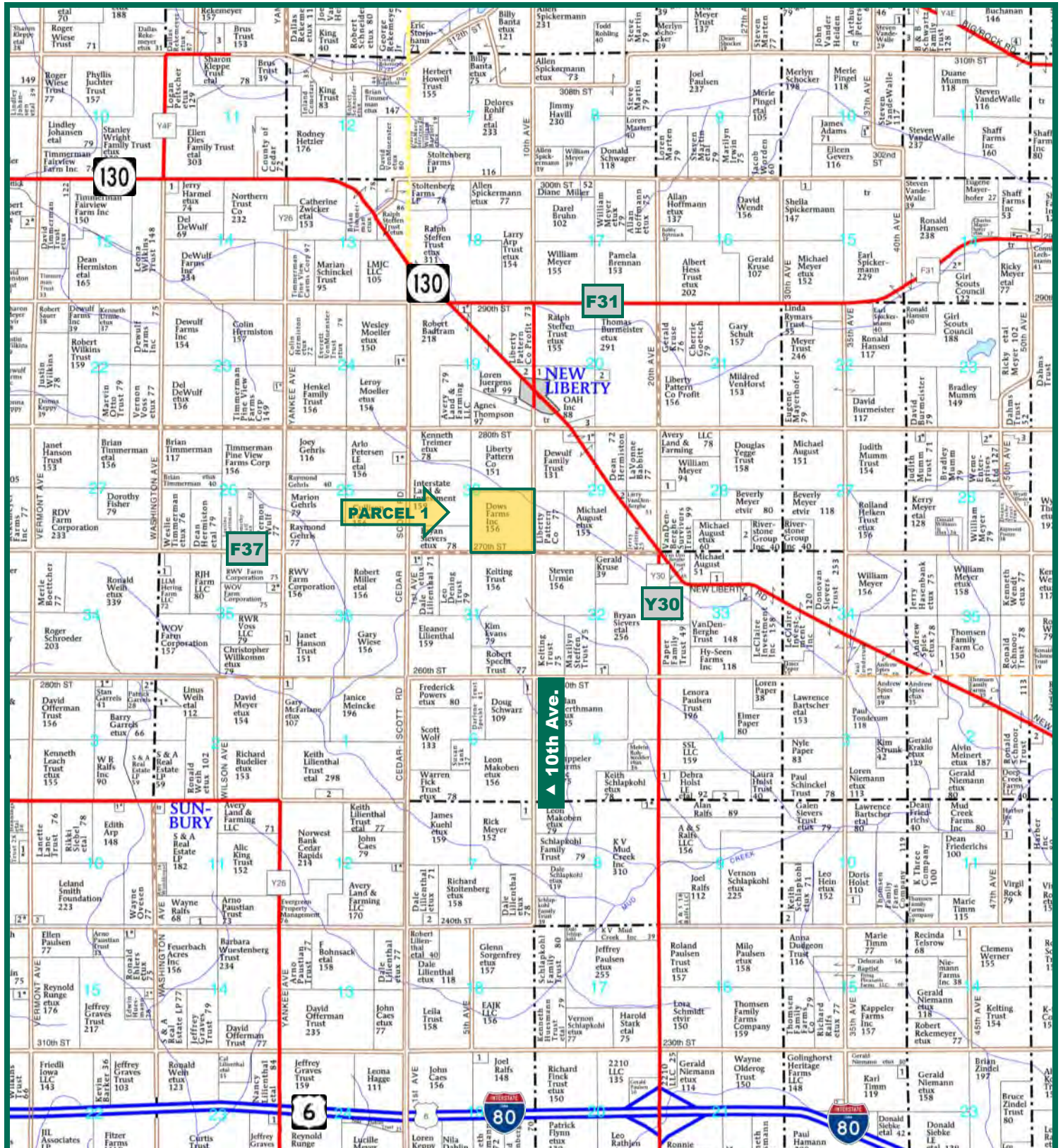
The information gathered for this brochure is from sources deemed reliable, but cannot be guaranteed by Hertz Real Estate Services, Inc. or its staff. All acres are considered more or less, unless otherwise stated.

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Plat Map: Parcel 1



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Aerial Photo: Parcel 1



Soil Types/Productivity

Primary soils are Muscatine, Tama and Garwin. See soil maps for detail.

- **CSR2:** 92.6 per 2015 AgriData, Inc., based on FSA crop acres.
- **CSR:** 89.9 per 2015 AgriData, Inc., based on FSA crop acres.
- **CSR:** 92.2 per County Assessor, based on net taxable acres.

Yield History

Available upon request.

Land Description

Level to gently rolling. High quality cropland.

Grain Storage

Brock Drying Bin - 33'x18', stirator, 10 Hp fan, LP burner, LP tank is leased and reserved. Sellers reserve use of grain bin through June 1, 2016.

Drainage

Tile maps available upon request.

Comments

High quality Scott County cropland. Pioneer seed corn has been grown on this farm every other year for the past 10 years.

Property Information Parcel 1 - 160 Acres m/l Location

From New Liberty: 1¼ miles south on 10th Avenue.

Legal Description

The SE ¼ of Section 30, Township 80 North, Range 1 East of the 5th P.M., Scott County, Iowa.

Real Estate Tax

Taxes Payable 2015 - 2016: \$4,162.00
Net Taxable Acres: 156.0
Tax per Net Taxable Acre: \$26.68

FSA Data

Farm Number 4352, Tract 3743

Crop Acres: 155.1*

Corn Base: 134.3 Ac.

Corn PLC Yield: 184 Bu.

Bean Base: 16.5 Ac.

Bean PLC Yield: 60 Bu.

**There are 4.8 acres cropland that are being certified as grass waterway.*

CRP Contracts

There are 4.3 acres enrolled in the Conservation Reserve Program (CRP) at \$250.40 per acre with a total annual payment of \$1,077. This contract expires September 30, 2022. Buyer to receive 100% of the 2015 CRP payment payable in October 2016.

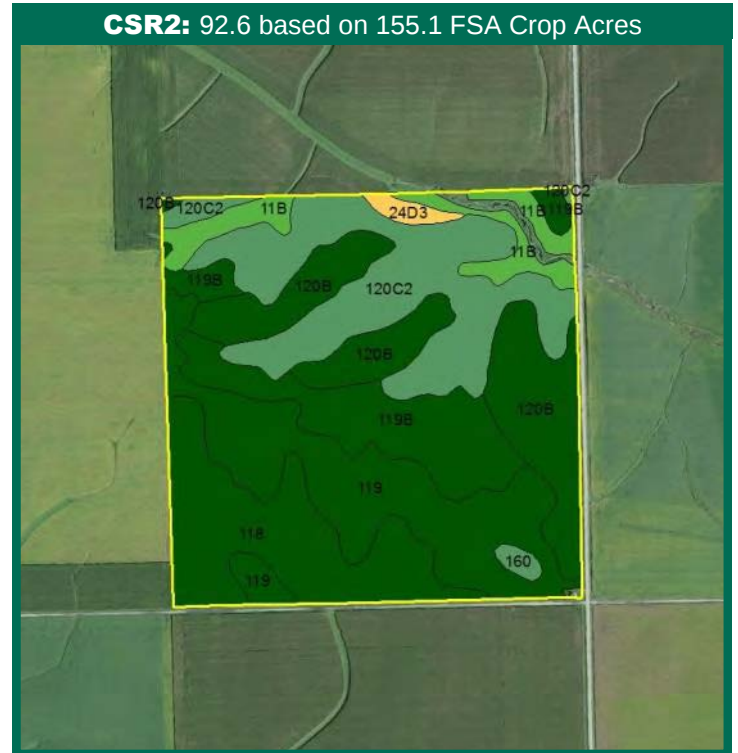


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Soil Maps: Parcel 1



Measured Tillable Acres		155.1	Ave. CSR	89.9	Ave. CSR2*	92.6
Soil Label	Soil Name	CSR	CSR2	Percent of Field	Non_Irr Class	Acres
118	Garwin silty clay loam, 0 to 2 percent	95	94	16.6%	IIw	25.75
119	Muscatine silty clay loam, 0 to 2	100	100	21.1%	Iw	32.68
119B	Muscatine silty clay loam, 2 to 5	95	95	13.8%	Ile	21.36
11B	Colo-Ely complex, 0 to 5 percent	68	79	5.7%	IIw	8.91
120B	Tama silty clay loam, 2 to 5 percent	95	95	18.4%	Ile	28.53
120C2	Tama silty clay loam, 5 to 9 percent	78	87	22.8%	IIIe	35.41
160	Walford silt loam, 0 to 2 percent	65	85	0.6%	IIIw	0.99
24D3	Shelby clay loam, 9 to 14 percent	45.0	45	1.0%	IVe	1.5

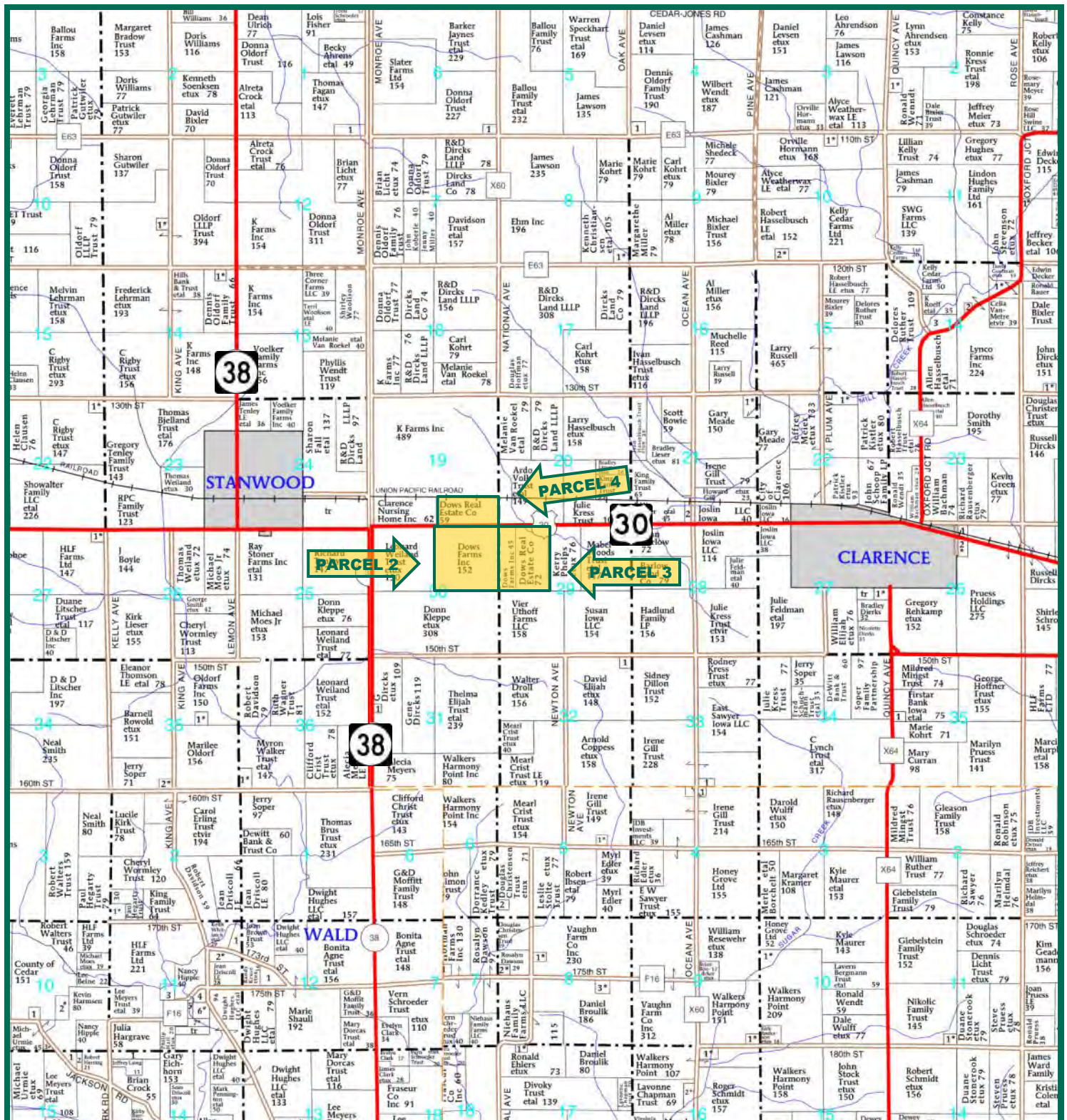
CSR/CSR2 UPDATE: In January, 2014, the USDA Natural Resources Conservation Service (NRCS) released a soil survey update containing a Corn Suitability Rating (CSR) for Iowa soils based on a revised formula referred to as CSR2. For any given farm, the CSR values based on the CSR2 formula may be significantly different than the original CSR values published prior to January, 2014. Additionally, the current soil survey may contain soil types that are not found in pre-January, 2014 surveys, which will result in the CSR being reported as a null value. As the market transitions to the new CSR2 formula, we are providing both CSR and CSR2 values where both values are available. If a soil type does not have a CSR value, and is being reported as a null value, we are providing the weighted CSR based on the pre-January, 2014 soil survey data.

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Plat Map: Parcels 2-4



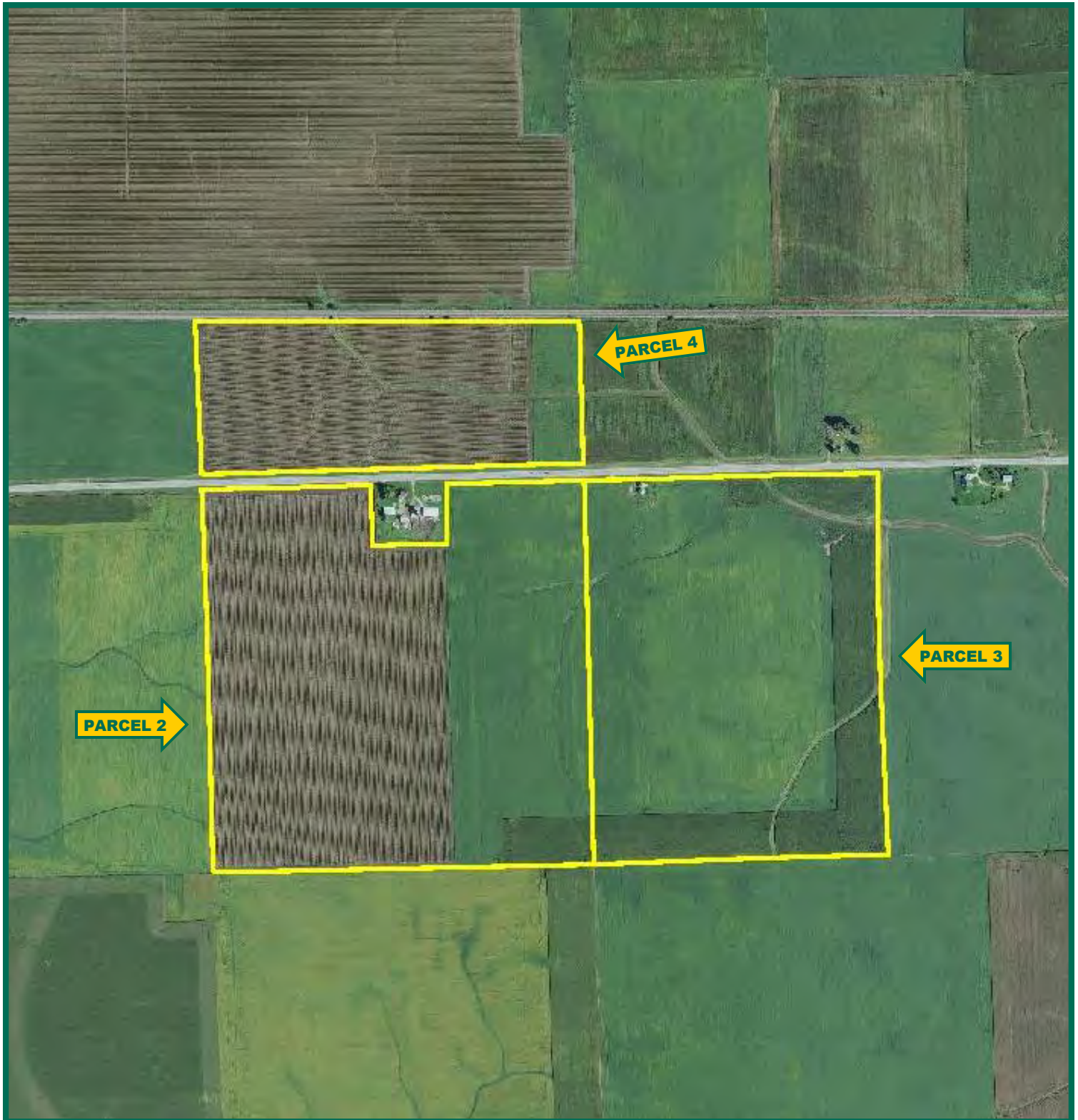
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Aerial Map: Parcels 2-4



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Aerial Photo: Parcel 2 - West 152

Property Information Parcel 2 - 152 Acres m/l Location

From Stanwood: 1 mile east on Highway 30. Farm is located on the south side of the road.

Legal Description

NE ¼ of Section 30, Township 82 North, Range 2 West of the 5th P.M., Cedar County, Iowa, except the house and buildings.

Real Estate Tax

Taxes Payable 2015 - 2016: \$5,042.00
Net Taxable Acres: 151.99
Tax per Net Taxable Acre: \$33.17

FSA Data

Farm Number 4642, Tract 6995, 6996
Crop Acres: 151.9
Corn Base: 82.5 Ac.
Corn PLC Yield: 190 Bu.
Bean Base: 69.4 Ac.
Bean PLC Yield: 55 Bu.

Soil Types/Productivity

Primary soils are Tama, Garwin and Muscatine. See soil maps for detail.

- **CSR2:** 95.0 per 2015 AgriData, Inc., based on FSA crop acres.
- **CSR:** 95.3 per 2015 AgriData, Inc., based on FSA crop acres.
- **CSR:** 94.7 per County Assessor, based on net taxable acres.

Yield History

Available upon request.

Land Description

Level to gently rolling.

Buildings/Improvements

None.

Drainage

Tile maps available upon request.

Comments

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Soil Maps: Parcel 2 - West 152



Measured Tillable Acres		Ave. CSR		Ave. CSR2*			
151.9		95.3		95.0			
Soil Label	Soil Name	CSR	CSR2	Percent of Field	Non_Irr Class	Acres	
118	Garwin silty clay loam, 0 to 2 percent	95	94	23.6%	IIw	35.63	
119	Muscatine silty clay loam, 0 to 2	100	100	22.8%	Iw	34.38	
119B	Muscatine silty clay loam, 2 to 5	95	95	1.5%	Ile	2.33	
120B	Tama silty clay loam, 2 to 5 percent	95	95	44.2%	Ile	66.71	
120C	Tama silty clay loam, 5 to 9 percent	80	89	2.1%	IIle	3.20	
291	Atterberry silt loam, 0 to 2 percent	90	90	0.1%	Iw	0.10	
911B	Colo-Ely complex, 2 to 5 percent	85	82	5.6%	IIw	8.52	

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Aerial Photos: Parcel 3 - East 118



Bean Base: 23.2 Ac.
Bean PLC Yield: 55 Bu.

Soil Types/Productivity

Primary soils are Tama, Garwin and Colo-Ely. See soil maps for detail.

- **CSR2:** 93.0 per 2015 AgriData, Inc., based on FSA crop acres.
- **CSR:** 93.0 per 2015 AgriData, Inc., based on FSA crop acres.
- **CSR:** 93.0 per County Assessor, based on net taxable acres.

Yield History

Available upon request.

Land Description

Level to gently rolling, high quality cropland.

Grain Storage

2 - Brock Drying Bins - each 33'x18', stirator, 10 Hp fan, LP burner, 2 LP tanks are leased and reserved. Sellers reserve use of grain bins through June 1, 2016.

Drainage

Tile maps available upon request.

Comments

High quality Cedar County cropland. Pioneer seed corn has been grown on this farm every year for the past 10 years.

Property Information Parcel 3 - 118 Acres m/l Location

From Stanwood: 1 mile east on Highway 30. Farm is located on the south side of the road.

Legal Description

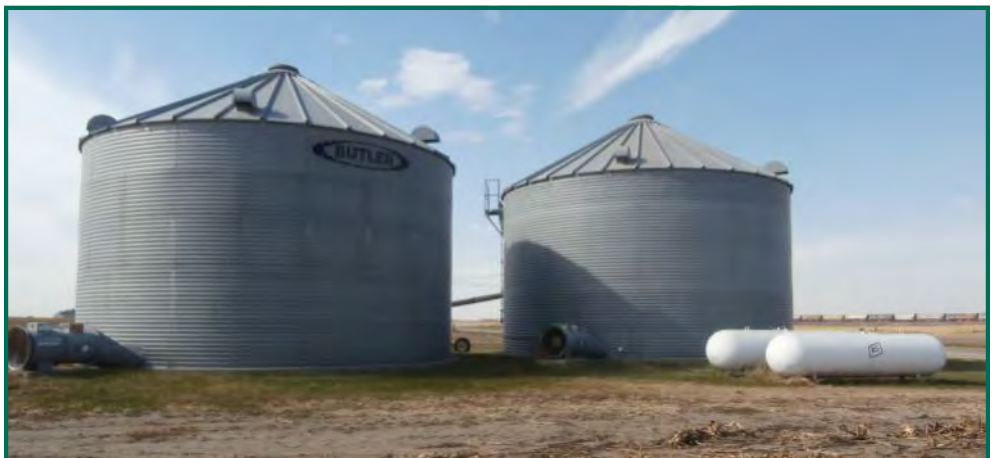
The W $\frac{3}{4}$ of the NW $\frac{1}{4}$ of Section 29, Township 82 North, Range 2 West of the 5th P.M., Cedar County, Iowa.

Real Estate Tax

Taxes Payable 2015 - 2016: \$4,026.00
Net Taxable Acres: 117.50
Tax per Net Taxable Acre: \$34.26

FSA Data

Farm Number 4642, Tract 6991, 6992
Crop Acres: 117.6
Corn Base: 90 Ac.
Corn PLC Yield: 190 Bu.



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Soil Maps: Parcel 3 - East 118



Measured Tillable Acres		117.6	Ave. CSR		93.0	Ave. CSR2*		93.0
Soil Label	Soil Name		CSR	CSR2	Percent of Field	Non_Irr Class	Acres	
118	Garwin silty clay loam, 0 to 2 percent		95	94	25.8%	llw	30.40	
119	Muscatine silty clay loam, 0 to 2		100	100	3.1%	lw	3.62	
119B	Muscatine silty clay loam, 2 to 5		95	95	9.8%	lle	11.57	
120B	Tama silty clay loam, 2 to 5 percent		95	95	42.7%	lle	50.29	
120C	Tama silty clay loam, 5 to 9 percent		80	89	6.7%	llle	7.94	
911B	Colo-Ely complex, 2 to 5 percent		85	82	11.8%	llw	13.85	

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Aerial Photo: Parcels 2 & 3 - Combined

Property Information Parcels 2 & 3 - Combined 270 Acres m/I

Location

From Stanwood: 1 mile east on Highway 30. Farm is located on the south side of the road.

Legal Description

NE ¼ of Section 30, and the W ¾ of the NW ¼ of Section 29, except the house and buildings; all located in Township 82 North, Range 2 West of the 5th P.M., Cedar County, Iowa,

Real Estate Tax

Taxes Payable 2015 - 2016: \$9,068.00
Net Taxable Acres: 269.49
Tax per Net Taxable Acre: \$33.65

FSA Data

Farm Number 4642
Tract 6991, 6992, 6995, 6996
Crop Acres: 269.5
Corn Base: 172.5 Ac.
Corn PLC Yield: 190 Bu.
Bean Base: 92.6 Ac.
Bean PLC Yield: 55 Bu.

Soil Types/Productivity

Primary soils are Tama, Garwin and Muscatine. See soil maps for detail.
• **CSR2:** 94.1 per 2015 AgriData, Inc., based on FSA crop acres.
• **CSR:** 94.3 per 2015 AgriData, Inc., based on FSA crop acres.
• **CSR:** 94.0 per County Assessor, based on net taxable acres.

Yield History

Available upon request.

Land Description

Level to gently rolling, high quality farm.

Grain Storage

2 - Brock Drying Bins - each 33'x18', stirator, 10 Hp fan, LP burner, 2 LP tanks are leased and reserved. Sellers reserve use of grain bins through June 1, 2016.

Drainage

Tile maps available upon request

Comments

High quality Cedar County cropland. Pioneer seed corn has been grown on this farm every year for the past 10 years.

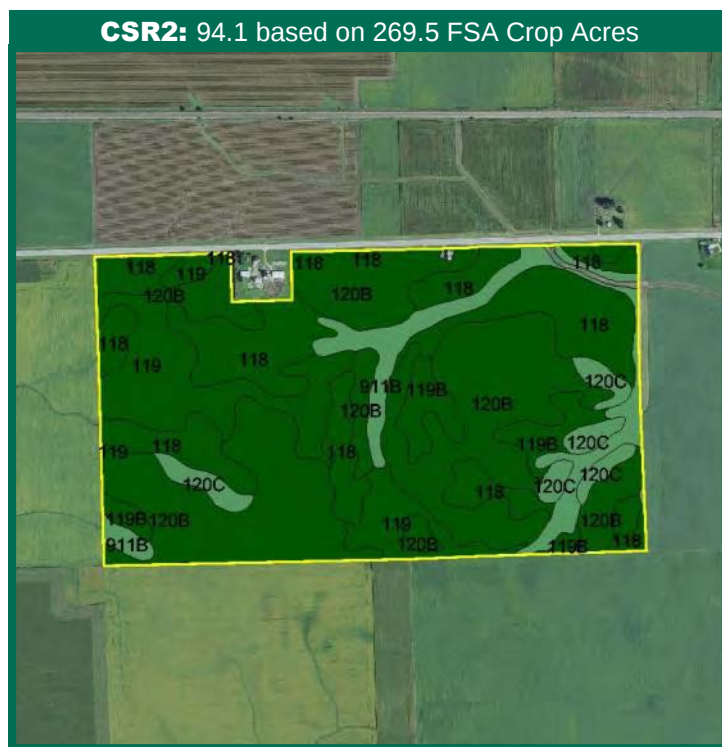


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Soil Maps: Parcels 2 & 3 Combined



Measured Tillable Acres		269.5	Ave. CSR		94.3	Ave. CSR2*		94.1
Soil Label	Soil Name		CSR	CSR2	Percent of Field	Non_Irr Class	Acres	
118	Garwin silty clay loam, 0 to 2 percent		95	94	24.6%	llw	66.03	
119	Muscatine silty clay loam, 0 to 2		100	100	14.1%	lw	38.00	
119B	Muscatine silty clay loam, 2 to 5		95	95	5.2%	lle	13.91	
120B	Tama silty clay loam, 2 to 5 percent		95	95	43.6%	lle	117.01	
120C	Tama silty clay loam, 5 to 9 percent		80	89	4.1%	llle	11.14	
291	Atterberry silt loam, 0 to 2 percent		90	90	0.0%	lw	0.10	
911B	Colo-Ely complex, 2 to 5 percent		85	82	8.3%	llw	22.37	

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Aerial Photo: Parcel 4 - North 59



Property Information Parcel 4 - 59 Acres m/l

Location

From Stanwood: 1 mile east on Highway 30. Farm is located on the north side of the road.

Legal Description

S ½ SE ¼ lying south of railroad in Section 19, Township 82 North, Range 2 West of the 5th P.M., Cedar County, Iowa.

Real Estate Tax

Taxes Payable 2015 - 2016: \$1,940.00
Net Taxable Acres: 59.39
Tax per Net Taxable Acre: \$32.67

FSA Data

Farm Number 4642, Tract 6993

Crop Acres: 60.2*

Corn Base: 31.9 Ac.

Corn PLC Yield: 190 Bu.

Bean Base: 27.1 Ac.

Bean PLC Yield: 55 Bu.

**There are 1.7 acres cropland that are being certified as grass waterway.*

Soil Types/Productivity

Primary soils are Garwin, Tama and Colo-Ely. See soil maps for detail.

- **CSR2:** 91.3 per 2015 AgriData, Inc., based on FSA crop acres.
- **CSR:** 91.1 per 2015 AgriData, Inc., based on FSA crop acres.
- **CSR:** 93.3 per County Assessor, based on net taxable acres.

Yield History

Available upon request.

Land Description

Level to gently rolling, high quality farm land.

Drainage

Tile map available upon request.

Comments

High quality Cedar County cropland. Pioneer seed corn has been grown on this farm every year for the past 10 years.

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Soil Maps: Parcel 4 - North 59



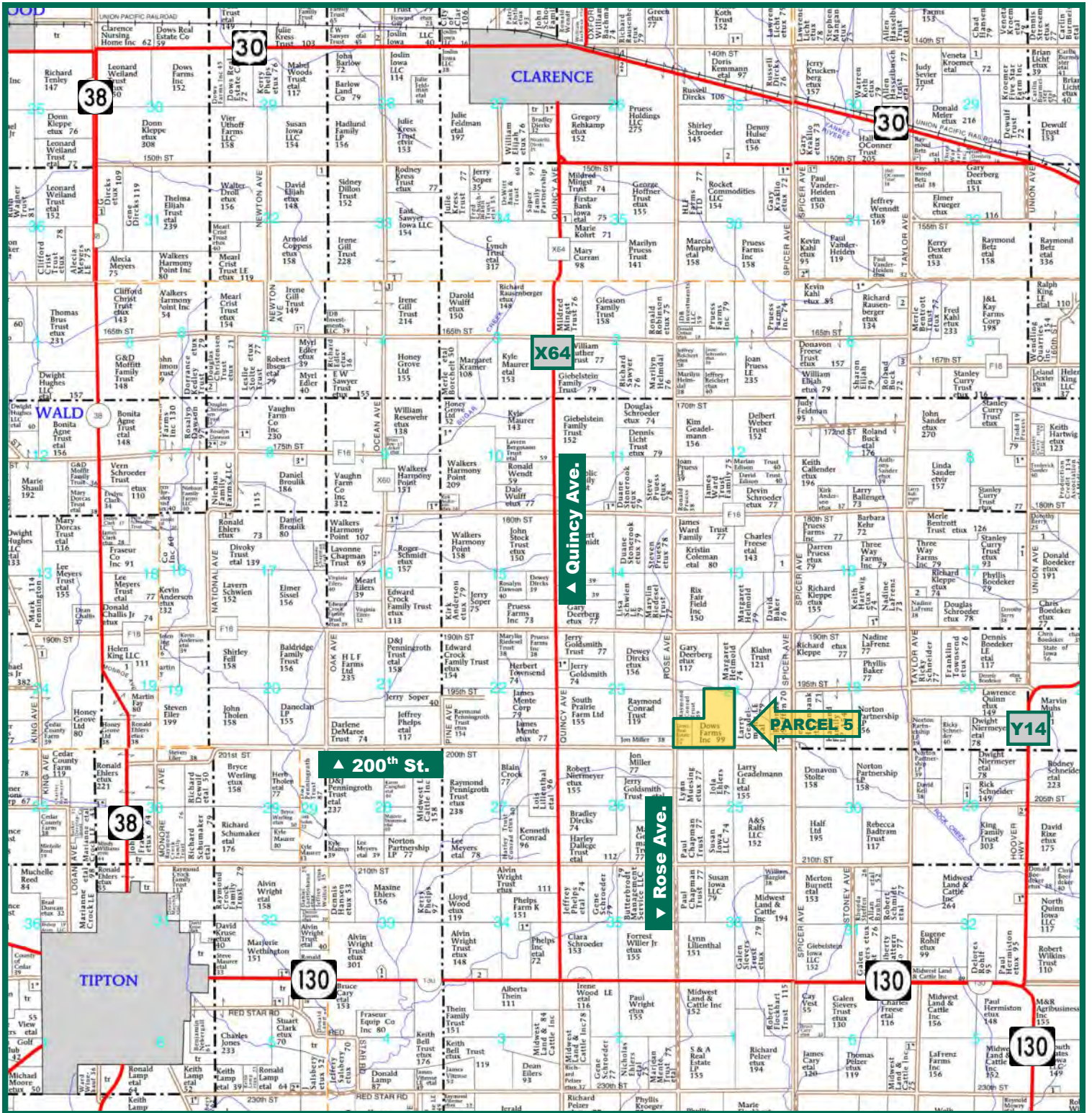
Measured Tillable Acres		Ave. CSR		Ave. CSR2*			
60.2		91.3		91.1			
Soil Label	Soil Name	CSR	CSR2	Percent of Field	Non_Irr Class	Acres	
118	Garwin silty clay loam, 0 to 2 percent	95	94	60.0%	llw	36.15	
119	Muscatine silty clay loam, 0 to 2	100	100	2.7%	lw	1.62	
119B	Muscatine silty clay loam, 2 to 5	95	95	0.0%	lle		
120B	Tama silty clay loam, 2 to 5 percent	95	95	15.3%	lle	9.19	
160	Walford silt loam, 0 to 2 percent	67	85	4.5%	llw	2.69	
291	Atterberry silt loam, 0 to 2 percent	90	90	1.4%	lw	0.85	
450B	Pillot silt loam, 2 to 5 percent slopes	68	66	5.3%	lle	3.21	
911B	Colo-Ely complex, 2 to 5 percent	85.0	82	10.8%	llw	6.5	

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Plat Map: Parcel 5



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Aerial Photo: Parcel 5



CRP Contracts

There are 3.0 acres enrolled in the Conservation Reserve Program (CRP) at \$270.28 per acre with a total annual payment of \$811. This contract expires September 30, 2022. Buyer to receive 100% of the 2015 CRP payment payable in October 2016.

Soil Types/Productivity

Primary soils are Tama, Downs and Muscatine. See soil maps for detail.

- **CSR2:** 89.4 per 2015 AgriData, Inc., based on FSA crop acres.
- **CSR:** 87.1 per 2015 AgriData, Inc., based on FSA crop acres.
- **CSR:** 85.7 per County Assessor, based on net taxable acres.

Yield History

Available upon request.

Land Description

Level to gently rolling, high quality cropland.

Drainage

Tile maps available upon request.

Comments

High quality Cedar County cropland. Syngenta seed corn has been grown on this farm 2 out of the last 3 years.

Property Information Parcel 5 - 120 Acres m/l

Location

From Clarence: 5 ½ miles south on Quincy Avenue and 1 mile east on 200th Street.

From Tipton: 3 miles east on Highway 130, 2 miles north on Quincy Avenue and 1 mile east 200th Street.

Legal Description

The SW ¼ of the SW ¼ and the E ½ of the SW ¼ of Section 24, Township 81 North, Range 2 West of the 5th P.M., Cedar County, Iowa.

Real Estate Tax

Taxes Payable 2015 - 2016: \$3,508.00

Net Taxable Acres: 117.0

Tax per Net Taxable Acre: \$29.98

FSA Data

Farm Number 5974, Tract 9119, 9120

Crop Acres: 119.3

Corn Base: 57.8 Ac.

Corn PLC Yield: 187 Bu.

Bean Base: 57.8 Ac.

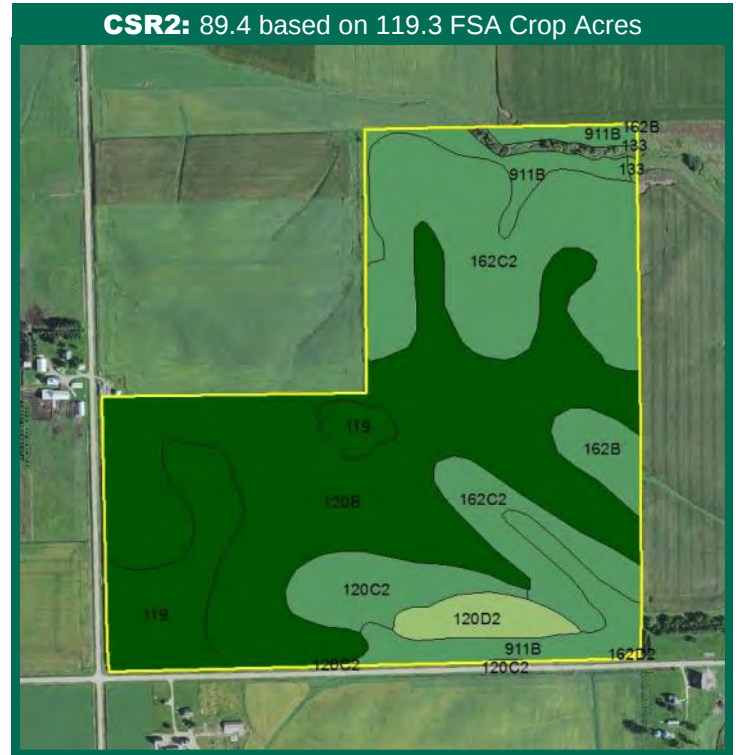
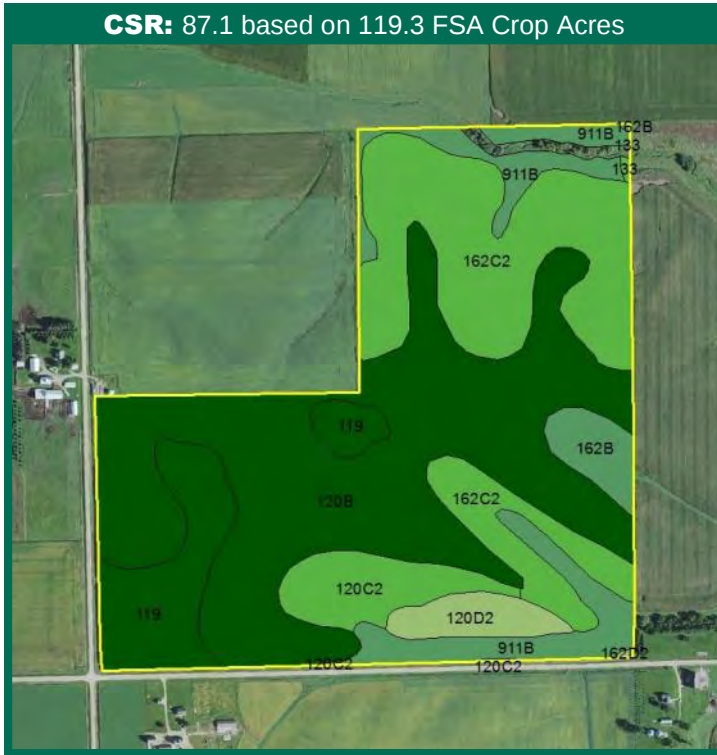
Bean PLC Yield: 57 Bu.

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Soil Maps: Parcel 5



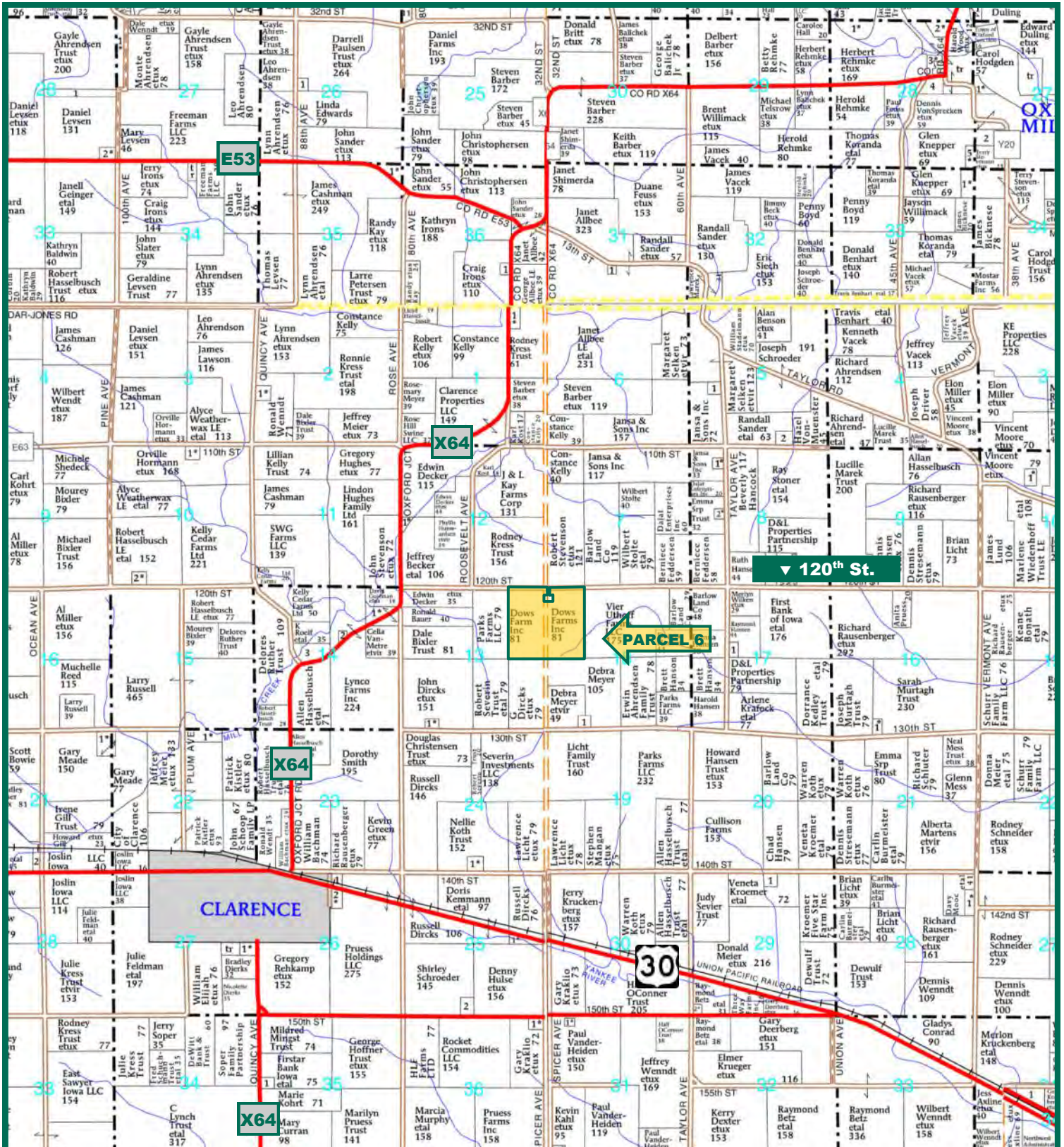
Measured Tillable Acres		119.3	Ave. CSR	87.1	Ave. CSR2*	89.4		
Soil Label	Soil Name	CSR	CSR2	Percent of Field	Non_Irr Class	Acres		
119	Muscatine silty clay loam, 0 to 2	100	100	9.6%	Iw	11.47		
120B	Tama silty clay loam, 2 to 5 percent	95	95	44.5%	Ile	53.12		
120C2	Tama silty clay loam, 5 to 9 percent	78	87	5.2%	IIIle	6.20		
120D2	Tama silty clay loam, 9 to 14 percent	68	62	3.0%	IIIle	3.56		
133	Colo silty clay loam, 0 to 2 percent	80	79	0.1%	IIw	0.13		
162B	Downs silt loam, 2 to 5 percent slopes	90	90	2.7%	Ile	3.23		
162C2	Downs silt loam, 5 to 9 percent	73	82	25.5%	IIIle	30.38		
162D2	Downs silt loam, 9 to 14 percent	63.0	58	0.1%	IIIle	0.1		
911B	Colo-Ely complex, 2 to 5 percent	85.0	82	9.4%	IIw	11.2		

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Plat Map: Parcel 6



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Aerial Photo: Parcel 6



Yield History

Available upon request.

Land Description

Level to gently rolling high quality cropland.

Grain Storage

Brock Drying Bin - 33'x18', stirator, 10 Hp fan, LP burner, LP tank is leased and reserved. Sellers reserve use of grain bin through June 1, 2016.

Drainage

Tile maps available upon request.

Comments

High quality Cedar County cropland.

Property Information Parcel 6 - 164 Acres m/l

Location

From Clarence: 2 ½ miles north on Oxford Junction Road and ¾ mile east on 120th Street.

Legal Description

The E ½ of the NE ¼ of Section 13, Township 82 North, Range 2 West and the W ½ of the NW ¼ of Section 18, Township 82 North, Range 1 West of the 5th P.M., Cedar County, Iowa except the house and buildings.

Real Estate Tax

Taxes Payable 2015 - 2016: \$5,130.00
Net Taxable Acres: 161.91
Tax per Net Taxable Acre: \$31.68

FSA Data

Farm Number 5973, Tract 1885
Crop Acres: 161.1*
Corn Base: 101.2 Ac.
Corn PLC Yield: 175 Bu.
Bean Base: 60.2 Ac.
Bean PLC Yield: 54 Bu.

**There are 1.5 acres cropland that are being certified as grass waterway.*

Soil Types/Productivity

Primary soils are Dinsdale, Klinger and Maxfield. See soil maps for detail.

- **CSR2:** 93.8 per 2015 AgriData, Inc., based on FSA crop acres.
- **CSR:** 90.3 per 2015 AgriData, Inc., based on FSA crop acres.
- **CSR:** 89.5 per County Assessor, based on net taxable acres.

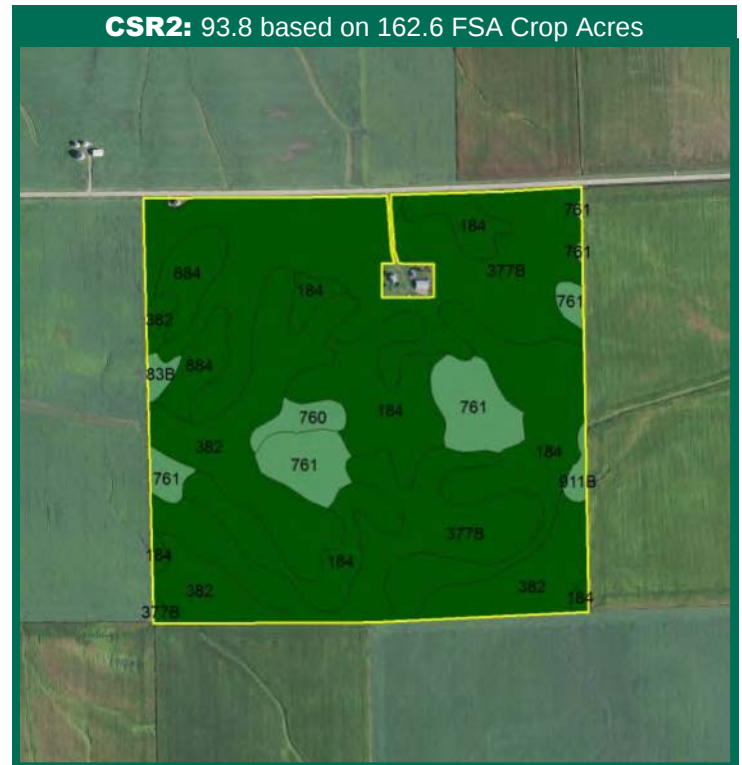


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Soil Maps: Parcel 6



Measured Tillable Acres 162.6		Avg. CSR 90.3		Avg. CSR2* 93.8	
Soil Label	Soil Name	CSR	CSR2	Percent of Field	Non_Irr Class Acres
184	Klinger silty clay loam, 1 to 3 percent	93	95	26.5%	Iw 43.17
377B	Dinsdale silty clay loam, 2 to 5	90	95	38.4%	Ile 62.41
382	Maxfield silty clay loam, 0 to 2	90	94	20.4%	Ilw 33.10
760	Ansgar silt loam, 0 to 2 percent	80	85	1.3%	Ilw 2.16
761	Franklin silt loam, 1 to 3 percent	83	85	7.9%	Ie 12.92
83B	Kenyon loam, 2 to 5 percent slopes	87	90	0.5%	Ile 0.88
884	Klingmore silty clay loam, 1 to 3	95	95	4.4%	Iw 7.08
911B	Colo-Ely complex, 2 to 5 percent	85	82	0.5%	Ilw 0.9

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