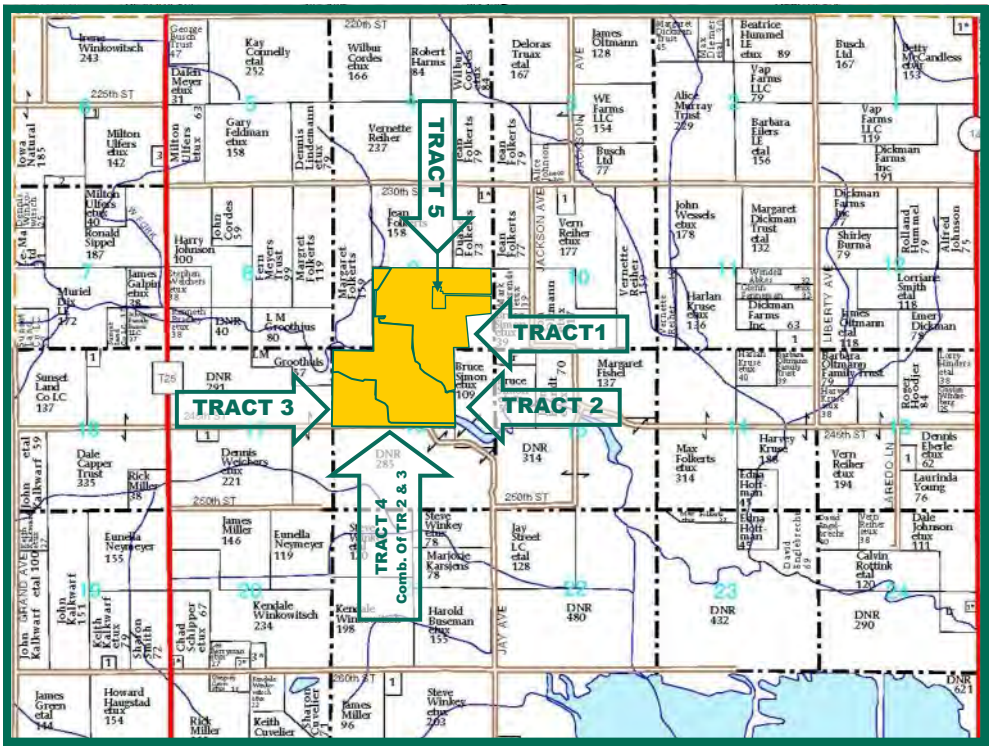
Hertz Real Estate Services

LAND AUCTION

516.67 Acres in 4 Tracts and 2 Combinations Butler County, IA



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

Date: **Wed. May 14, 2014**

Time: **10:00 a.m.**

Auction Site:

Allison Library Community Hall

Address:

412 - 3rd Street, Allison, IA 50602

Auction Information

Method of Sale

Tracts will be offered separately as Tract 1 consisting of 263 acres m/l, mostly cropland, includes new 48' x 29' storage bin; Tract 2 consisting of 167 acres m/l pasture/timber/river; Tract 3 consisting of 74 acres m/l, 66.23 acres currently in CRP; Tract 4 consisting of 241acres m/l (this tract is a combination of Tracts 2 & 3); Tract 5 consisting of 12 acres m/l, farmstead with split foyer home; Tract 6 consisting of 516.67 m/l taxable acres. (Combination of the whole).

- Seller reserves the right to refuse any and all bids.

Seller

Mark H. Berends

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, final closing and settlement will be on or before June 17, 2014. Final settlement will require certified check or wire transfer. Possession will occur upon closing except Tracts 1 and 2 of which an Early Occupancy Agreement will be signed the day of auction granting those Buyer's immediate access to those tracts after providing a Certificate of Insurance. Taxes will be prorated to June 17, 2014.

Announcements

Each tracts final purchase price will be adjusted on a net taxable per acre basis based on final survey results, except acreage, which is estimated to be between 11 - 13 acres, including driveway. Seller to provide a survey of all tracts prior to closing unless the entire farm sells to 1 entity.

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.

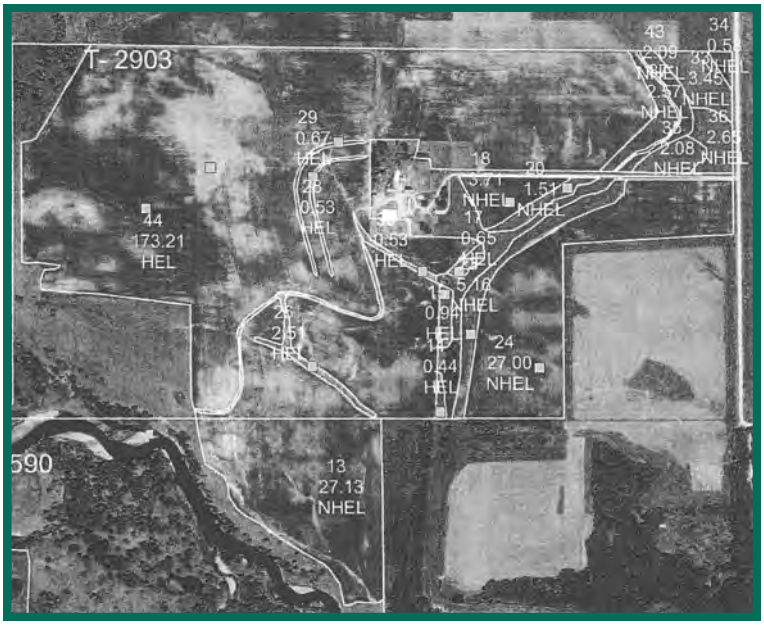
Cal E. Wilson
Licensed Real Estate Sales Person - IA
340 Tower Park Drive, P.O. Box 2396
Waterloo, IA 50704

319.234.1949
CalW@Hertz.ag

www.Hertz.ag

REID: 050-734-1-6

Aerial Photo and FSA Map: Tract 1



Property Information
Tract 1 - 263 Acres m/l

Location
Approximately 2 1/2 miles southwest of Allison. East boundary Jackson Ave.

Legal Description
See Aerial Photo. Exact legal to be determined by survey.

Real Estate Tax (Estimated)
Taxes Payable 2013-2014: $4,991
Net Taxable Acres: 262.20
Tax per Net Tax. Ac.: $19.04

FSA Data
Farm Number: 5010
Crop Acres: 257.89 of which 13.6 acres are currently enrolled in CRP.
Corn Base: 235.1
Corn Direct/CC Yields: 111/111

CRP Contracts

Tract #2903	Fields 33, 34, 35 & 36
Contract #3571	Total Acres 8.8
Practice CP27, 28	Rate $215.55
Annual Pay $1,897	Expires 09/30/2025
Tract #2903	Fields 37 and 43
Contract #10235	Acres 4.7
Practice CP21	Rate $282.79
Annual Pay $1,329	Expires 09/30/2023

Soil Types / Productivity
Primary soils are Ostrander loam and Kenyon loam. See soil map for detail.

- **CSR2:** 65.7 per AgriData Inc. 2014, based on FSA crop acres.
- **CSR:** 60.3 per AgriData Inc. 2014, based on FSA crop acres.
- **CSR:** Per County Assessor, based on net taxable acres not determined.

Buildings/Improvements
None

Grain Storage
R/MTL - W/Air - 8 rings - Grain Storage bin - 48' x 29' - built in 2011

Drainage
Cropland pattern tiled.

Water & Well Information
No known well.

Comments
Seller has fertilized all cropland in preparation for corn crop. Fertilizer bill available upon request and will be posted for viewing at auction.
(This fertilizer goes with the purchase of Tract 1 with no reimbursement to Seller).
It is the intention of the Seller to grant Buyer access to cropland immediately upon conclusion of the auction after signing an Early Occupancy Agreement and providing a Certificate of Insurance. Should weather dictate that Seller move ahead and plant corn crop prior to auction it will be announced on auction day and Buyer will reimburse Seller for seed and a typical custom per acre planting fee. A perpetual easement will be provided for Buyer of Tract 1 approx. 1/3 of the way from the road to the acreage along the driveway to access all cropland.

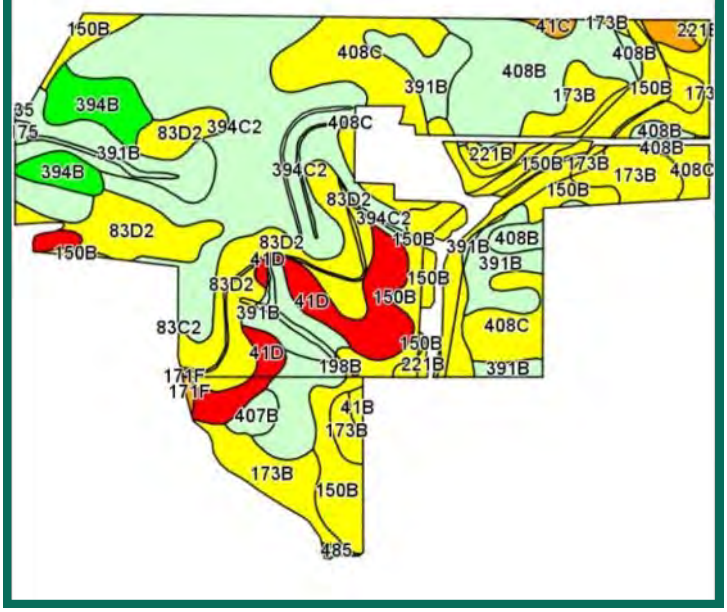
Cal E. Wilson
Licensed Real Estate Sales Person - IA
340 Tower Park Drive, P.O. Box 2396
Waterloo, IA 50704

319.234.1949
CalW@Hertz.ag

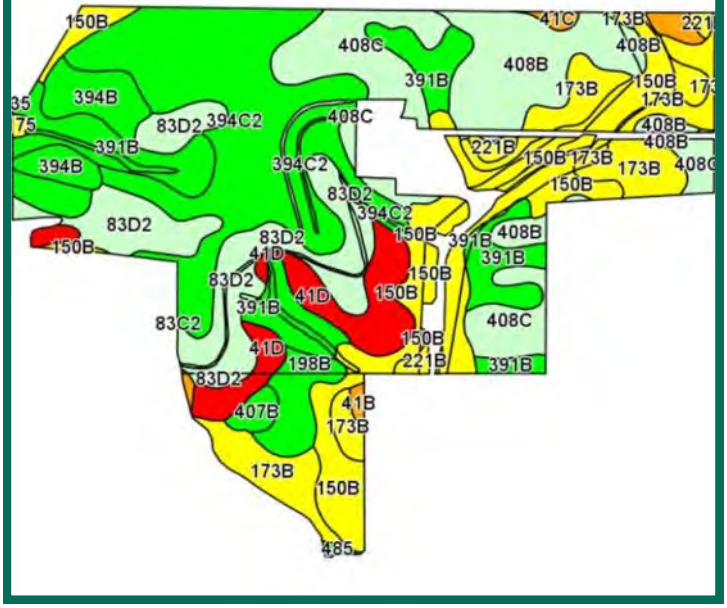
www.Hertz.ag

Soil Maps: Tract 1

CSR



CSR2



CSR2 / CSR **257.89 estimated cropland acres m/l**

Code	Soil Description	Acres	Percent of field	**CSR2 Legend	Non-Irr Class	Irr Class	CSR2**	CSR
394C2	Ostrander loam, 5 to 9 percent slopes, moderately eroded	52.26	20.3%		IIIe		81	68
150B	Hanska loam, 1 to 4 percent slopes	36.55	14.2%		IIw		49	59
83D2	Kenyon loam, 9 to 14 percent slopes, eroded	30.47	11.8%		IIIe		61	58
391B	Clyde-Floyd complex, 1 to 4 percent slopes	30.27	11.7%		IIw		87	72
173B	Hoopeston fine sandy loam, 2 to 5 percent slopes	24.25	9.4%		IIe		55	55
408C	Olin fine sandy loam, 5 to 9 percent slopes	22.75	8.8%		IIIe		68	52
408B	Olin fine sandy loam, 2 to 5 percent slopes	22.19	8.6%		IIe		73	67
41D	Sparta loamy fine sand, 9 to 14 percent slopes	14.97	5.8%		VIs		7	15
394B	Ostrander loam, 2 to 5 percent slopes	9.59	3.7%		IIe		87	85
198B	Floyd loam, 1 to 4 percent slopes	6.14	2.4%		IIw		89	75
221B	Palms muck, 2 to 5 percent slopes	2.46	1.0%		IIIw		50	45
41C	Sparta loamy fine sand, 5 to 9 percent slopes	2.28	0.9%		IVs		34	25
407B	Schley silt loam, 1 to 4 percent slopes	1.90	0.7%		IIw		81	70
41B	Sparta loamy fine sand, 1 to 5 percent slopes	0.60	0.2%		IVs	IIe	39	40
175	Dickinson fine sandy loam, 0 to 2 percent slopes	0.45	0.2%		IIIs		56	60
485	Spillville loam, 0 to 2 percent slopes	0.43	0.2%		IIw		90	92
171F	Bassett loam, 14 to 25 percent slopes	0.33	0.1%		VIe		33	25
						Weighted Average	**65.7**	**60.3**

Maps provided by:
surety
©AgriData, Inc 2012
www.AgriDataInc.com

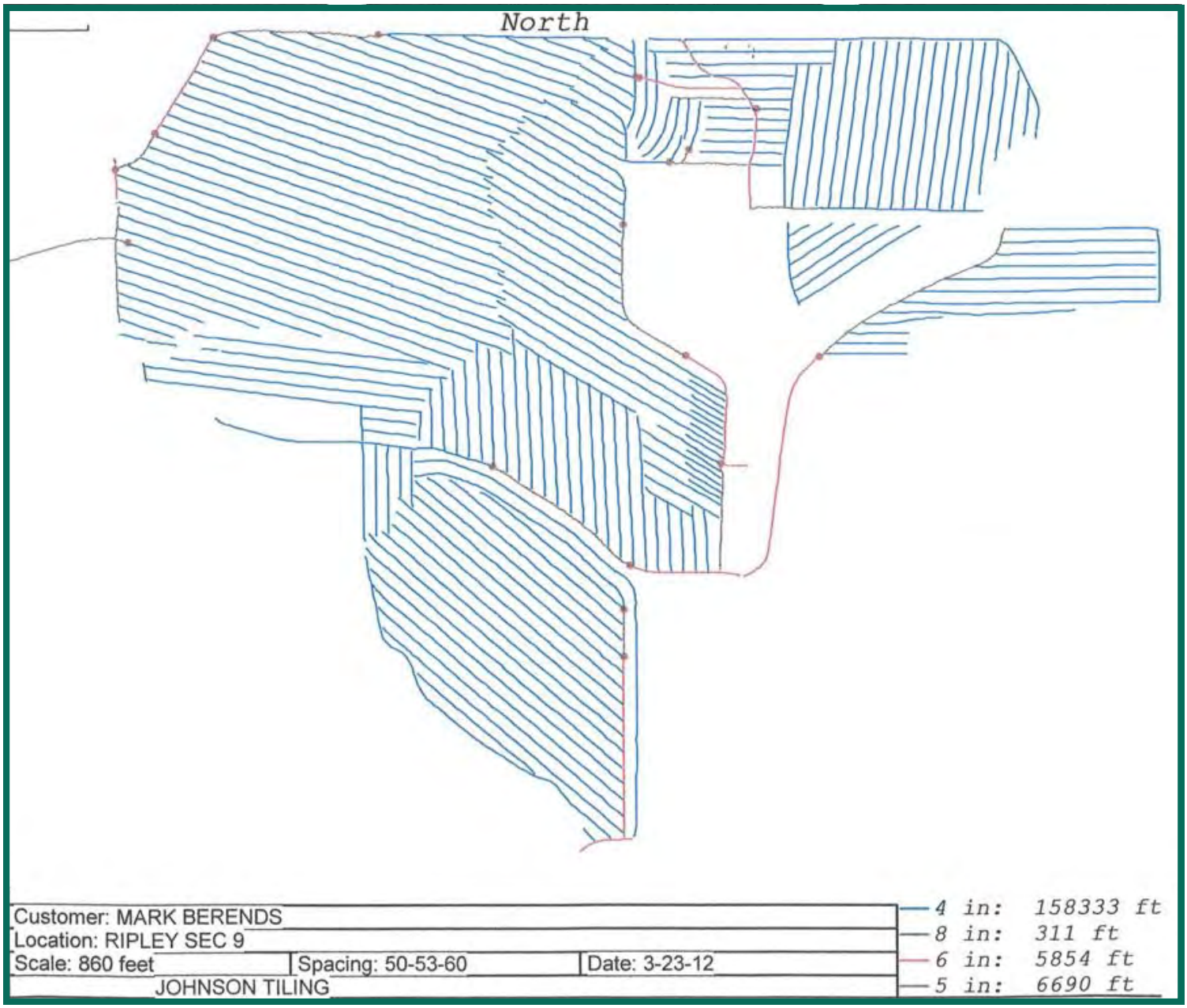
CSR/CSR2 UPDATE: In January, 2014, the USDA Natural Resources Conservation Service (NRCS) released a soil survey update containing a Corn Suitability Rating (CSR) for Iowa soils based on a revised formula referred to as CSR2. For any given farm, the CSR values based on the CSR2 formula may be significantly 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.

Cal E. Wilson
Licensed Real Estate Sales Person - IA
340 Tower Park Drive, P.O. Box 2396
Waterloo, IA 50704

319.234.1949
CalW@Hertz.ag

www.Hertz.ag

Tile Map: Tract 1

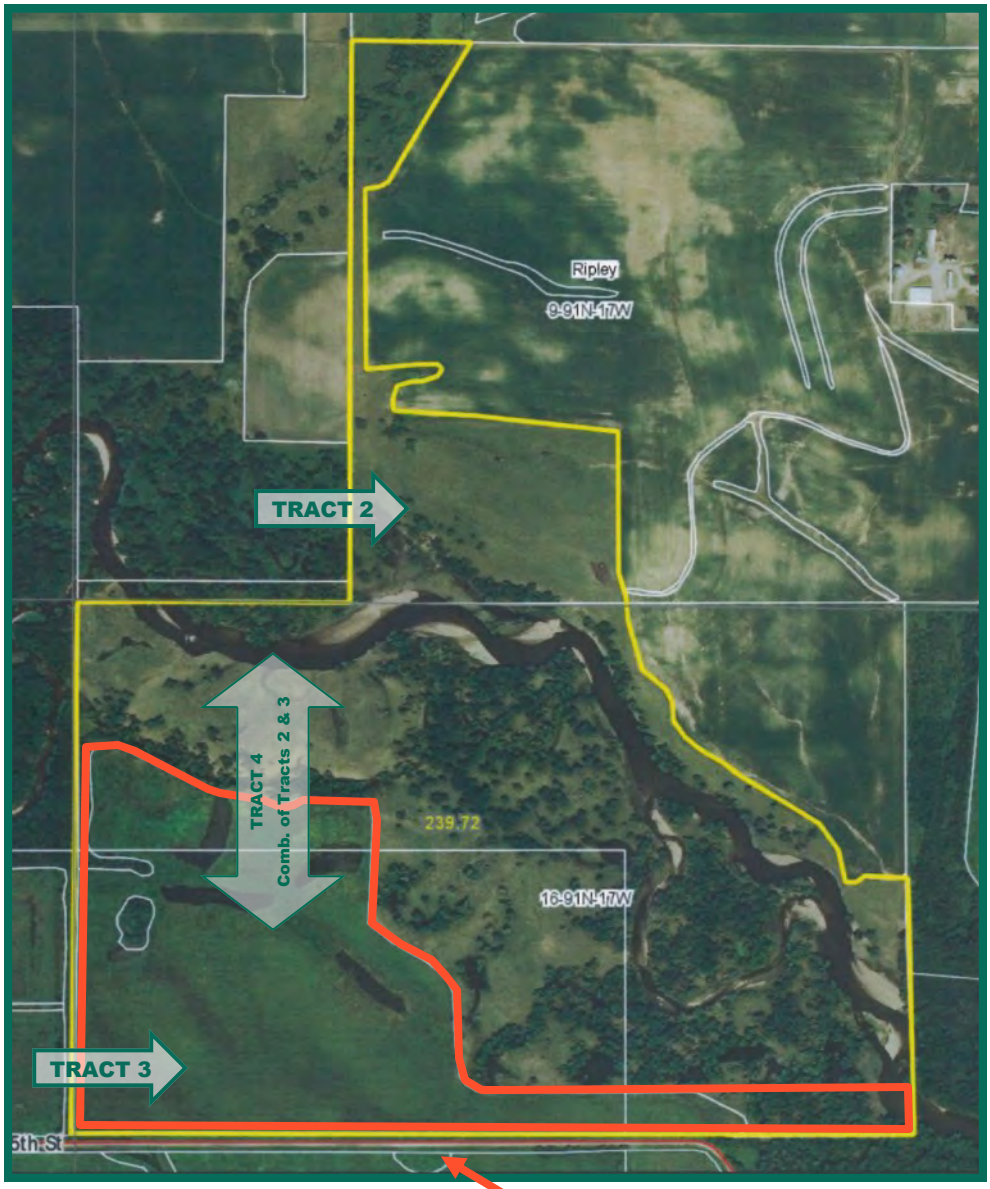


Cal E. Wilson
Licensed Real Estate Sales Person - IA
340 Tower Park Drive, P.O. Box 2396
Waterloo, IA 50704

319.234.1949
CalW@Hertz.ag

www.Hertz.ag

Aerial Photo: Tracts 2 and 3



Easement to pasture

Property Information
Tract 2 - 167 Acres m/l

Location
Approximately 3 miles southwest of Allison.

Legal Description
See Aerial Photo. Exact legal to be determined by survey.

Real Estate Tax (Estimated)
Taxes Payable 2013 - 2014: $2,995
Net Taxable Acres: 166.28
Tax per Net Tax. Ac.: $18.01

FSA Data
None

CRP Contracts
None

Soil Types / Productivity
Primary soils are Lawler loam and Marshan clay loam. See soil map for detail.

- **CSR2:** 60.0 per AgriData Inc. 2014, based on FSA crop acres.
- **CSR:** 70.6 per AgriData Inc. 2014, based on FSA crop acres.
- **CSR:** Per County Assessor, based on net taxable acres not determined.

Property Information
Tract 3 - 74 Acres m/l

Location
Approximately 3 miles southwest of Allison. 245th St. is south boundary.

Legal Description
See Aerial Photo. Exact legal to be determined by survey.

Real Estate Tax
Taxes Payable 2013 - 2014: $1,253
Net Taxable Acres: 73.44
Tax per Net Tax. Ac.: $17.06

FSA Data
Farm Number: 5010
Crop Acres: 66.23 of which all are currently in CRP.

CRP Contracts
Tract #7590	Field 18
Contract #3561	Total Acres 66.2
Practice CP23	Rate $252.27
Annual Pay $16,700	Expires 09/30/2025

Soil Types / Productivity
Primary soils are Spillville-Coland complex and Coland clay loam. See soil map for detail.

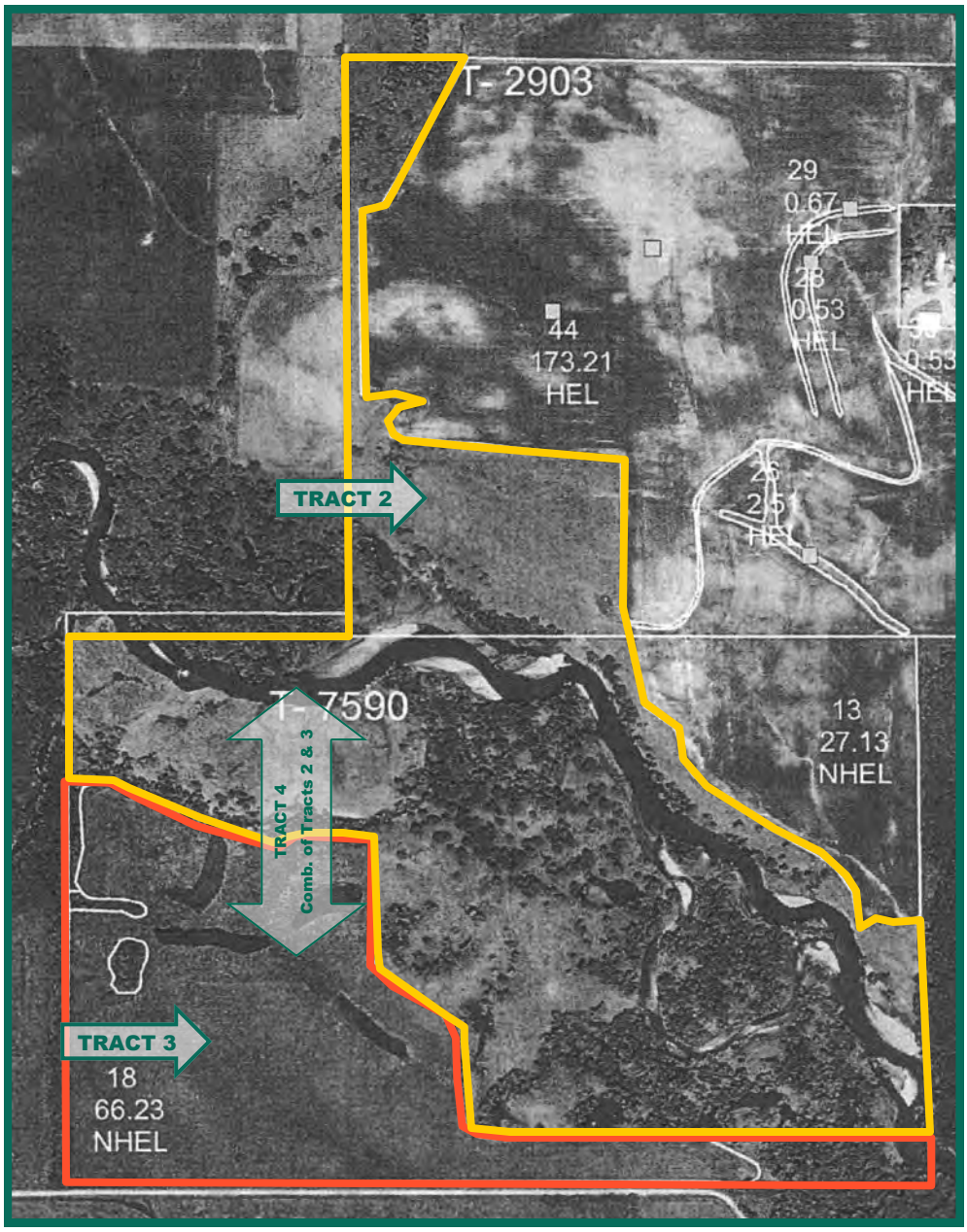
- **CSR2:** 43.9 per AgriData Inc. 2014, based on FSA acres.
- **CSR:** 45.6 per AgriData Inc. 2014, based on FSA acres.
- **CSR:** Per County Assessor, based on net taxable acres not determined.

Cal E. Wilson
Licensed Real Estate Sales Person - IA
340 Tower Park Drive, P.O. Box 2396
Waterloo, IA 50704

319.234.1949
CalW@Hertz.ag

www.Hertz.ag

FSA Map: Tract 4
(Combination of Tracts 2 and 3)



Property Information
Tract 4 - 241 Acres m/l
(Combinations of Tracts 2 & 3)

Location
Approximately 3 miles southwest of Allison. 245th St. is south boundary.

Legal Description
See Aerial Photo. Exact legal to be determined by survey.

Real Estate Tax (Estimated)
Taxes Payable 2013 - 2014: $4,248
Net Taxable Acres: 239.72
Tax per Net Tax. Ac.: $17.72

FSA Data
Farm Number: 5010
Crop Acres: 66.23 of which all are currently in CRP.

CRP Contracts (Tract 3)
Tract #7590	Field 18
Contract # 3561	Total Acres 66.2
Practice CP23	Rate $252.27
Annual Pay $16,700	Expires 09/30/2025

Soil Types / Productivity
Primary soils are Lawler loam and Marshan clay loam. See soil map for detail.

- **CSR2:** 60.0 per AgriData Inc. 2014, based on FSA crop acres.
- **CSR:** 70.6 per AgriData Inc. 2014, based on FSA crop acres.
- **CSR:** Per County Assessor, based on net taxable acres not determined.

Buildings/Improvements
None

Drainage
No known tile.

Water & Well Information
No known well.

Comments
Tract 2 - Timber/pasture with west fork of the Cedar River running through it. Majority of the fence is newer according to Seller, generally in good condition. Should Tract 2 be sold separately a permanent easement through Tract 3 will be surveyed for access from 245th Street prior to closing. Buyer of Tract 2 will be granted the right to access pasture immediately upon completion of auction after signing early Occupancy Agreement and providing Certificate of Insurance.

Tract 3 - Buyer to receive 100% of the CRP payment payable October 2014 in the amount of $16,700.

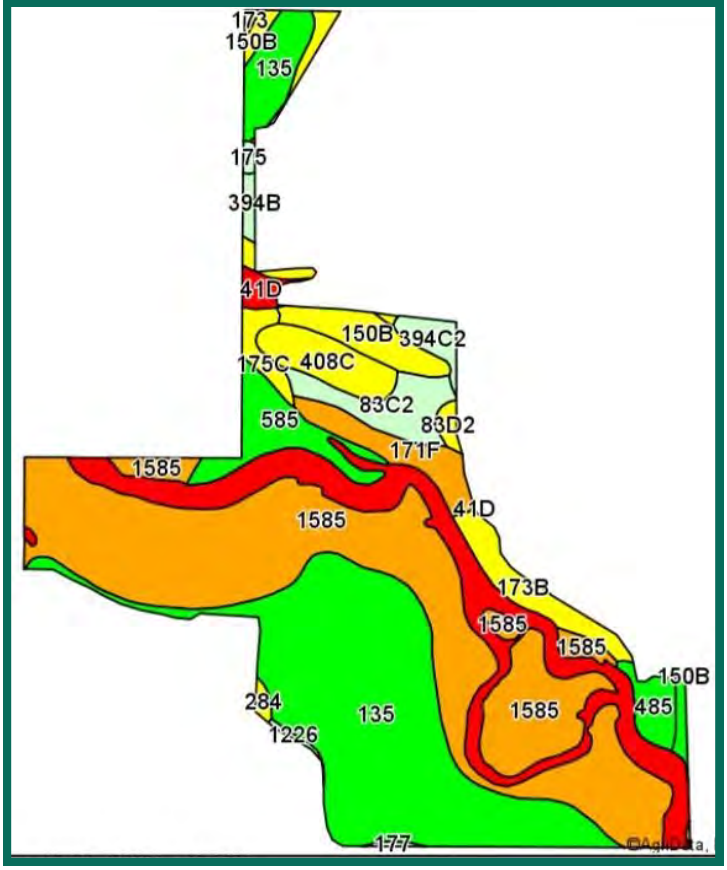
Cal E. Wilson
Licensed Real Estate Sales Person - IA
340 Tower Park Drive, P.O. Box 2396
Waterloo, IA 50704

319.234.1949
CalW@Hertz.ag

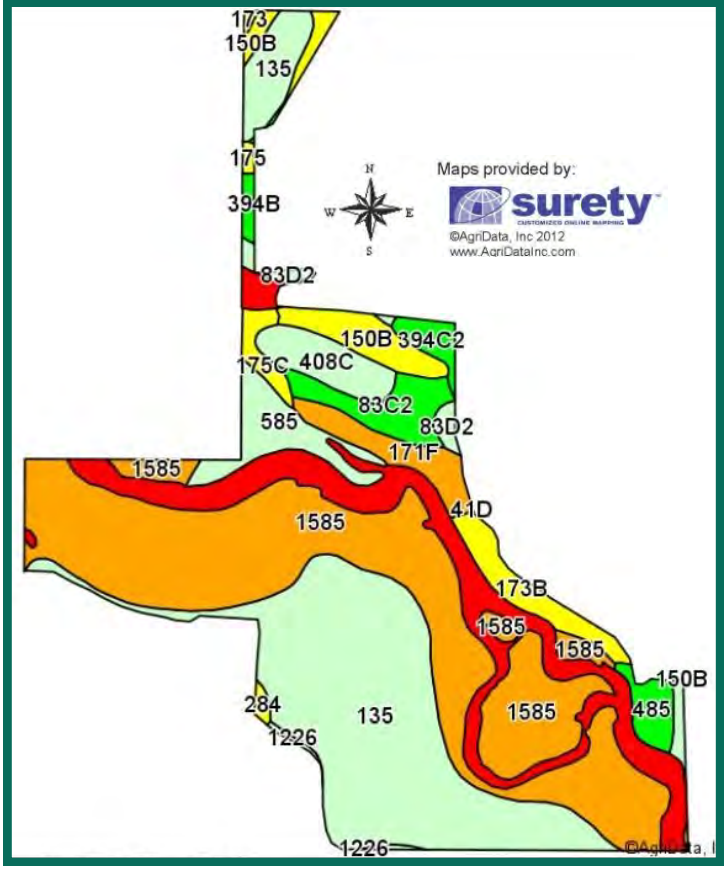
www.Hertz.ag

Soil Maps: Tract 2

CSR



CSR2



CSR2 / CSR **167 estimated pasture/timber acres m/l**

Code	Soil Description	Acres	Percent of field	**CSR2 Legend	Non-Irr Class	CSR2**	CSR
1585	Spillville-Coland complex, channeled, 0 to 2 percent slopes	57.82	34.8%		Vw	24	25
135	Coland clay loam, 0 to 2 percent slopes	46.22	27.8%		IIw	74	80
W	Water	20.93	12.6%			0	0
585	Spillville-Coland complex, 0 to 2 percent slopes	6.61	4.0%		IIIw	64	80
150B	Hanska loam, 1 to 4 percent slopes	5.78	3.5%		IIw	49	59
83C2	Kenyon loam, 5 to 9 percent slopes, eroded	4.93	3.0%		IIIe	84	68
408C	Olin fine sandy loam, 5 to 9 percent slopes	4.69	2.8%		IIIe	68	52
171F	Bassett loam, 14 to 25 percent slopes	4.51	2.7%		VIe	33	25
173B	Hoopeston fine sandy loam, 2 to 5 percent slopes	4.30	2.6%		IIe	55	55
485	Spillville loam, 0 to 2 percent slopes	2.37	1.4%		IIw	90	92
394C2	Ostrander loam, 5 to 9 percent slopes, moderately eroded	1.75	1.1%		IIIe	81	68
175C	Dickinson fine sandy loam, 5 to 9 percent slopes	1.72	1.0%		IIIe	46	40
83D2	Kenyon loam, 9 to 14 percent slopes, eroded	1.51	0.9%		IIIe	61	58
41D	Sparta loamy fine sand, 9 to 14 percent slopes	1.13	0.7%		VIs	7	15
391B	Clyde-Floyd complex, 1 to 4 percent slopes	0.73	0.4%		IIw	87	72
284	Flagler sandy loam, 0 to 2 percent slopes	0.39	0.2%		IIIs	56	55
175	Dickinson fine sandy loam, 0 to 2 percent slopes	0.30	0.2%		IIIs	56	60
1226	Lawler loam, 24 to 40 inches to sand and gravel, 0 to 2 percent slopes	0.24	0.1%		IIs	60	72
177	Saude loam, 0 to 2 percent slopes	0.18	0.1%		IIs	60	63
173	Hoopeston fine sandy loam, 0 to 2 percent slopes	0.17	0.1%		IIs	59	60
					Weighted Average	**43.9**	*-

***CSR Weighted Average** cannot be calculated on the current soils data, but the CSR Weighted Average as of 1/20/2012 was 45.6*

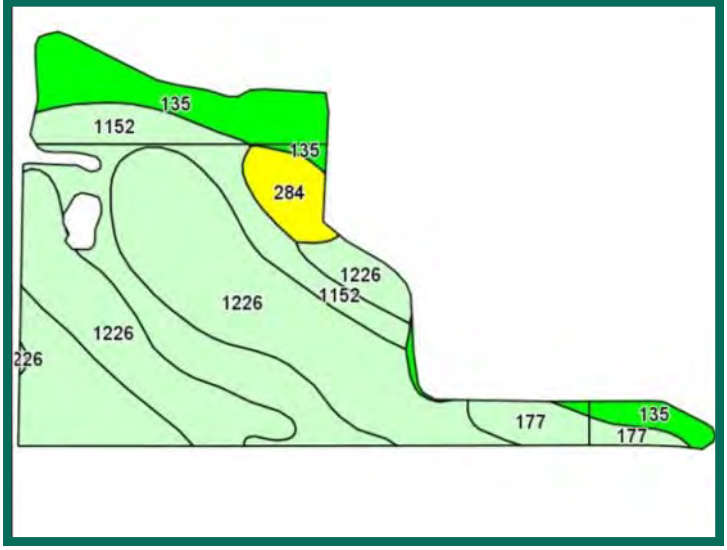
Cal E. Wilson
Licensed Real Estate Sales Person - IA
340 Tower Park Drive, P.O. Box 2396
Waterloo, IA 50704

319.234.1949
CalW@Hertz.ag

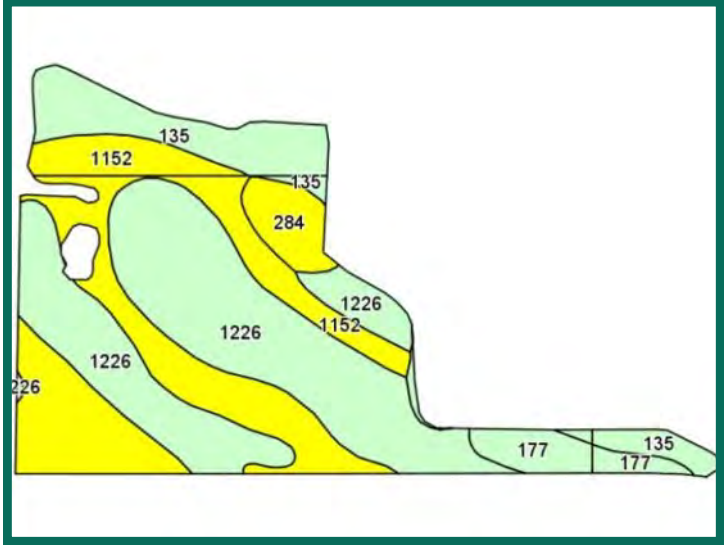
www.Hertz.ag

Soil Maps: Tract 3

CSR



CSR2



CSR2 / CSR 66.23 estimated cropland acres m/l

Code	Soil Description	Acres	Percent of field	**CSR2 Legend	Non-Irr Class	CSR2**	CSR
1226	Lawler loam, 24 to 40 inches to sand and gravel, 0 to 2 percent slopes	29.77	44.9%		IIs	60	72
1152	Marshan clay loam, 0 to 2 percent slopes	21.85	33.0%		IIw	55	68
135	Coland clay loam, 0 to 2 percent slopes	8.81	13.3%		IIw	74	80
177	Saude loam, 0 to 2 percent slopes	3.01	4.5%		IIs	60	63
284	Flagler sandy loam, 0 to 2 percent slopes	2.79	4.2%		IIIs	56	55
					Weighted Average	**60**	**70.6**

Maps provided by:

surety

©AgriData, Inc 2012
www.AgriDataInc.com

Cal E. Wilson
Licensed Real Estate Sales Person - IA
340 Tower Park Drive, P.O. Box 2396
Waterloo, IA 50704

319.234.1949
CalW@Hertz.ag

www.Hertz.ag

Aerial and House Photo: Tract 5

Property Information
Tract 5 - 12 Acres m/l

Location
Approximately 2 1/2 miles southwest of Allison. 23663 Jackson Ave., Allison, IA

Legal Description
See Aerial Photo. Exact legal to be determined by survey.

Real Estate Tax (Estimated)
Taxes Payable 2013 - 2014: $2,497

School District
Allison Bristow Schools

Dwelling
Single family - Split Foyer Frame home
Built in 1978
1,426 finished sq. ft.
Full Basement - 1,200 finished sq. ft.
FHA Gas - (LP Provider F.S. Farm Service in Allison).
Air - Yes
2 Bedrooms upstairs
2 Bedrooms downstairs
Fireplace
Vinyl and Brick siding

Attached frame garage - 528 sq. ft.

Buildings/Improvements
Steel Utility Building - 30' x 80' - built in 1960
Steel Utility Building - 60' x 90' - built in 2005
Addition to 2005 building - 15' x 90'
Hoop House - 30' x 84' - built in 2000
1 Garage/Shed - 20' x 22' - built in 1950
1 Shed - 20' x 32' - built in 1950
1 Garage Shed - 12' x 20' - built in 1950
1 Concrete Silo 16' x 60' - built in 1950
1 Concrete Silo 20' x 60' - built in 1965

Water & Well Information
Seller will provide a Septic System that meets all government regulations and codes prior to closing.

Seller to provide a well test stating that well water is safe for human consumption prior to auction date.

Comments
Well kept farmstead with nice home and cattle feeding facilities in a very private setting.

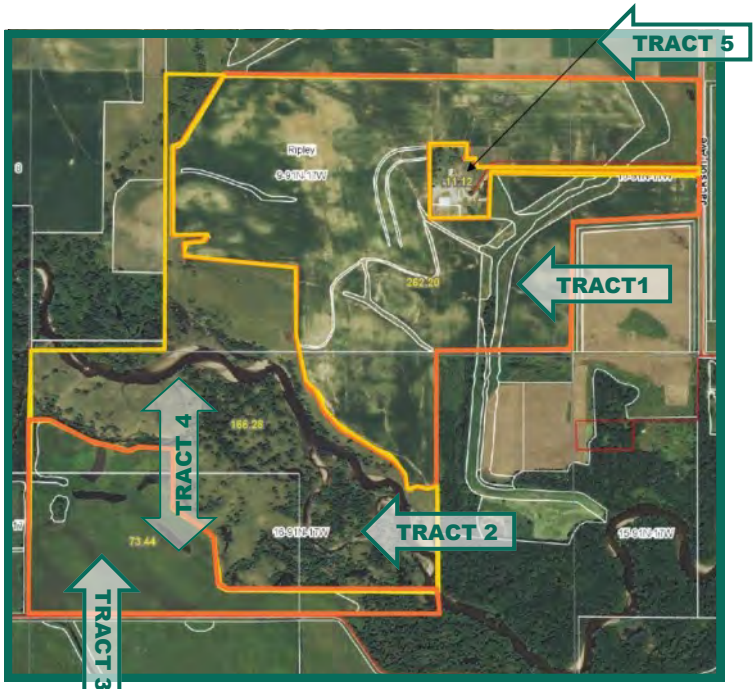
OPEN HOUSE
12:00 to 2:00 Sunday, May 4th

Cal E. Wilson
Licensed Real Estate Sales Person - IA
340 Tower Park Drive, P.O. Box 2396
Waterloo, IA 50704

319.234.1949
CalW@Hertz.ag

www.Hertz.ag

Aerial Photo and FSA Map: Tract 6



Property Information
Tract 6 - 516.67 Acres m/l
(Entire farm combined).

Location
Approximately 2 1/2 miles southwest of Allison.

Legal Description
PCL A SE 1/4, SE 1/4 EXC PCL A, E 1/2 SW 1/4, Section 9, NW SW Section 10, S 1/2 NW 1/4, W 1/2 NE 1/4, N 1/2 NW 1/4 Section 16, all in Township 91 North, Range 17 West of the 5th P.M., Butler Co.

Real Estate Tax
Taxes Payable 2013 - 2014: $10,476.00
Net Taxable Acres: 516.67
Tax per Net Tax. Ac.: $20.28

FSA Data
Farm Number: 5010
Crop Acres: 324.12
Corn Base: 235.10
Corn Direct/CC Yields: 111/111

CRP Contracts

Tract #2903	Fields 33, 34, 35 & 36
Contract #3571	Total Acres 8.8
Practice CP27, 28	Rate $215.55
Annual Pay $1,897	Expires 09/30/2025

Tract #2903	Field 37 and 43
Contract #10235	Acres 4.7
Practice CP21	Rate $282.79
Annual Pay $1,329	Expires 09/30/2023

Tract #7590	Field 18
Contract #3561	Total Acres 66.2
Practice CP23	Rate $252.27
Annual Pay $16,700	Expires 09/30/2025

Soil Types / Productivity
Primary soils are Ostrander loam and Hanska loam. See soil map for detail.
- **CSR2:** 64.4 per AgriData Inc. 2014, based on FSA crop acres.
- **CSR:** 62.4 per AgriData Inc. 2014, based on FSA crop acres.
- **CSR:** 56.19 per County Assessor, based on net taxable acres.

Dwelling
See information on Tract 5.

Buildings/Improvements
See information on Tract 5.

Drainage
See tile map on Tract 1.

Water & Well Information
Tract 5 - Seller will provide a Septic System that meets all government regulations and codes prior to closing.

Seller to provide a well test stating that well water is safe for human consumption prior to auction date.

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.

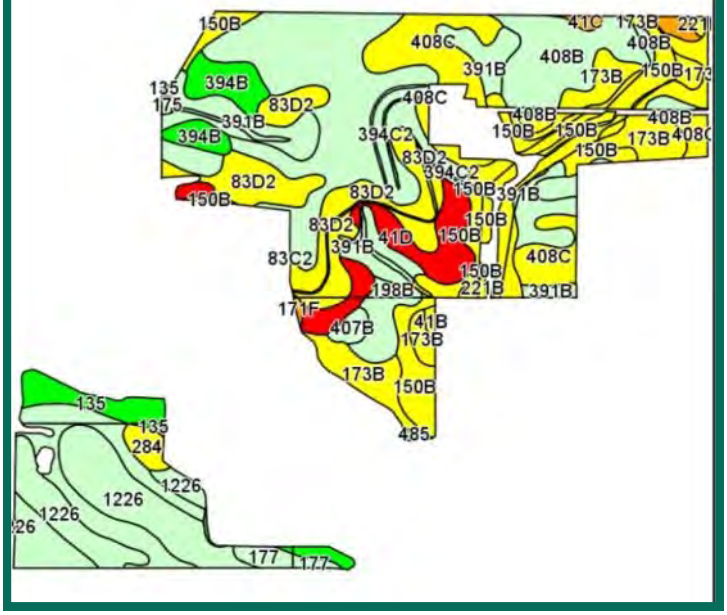
Cal E. Wilson
Licensed Real Estate Sales Person - IA
340 Tower Park Drive, P.O. Box 2396
Waterloo, IA 50704

319.234.1949
CalW@Hertz.ag

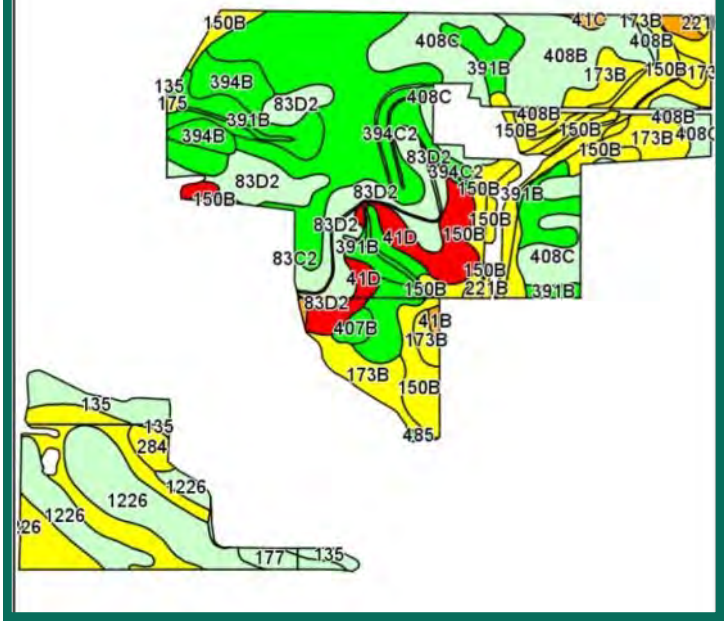
www.Hertz.ag

Soil Maps: Tract 6

CSR



CSR2



CSR2 / CSR 324.12 estimated cropland acres m/l

Code	Soil Description	Acres	Percent of field	**CSR2 Legend	Non-Irr Class	Irr Class	CSR2**	CSR
394C2	Ostrander loam, 5 to 9 percent slopes, moderately eroded	52.19	16.1%		IIIe		81	68
150B	Hanska loam, 1 to 4 percent slopes	36.55	11.3%		IIw		49	59
83D2	Kenyon loam, 9 to 14 percent slopes, eroded	30.47	9.4%		IIIe		61	58
391B	Clyde-Floyd complex, 1 to 4 percent slopes	30.27	9.3%		IIw		87	72
1226	Lawler loam, 24 to 40 inches to sand and gravel, 0 to 2 percent slopes	29.79	9.2%		IIs		60	72
173B	Hoopeston fine sandy loam, 2 to 5 percent slopes	24.25	7.5%		IIe		55	55
408C	Olin fine sandy loam, 5 to 9 percent slopes	22.75	7.0%		IIIe		68	52
408B	Olin fine sandy loam, 2 to 5 percent slopes	22.19	6.8%		IIe		73	67
1152	Marshan clay loam, 0 to 2 percent slopes	21.85	6.7%		IIw		55	68
41D	Sparta loamy fine sand, 9 to 14 percent slopes	14.97	4.6%		VIs		7	15
394B	Ostrander loam, 2 to 5 percent slopes	9.59	3.0%		IIe		87	85
135	Coland clay loam, 0 to 2 percent slopes	8.86	2.7%		IIw		74	80
198B	Floyd loam, 1 to 4 percent slopes	6.14	1.9%		IIw		89	75
177	Saude loam, 0 to 2 percent slopes	3.01	0.9%		IIs		60	63
284	Flagler sandy loam, 0 to 2 percent slopes	2.79	0.9%		IIIs		56	55
221B	Palms muck, 2 to 5 percent slopes	2.46	0.8%		IIIw		50	45
41C	Sparta loamy fine sand, 5 to 9 percent slopes	2.28	0.7%		IVs		34	25
407B	Schley silt loam, 1 to 4 percent slopes	1.90	0.6%		IIw		81	70
41B	Sparta loamy fine sand, 1 to 5 percent slopes	0.60	0.2%		IVs	IIe	39	40
175	Dickinson fine sandy loam, 0 to 2 percent slopes	0.45	0.1%		IIIs		56	60
485	Spillville loam, 0 to 2 percent slopes	0.43	0.1%		IIw		90	92
171F	Bassett loam, 14 to 25 percent slopes	0.33	0.1%		VIe		33	25
						Weighted Average	64.6	62.4

Maps provided by:
surety
©AgriData, Inc 2012
www.AgriDataInc.com

Cal E. Wilson
Licensed Real Estate Sales Person - IA
340 Tower Park Drive, P.O. Box 2396
Waterloo, IA 50704

319.234.1949
CalW@Hertz.ag

www.Hertz.ag