

180 Acres m/l, in 2 Parcels Clinton County, IA

Parcel #1 - 100 Acres m/l

Parcel #2 - 80 Acres m/l

Green Kids, LLC

64 CSR - These farms are located 1 mile west of DeWitt, IA

Date: Wed, May 7, 2014

Time: 10:00 a.m.

Auction Site:

DeWitt Community Center

Address:

512 10th Street
DeWitt, IA 52742

Auction Information

Method of Sale

- Land will be offered by the **choice and privilege method** with the choice to high bidder to take one or both parcels. Should the high bidder not select both parcels, the contending bidder will have the privilege to select the remaining parcel at the high bid. Should the contending bidder elect not to purchase the parcel that remains, the remaining parcel will be offered with another round of bidding.

- Bids will be dollars per acre.
- Seller reserves the right to refuse any and all bids.

Seller

Green Kids, LLC.

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 June 6, 2014. Final settlement will require certified check or wire transfer. Closing will occur June 6, 2014. Possession will be at closing subject to the 2014 cash rent lease, which expires March 1, 2015. Taxes will be prorated to closing.

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.

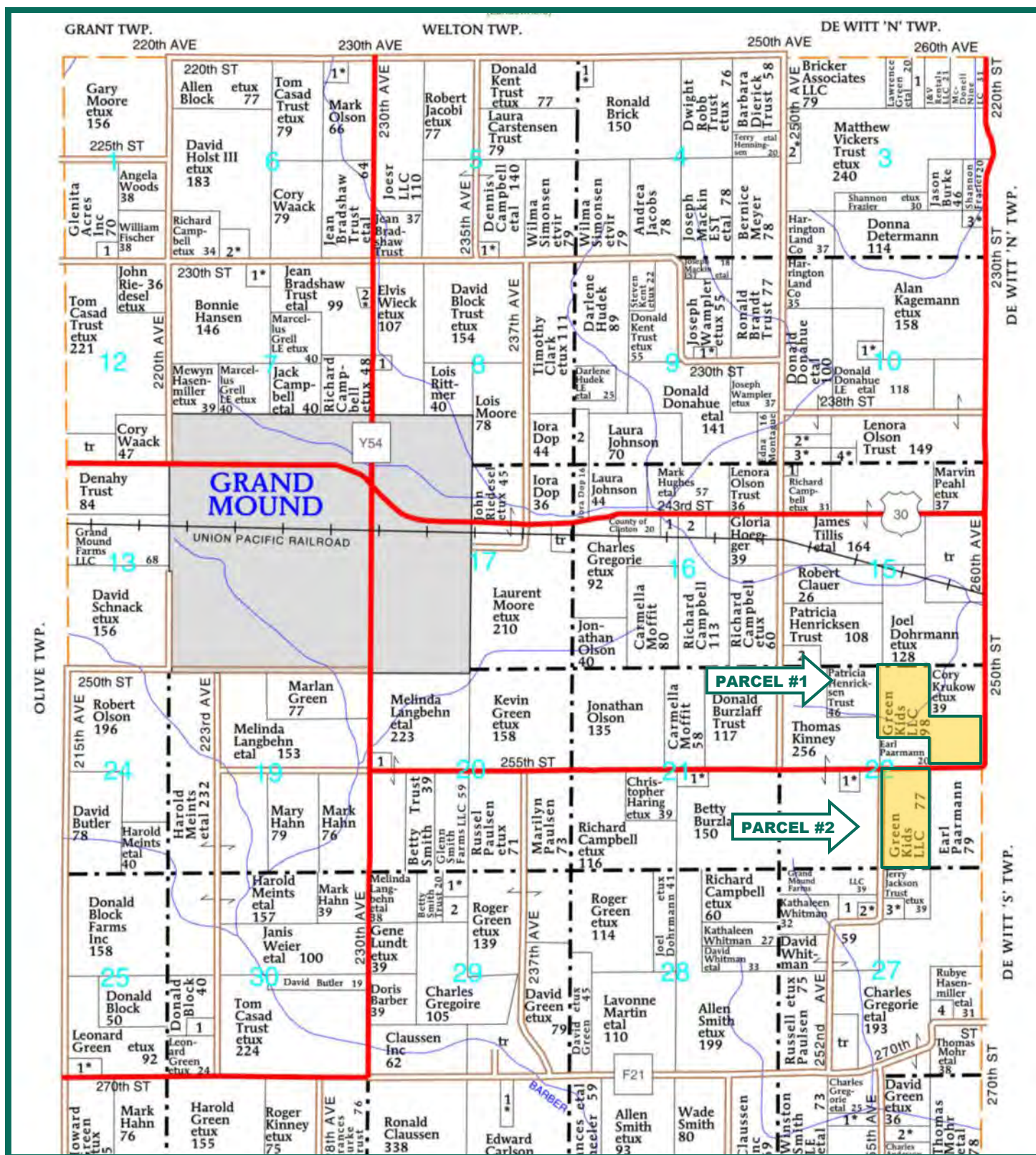
The information gathered for this brochure is from sources deemed reliable, but cannot be guaranteed by Hertz Real Estate Services, Inc. or its staff. All acres are considered more or less, unless otherwise stated.

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Plat Map



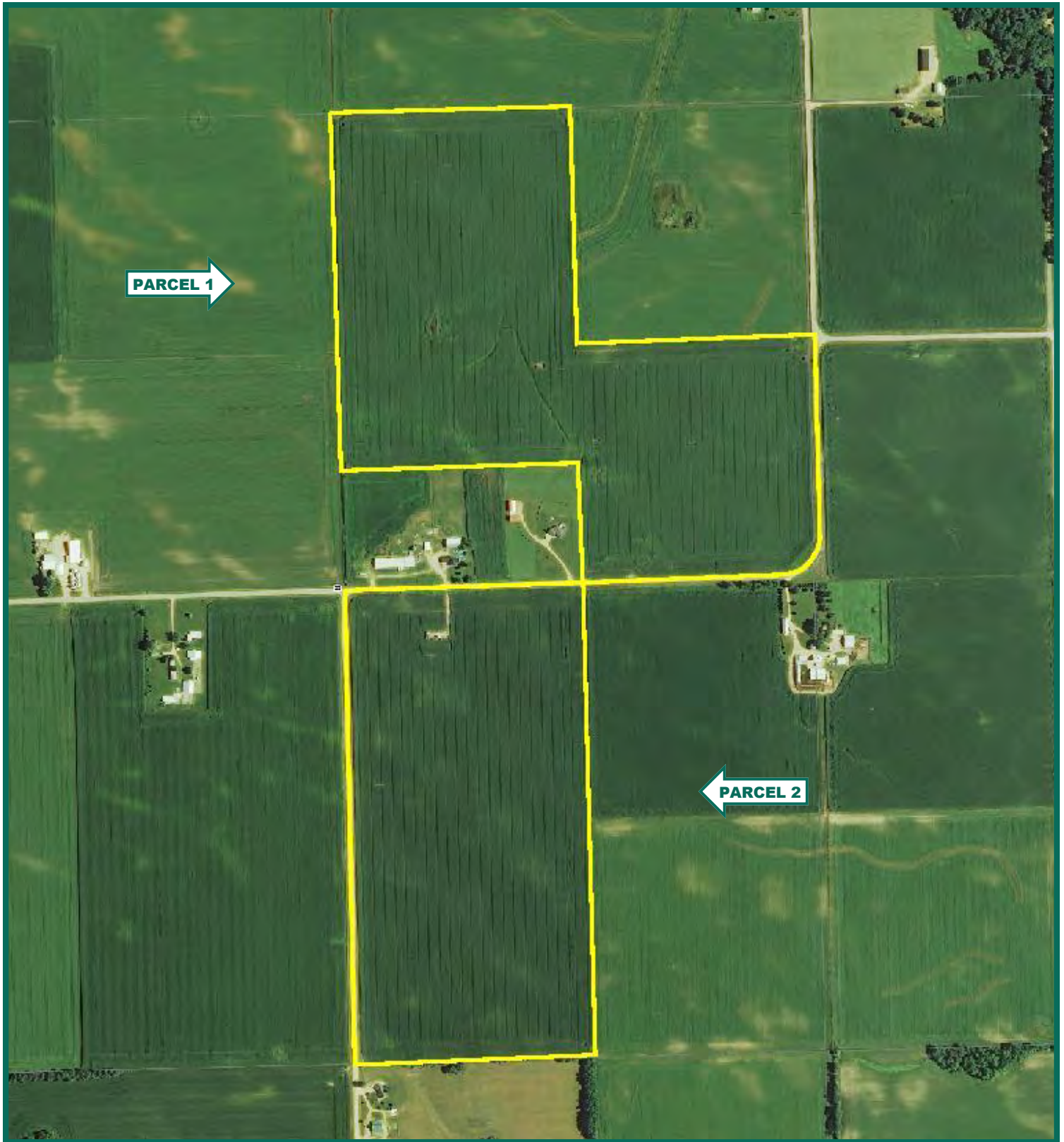
Map reproduced with permission of *Farm & Home Publishers, Ltd.*

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Aerial Photo

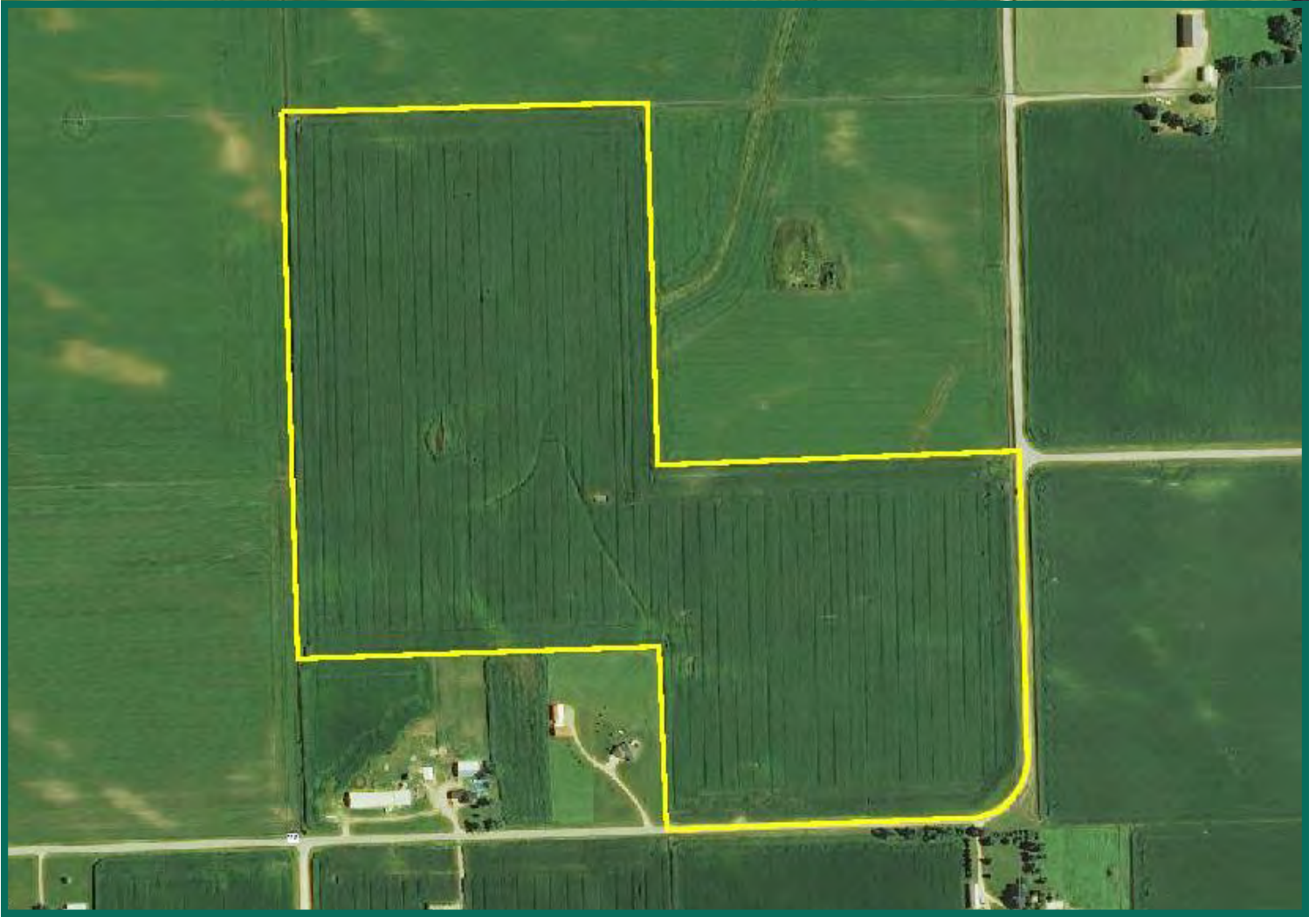


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Aerial Photo: Parcel #1



Property Information Parcel #1 - 100 Acres

Location

From Grand Mound - 3 miles east on Hwy 30 and 1 mile south on 260th Ave.

Legal Description

The SE $\frac{1}{4}$ of the NE $\frac{1}{4}$ and the North 60 acres of the W $\frac{1}{2}$ of the NE $\frac{1}{4}$; all in Section 22, Township 81 North, Range 3 East of the 5 P.M., Clinton County, Iowa.

Real Estate Tax

Taxes Payable 2013 - 2014: \$2,878.00
Net Taxable Acres: 98
Tax per Net Tax. Ac.: \$29.37

FSA Data

Farm Number: 7185
Tract Number: 11557
Crop Acres: 99.23
Corn Base: 63.80
Corn Direct/CC Yields: 118/118
Bean Base: 30.40
Bean Direct/CC Yields: 31/31

CRP Contracts

None.

Soil Types / Productivity

Primary soils are Marshan, Dickinson and Saude. See soil map for detail.
• **CSR:** 63.9 per AgriData, Inc., 2014, based on FSA crop acres.

- **CSR:** 61.4 per County Assessor, based on net taxable acres.
- **CSR2:** 56.3 per AgriData, Inc., 2014, based on FSA crop acres.

Land Description

This farm lays nice with good eye appeal on a hard surface road.

Buildings/Improvements

None.

Comments

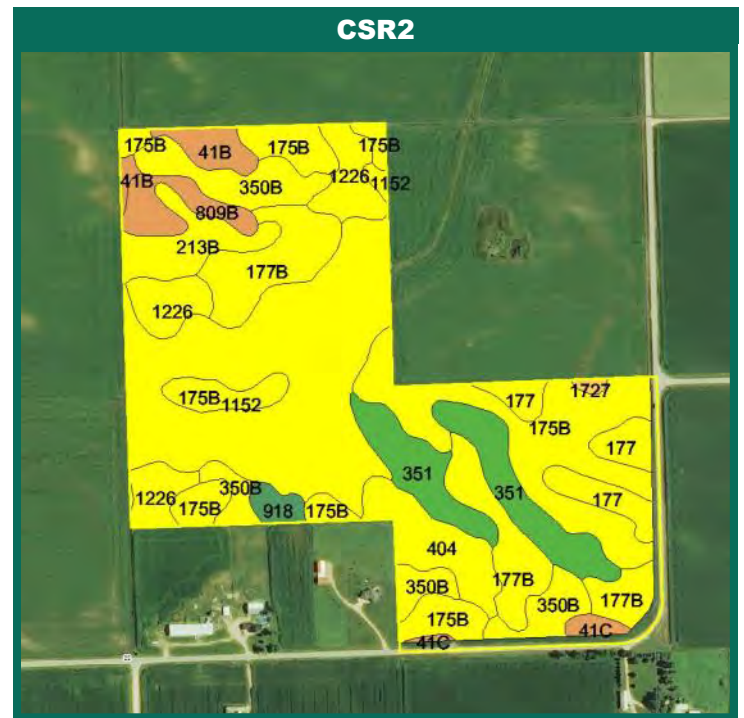
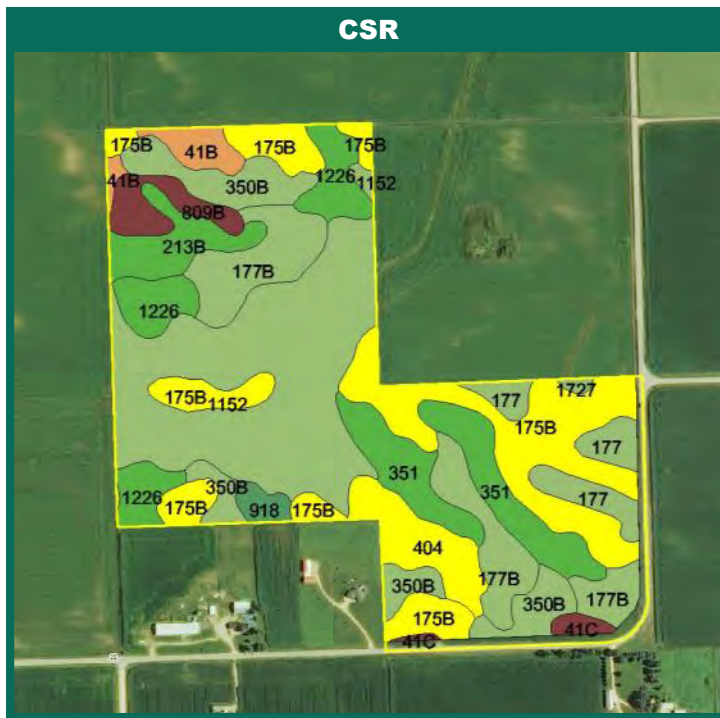
This is a good quality Clinton County farm that lays nice along a hard surface road.

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Soil Maps: Parcel #1



Measured Tillable Acres		99.3	Avg. CSR		63.9	Avg. CSR2*		56.3
Soil Label	Soil Name	CSR	CSR2	Percent of Field	Non_Irr Class	Acres		
1152	Marshan clay loam, 0 to 2 percent	70	55	4.0	IIw	25.6		
1226	Lawler loam, 24 to 40 inches to sand	74	60	0.7	IIs	6.5		
1727	Udolpho loam, 0 to 2 percent slopes	69	48	4.9	IIw	0.2		
175B	Dickinson fine sandy loam, 2 to 5	56	51	5.4	IIIe	20.4		
177	Saude loam, 0 to 2 percent slopes	64	60	1.2	IIs	4.2		
177B	Saude loam, 2 to 5 percent slopes	61	56	3.9	Ile	10.9		
213B	Rockton loam, 30 to 40 inches to	76	53	1.5	Ile	3.7		
350B	Waukegan silt loam, 2 to 5 percent	69	55	9.9	Ile	8.1		
351	Atterberry silt loam, sandy	73	78	7.5	I	8.6		
404	Thorp silt loam, 0 to 2 percent slopes	57	60	4.9	IIw	4.5		
41B	Sparta loamy fine sand, 2 to 5 percent	40	38	2.8	IVs	2.1		
41C	Sparta loamy fine sand, 5 to 9 percent	25	33	1.6	VIIs	0.8		
809B	Bertram fine sandy loam, 2 to 5	22	39	2.2	IVs	2.7		
918	Garwin silty clay loam, sandy	87	84	1.0	IIw	1.0		

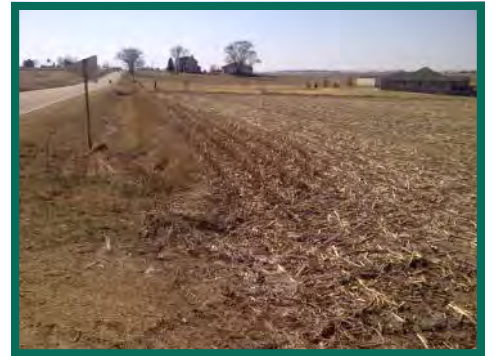
CSR/CSR2 UPDATE: The State of Iowa has historically used Corn Suitability Rating (CSR) as its soil productivity index. To better recognize soil type variability, the USDA Natural Resources Conservation Service (NRCS) is in the process of reclassifying soil map units in various Iowa counties. In recognition of this change and in an effort to make the CSR more consistent across the state, Iowa State University has developed a new formula called CSR2, which does not directly correlate to the previous CSR values, but *replaces* them. There may be a significant difference between the old CSR value and the new CSR2 value on any given farm. We are providing both CSR and CSR2 soil maps during this transition period to illustrate any changes. For additional information regarding CSR2, please see the link on our website at www.Hertz.ag.

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Aerial Photo: Parcel #2



Bean Base: 26.50
Bean Direct/CC Yields: 31/31

CRP Contracts

None.

Soil Types / Productivity

Primary soils are Waukegan, Ripon and Dickinson. See soil map for detail.

- **CSR:** 64.3 per AgriData, Inc., 2014, based on FSA crop acres.
- **CSR:** 63.8 per County Assessor, based on net taxable acres.
- **CSR2:** 54.5 per AgriData, Inc., 2014, based on FSA crop acres.

Land Description

Level to gently rolling.

Buildings/Improvements

Concrete bunker silo.

Comments

This is a good quality Clinton County farm located on a hard surface road in a strong area.

Property Information Parcel #2 - 80 Acres

Location

From Grand Mound - 3 miles east on Hwy 30, 1 mile south on 260th Ave, and a ¼ mile west on 255th St.

Legal Description

The W ½ of the SE ¼ of Section 22, Township 81 North, Range 3 East of the 5th P.M., Clinton County, Iowa.

Real Estate Tax

Taxes Payable 2013 - 2014: \$2,086.00
Net Taxable Acres: 77
Tax per Net Tax. Ac.: \$27.09

FSA Data

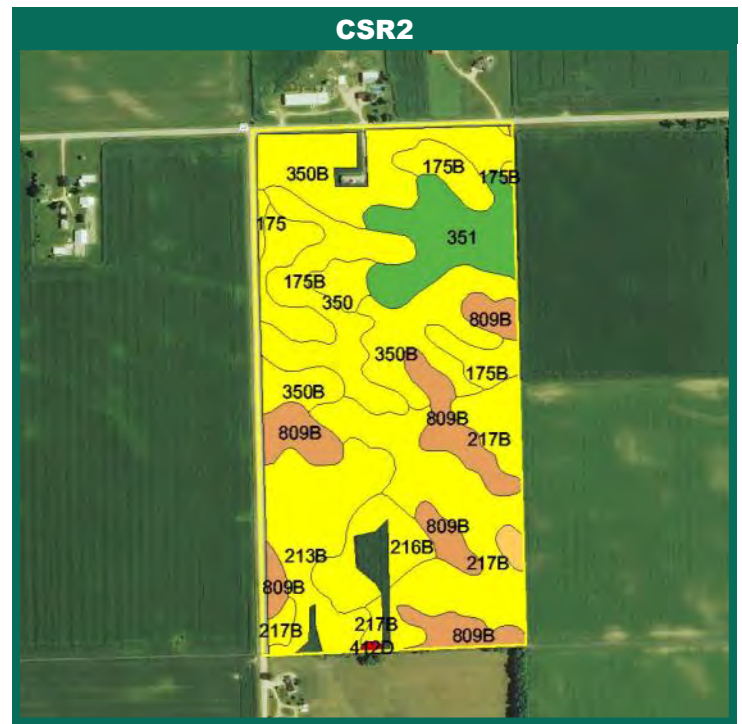
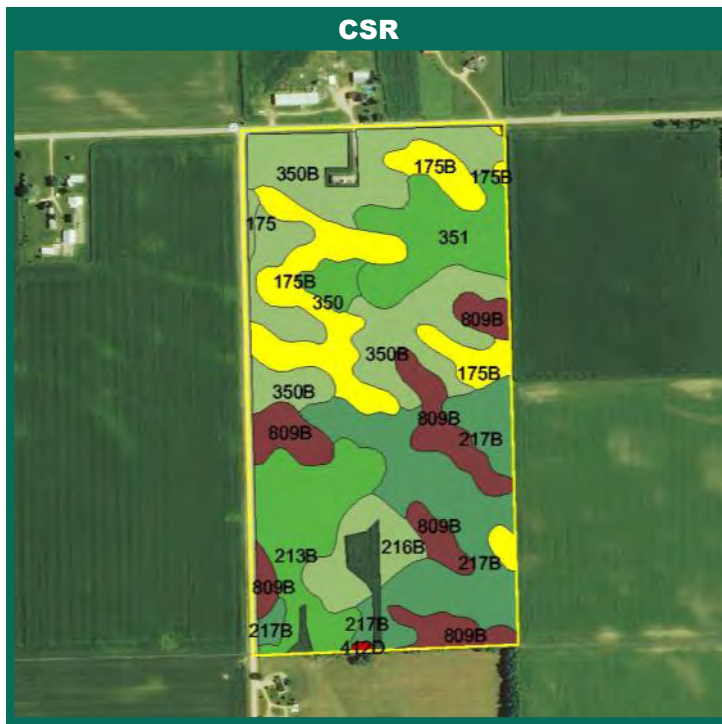
Farm Number: 7185
Tract Number: 1420
Crop Acres: 76.72
Corn Base: 45.90
Corn Direct/CC Yields: 118/118

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Soil Maps: Parcel #2



Measured Tillable Acres		Avg. CSR		Avg. CSR2*			
76.7		64.3		54.5			
Soil Label	Soil Name	CSR	CSR2	Percent of Field	Non_Irr Class	Acres	
175	Dickinson fine sandy loam, 0 to 2	61	56	0.8	IIIs	0.3	
175B	Dickinson fine sandy loam, 2 to 5	56	51	5.4	IIle	11.5	
213B	Rockton loam, 30 to 40 inches to	76	53	1.5	Ile	8.8	
214B	Rockton loam, 20 to 30 inches to	59	49	0.2	Ile	0.5	
216B	Ripon silt loam, 20 to 30 inches to	66	53	0.6	Ile	3.8	
217B	Ripon silt loam, 30 to 40 inches to	81	57	4.0	Ile	15.0	
350	Waukegan silt loam, 0 to 2 percent	74	60	2.1	IIIs	1.3	
350B	Waukegan silt loam, 2 to 5 percent	69	55	9.9	Ile	18.5	
351	Atterberry silt loam, sandy	73	78	7.5	I	7.0	
412D	Sogn loam, 5 to 14 percent slopes	8	5	1.0	VIIs	0.1	
41C	Sparta loamy fine sand, 5 to 9	25	33	1.6	VIIs	0.0	
809B	Bertram fine sandy loam, 2 to 5	22	39	2.2	IVs	9.9	

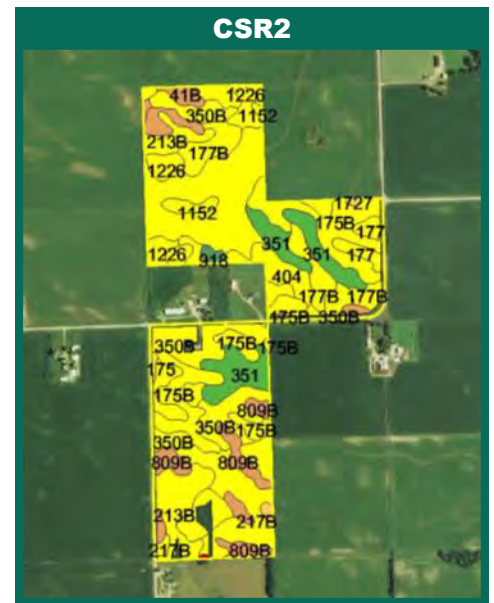
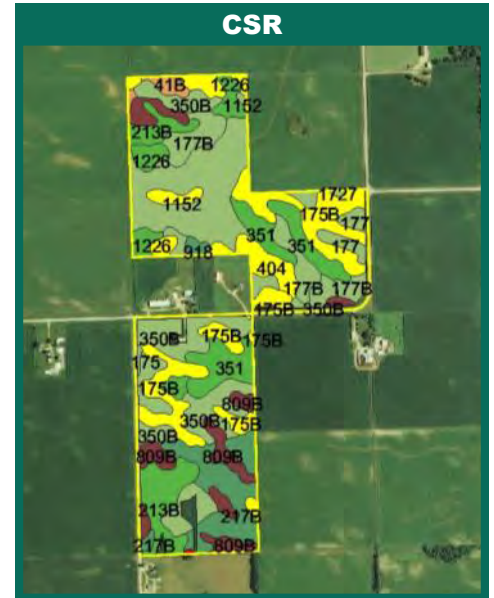
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Aerial Photo and Soil Maps: Combined Parcels



Property Information Parcels #1 and #2 - 180 Acres

Legal Description

The W $\frac{1}{2}$ of the SE $\frac{1}{4}$, and the SE $\frac{1}{4}$ of the NE $\frac{1}{4}$, and the North 60 acres of the W $\frac{1}{2}$ of the NE $\frac{1}{4}$; all in Section 22, Township 81 North, Range 3 East of the 5 P.M., Clinton County, Iowa.

Real Estate Tax

Taxes Payable 2013 - 2014: \$4,964.00

Net Taxable Acres: 175

Tax per Net Tax. Ac.: \$28.36

FSA Data

Farm Number: 7185

Tract Number: 11557 & 1420

Crop Acres: 175.95

Corn Base: 109.7

Corn Direct/CC Yields: 118/118

Bean Base: 56.9

Bean Direct/CC Yields: 31/31

Soil Types / Productivity

Primary soils are Waukegan, Dickinson and Marshan. See soil map for detail.

- **CSR:** 64.0 per AgriData, Inc., 2014, based on FSA crop acres.
- **CSR:** 62.47 per County Assessor, based on net taxable acres.
- **CSR2:** 55.5 per AgriData, Inc., 2014, based on FSA crop acres.

Land Description

These are nice laying farms located on a hard surface road in a strong area.

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Photos: 180 Acres, Clinton County, IA



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