

20 Acres, m/l,
Jasper
County, IA



This property will be sold via ABSOLUTE Auction!

Date: Friday, May 30, 2014

Time: 2:00 p.m.

Auction Site:

Collins Community Center

Address:

219 Main Street
Collins, IA 50055

Property Information

Address

9401 W. 124th St. N., Mingo, IA 50168

Location

1.5 miles NE of intersection of Hwys.
65/117 and Hwy. 330, then 1/8 mile north
on W. 124th St. N.

Legal Description

N½ NE¼ SE¼ Section 16, Township 81
North, Range 21 West of the 5th p.m.
(Clear Creek Twp.)

Real Estate Tax

Taxes Payable 2013-2014: \$736.00
Net Taxable Acres: 19.7
Tax per Net Tax. Ac.: \$37.36

Soil Types / Productivity

Primary soils are Lester and Hayden. See
soil maps for detail.

- **CSR:** 48.8 per County Assessor, based
on net taxable acres.
- **CSR:** 51.7 per AgriData, Inc., 2012,
based on non-timber/non-building site
acres.
- **CSR2:** 57.1 per AgriData, Inc. 2012
based on non-timber/non-building site
acres.

Land Description

Gently sloping to steep

Buildings/Improvements

40' x 64' Horse barn with attached 24' x
24' office partially finished.

Property is presently not eligible for
development because of access from a
class "B" road, and per Jasper County
zoning.

Drainage

Natural

Water & Well Information

Central Iowa Rural Water has line to
property. \$895 cost to re-install service.

Services

School District: Collins-Maxwell
Mail: Mingo

Marv Huntrods, ALC

Licensed Real Estate Salesperson in IA, MN, NE & SD
415 S. 11th St., PO Box 500
Nevada, IA 50201-0500

515-382-1500 or

800-593-5263

MarvH@Hertz.ag

www.Hertz.ag

Location Map



Comments

Nice secluded acreage just off 4-lane Hwy. 330 between Des Moines and Marshalltown. Property will sell "As Is, Where Is".

Auction Information

Method of Sale

- Property will be sold as a single tract of land.
- Bidding will be by gross dollars.
- Property is being sold via Absolute Auction to highest bidder.
- Sale subject to the prior owner(s) rights under the Agriculture Credit Act of 1987, as amended.

Seller

Farm Credit Services of America

Agency

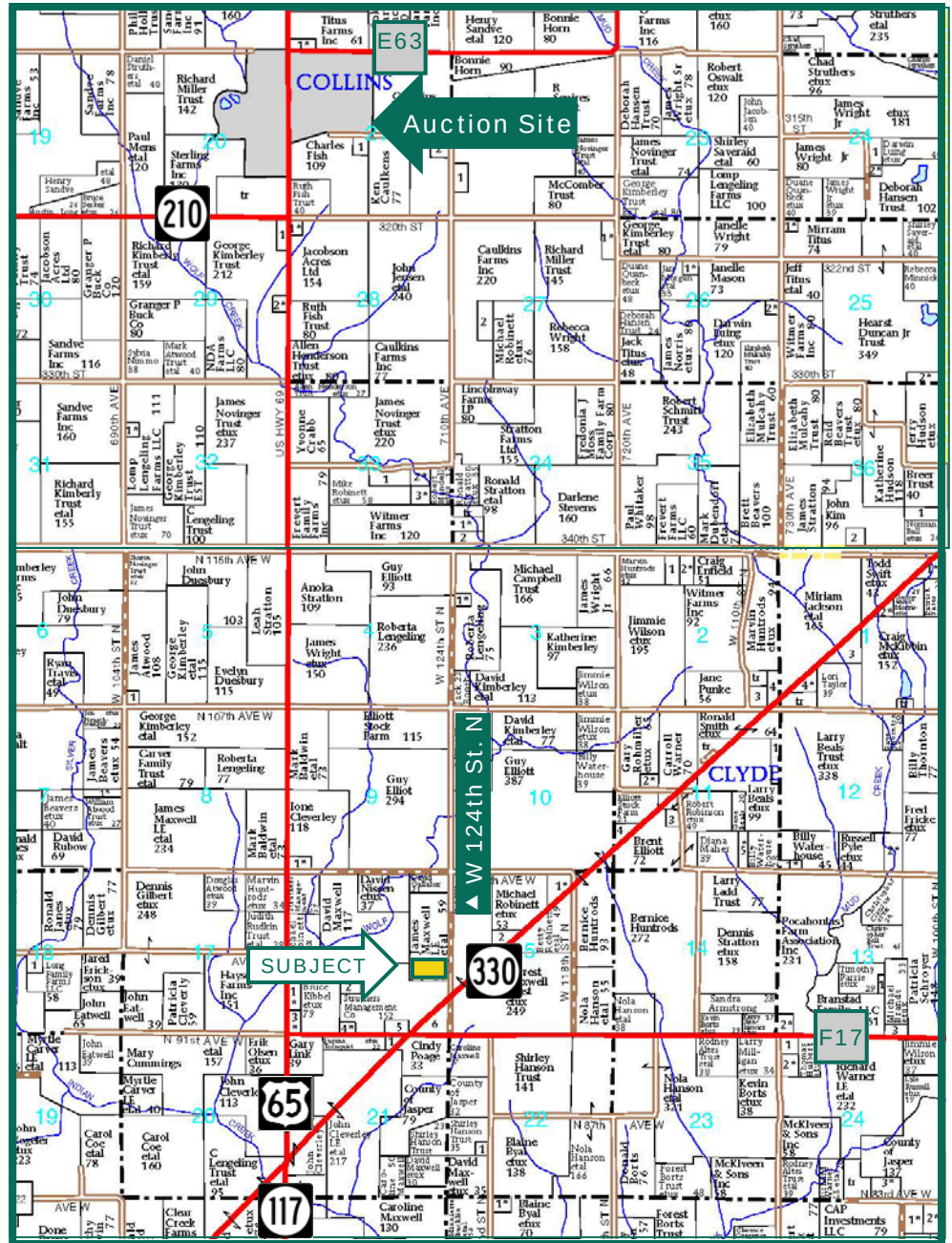
Hertz Real Estate Services, Inc. and their representatives are Agents of the Seller.

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 July 1, 2014. Final settlement will require certified check or wire transfer. Closing and possession will occur July 1, 2014. Taxes will be prorated to July 1, 2014.

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



Map reproduced with permission of [Farm & Home Publishers, Ltd.](#)

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.

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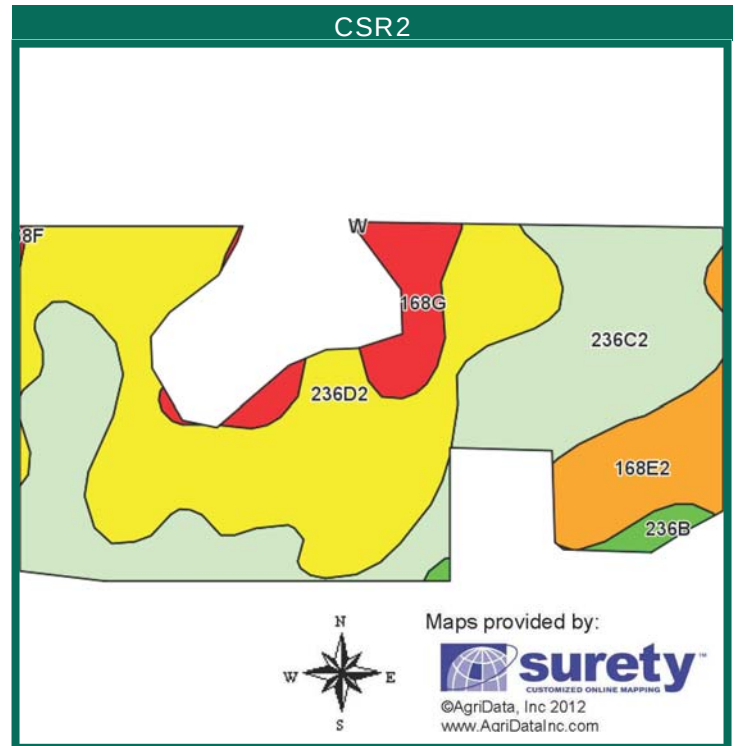
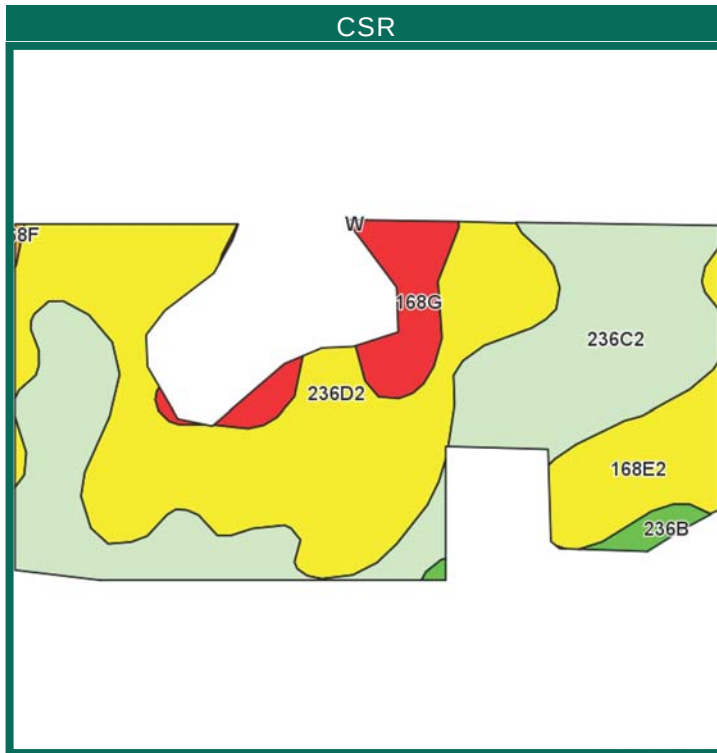
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Soil Maps



CSR - 15.5 Ac. - Weighted Average 51.7

Viewing soils data as of 1/21/2012

Code	Soil Description	Acres	Percent of field	*CSR Legend	Non-Irr Class	CSR*
236D2	Lester loam, 9 to 14 percent slopes, moderately eroded	6.64	42.8%		IIIe	50
236C2	Lester loam, 5 to 9 percent slopes, moderately eroded	6.02	38.8%		IIIe	62
168E2	Hayden loam, 14 to 18 percent slopes, moderately eroded	1.49	9.6%		IVe	42
168G	Hayden loam, 25 to 40 percent slopes	1.12	7.2%		VIIe	13
236B	Lester loam, 2 to 5 percent slopes	0.23	1.5%		Ile	81
Weighted Average						51.7

CSR2 - 15.5 Ac. - Weighted Average 57.1

Code	Soil Description	Acres	Percent of field	**CSR2 Legend	Non-Irr Class	CSR2**
236D2	Lester loam, 9 to 14 percent slopes, moderately eroded	6.59	42.5%		IIIe	51
236C2	Lester loam, 5 to 9 percent slopes, moderately eroded	6.06	39.1%		IIIe	78
168E2	Hayden loam, 14 to 18 percent slopes, moderately eroded	1.51	9.7%		IVe	32
168G	Hayden loam, 25 to 40 percent slopes	1.08	7.0%		VIIe	5
236B	Lester loam, 2 to 5 percent slopes	0.26	1.7%		Ile	86
Weighted Average						57.1

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 Services (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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20 Acres, Jasper County, IA: Photos



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