



70 Acres, m/l, Des Moines County, IA

Phyllis J. Shutt Residuary Trust

86.6 CSR & 81.7 CSR2

Date: Friday, April 11, 2014

Time: 10:00 a.m.

Auction Site:

Mediapolis City Hall

Address:

510 Main Street,
Mediapolis, IA 52637

Property Information

Location

From Mediapolis: 4 miles west on
Mediapolis Road and 1 1/2 miles south on
160th Avenue.

Legal Description

N 1/2 of the S 7/8 of the SE 1/4 of Section
6, Township 71 North, Range 3 West.
Also a strip of land along South side of N
1/8 of the SE 1/4 of Section 6, being one
and one-half rods wide at East end and

one rod wide at West end. Also Easement
for dam and spillway, dated July 15, 1960,
and set forth in Deed Book 245, page 409,
in the Recorder's Office of Des Moines
County, Iowa.

Real Estate Tax

Taxes Payable 2013 - 2014: \$2,706.00
Net Taxable Acres: 67.44 Acres
Tax per Net Tax. Ac.: \$40.12

FSA Data

Farm Number: #402
Crop Acres: 68.3
Corn Base: 43.0*
Corn Direct/CC Yields: 129 Bu./Acre*
Bean Base: 25.3*
Bean Direct/CC Yields: 34 Bu./Acre*
*Estimated - Combined with other farmland.

CRP Contracts

None.

Soil Types / Productivity

Primary soils are Mahaska, Taintor and
Hedrick. See soil map for detail.

- **CSR:** 86.0 per County Assessor, based on net taxable acres.
- **CSR:** 86.6 per AgriData, Inc., 2014, based on FSA crop acres.
- **CSR2:** 81.7 per AgriData, Inc. 2014 based on FSA crop acres.

Land Description

This farm lays nice with good eye appeal.

Buildings/Improvements

None.

Drainage

Tile drainage - No tile map available.

Comments

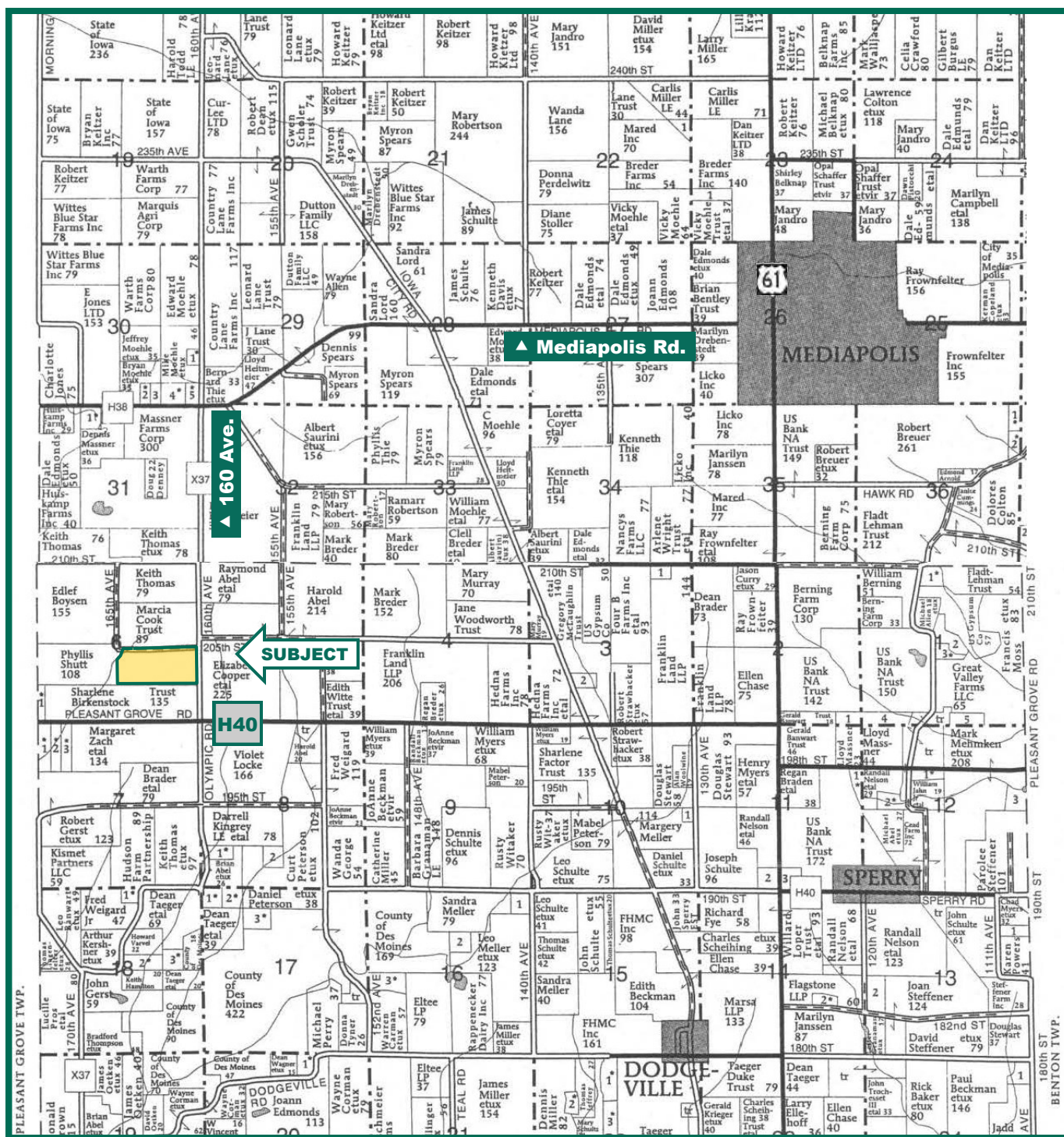
This is a high quality Des Moines County
farm located in a strong area!

Jim Rebhuhn, AFM
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Plat Map



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

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Auction Information

Method of Sale

- Property will be sold as a single tract of land consisting of 70 acres. The bids will be dollars per acre and multiplied by the advertised acres to determine the total sales price.
- Seller reserves the right to refuse any and all bids.

Seller

Phyllis J. Shutt Residuary Trust.

Agency

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

Terms of Possession

20% 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 April 11, 2014. Final settlement will require certified check or wire transfer. Closing and possession will occur May 13, 2014. There is no lease in place so buyer will have full possession.

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.

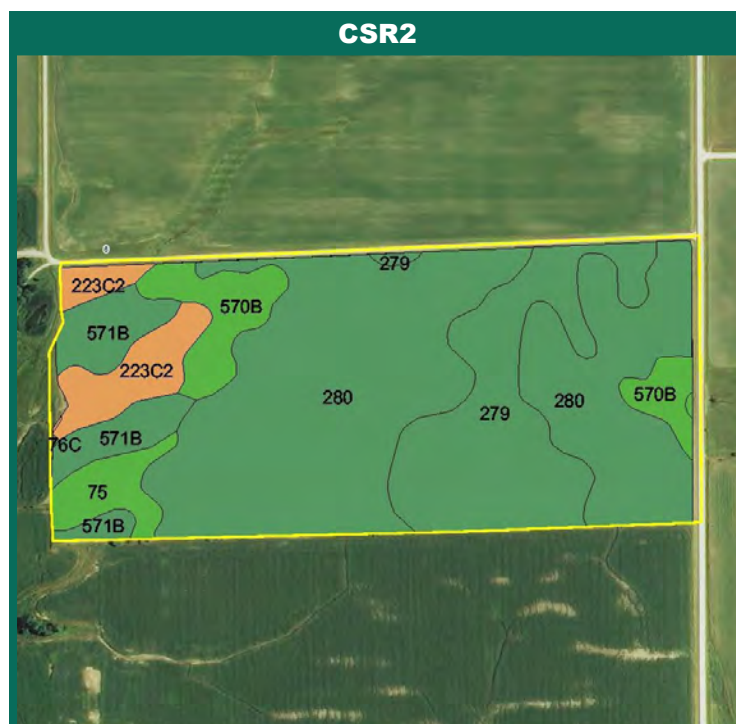
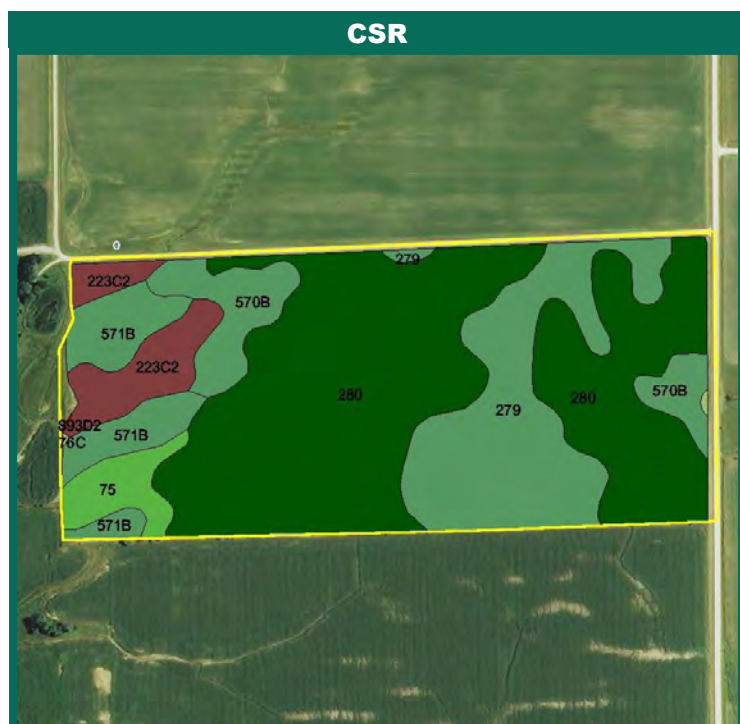
Bidding increments are at the discretion of the Auctioneer. Acreage figures are based on information currently available, but are not guaranteed.

2014 Fertilizer

Fertilizer totaling \$16,929.81 was applied to the farm during the fall of 2013. Buyer shall reimburse fertilizer expense to seller at closing.

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Soil Maps



Measured Tillable Acres		Avg. CSR		Avg. CSR2*		
68.3		86.6		81.7		
Soil Label	Soil Name	CSR	CSR2	Percent of Field	Non_Irr Class	Acres
223C2	Rinda silt loam, 5 to 9 percent	21.0	36.0	2.8	IVw	4.3
279	Taintor silty clay loam, 0 to 1 percent	88.0	84.0	11.3	IIw	13.7
280	Mahaska silty clay loam, 1 to 3	95.0	86.0	40.9	I	37.3
570B	Nira silty clay loam, 2 to 5 percent	87.0	80.0	5.6	Ile	5.1
571B	Hedrick silt loam, 2 to 5 percent	82.0	85.0	9.5	Ile	5.3
571C2	Hedrick silt loam, 5 to 9 percent	62.0	75.0	4.2	IIle	0.1
75	Givin silt loam, 1 to 3 percent slopes	75.0	80.0	5.9	I	2.5
76C	Ladoga silt loam, 5 to 9 percent	70.0	81.0	0.3	IIle	0.0
893D2	Gara-Rinda complex, 9 to 14 percent	19.0	39.0	4.2	IVe	0.0

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.

Additional Contact:

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