

Charlton Trust Farm

155 Acres m/l, Delaware County, IA



89.0 CSR2 - This farm is located 4 miles southwest of Manchester, IA

Date: Tues., April 8, 2014

Time: 10:00 a.m.

Auction Site:

Delaware County Community Center

Address:

200 W Acers Street,
Manchester, IA 52057

Property Information

Location

From Manchester - Two miles south on Highway 13, 1/2 mile west on 240th Street, and 1/4 mile south on 155th Avenue. The farm is located on the west side of the road.

Seller

Etna Barr Charlton Trust, Wells Fargo Bank, NA, Trustee.

Legal Description

The S 1/2 NW 1/4 except the house and buildings, and the N 1/2 SW 1/4 of Section 13, Township 88 North, Range 6 West of the 5th P.M., Delaware County, Iowa.

Real Estate Tax

Taxes Payable 2013 - 2014: \$4,170.00
Net Taxable Acres: 151.40 Acres
Tax per Net Tax. Ac.: \$27.54

FSA Data

Farm Number: 1303
Tract Number: 233
Crop Acres: 151.77 Acres*
Corn Base: 142.70 Acres
Corn Direct/CC Yields: 127/127
*This includes 9.1 acres enrolled in the CRP Waterway Program.

CRP Contracts

There are 9.1 acres of CRP Waterway

enrolled at \$177.80 per acre with a total annual payment of \$1,618. This contract expires September 30, 2014.

Soil Types / Productivity

Primary soils are Kenyon, Clyde-Floyd and Readlyn. See soil map for detail.

- **CSR2:** 89.0 per AgriData, Inc. 2014 based on FSA crop acres.
- **CSR:** 81.7 per AgriData, Inc., 2014, based on FSA crop acres.
- **CSR:** 81.52 per County Assessor, based on net taxable acres.

Land Description

The farm lays nice with good eye appeal and would be considered as a ridge top farm. This farm takes no water from adjoining landowners.

Drainage

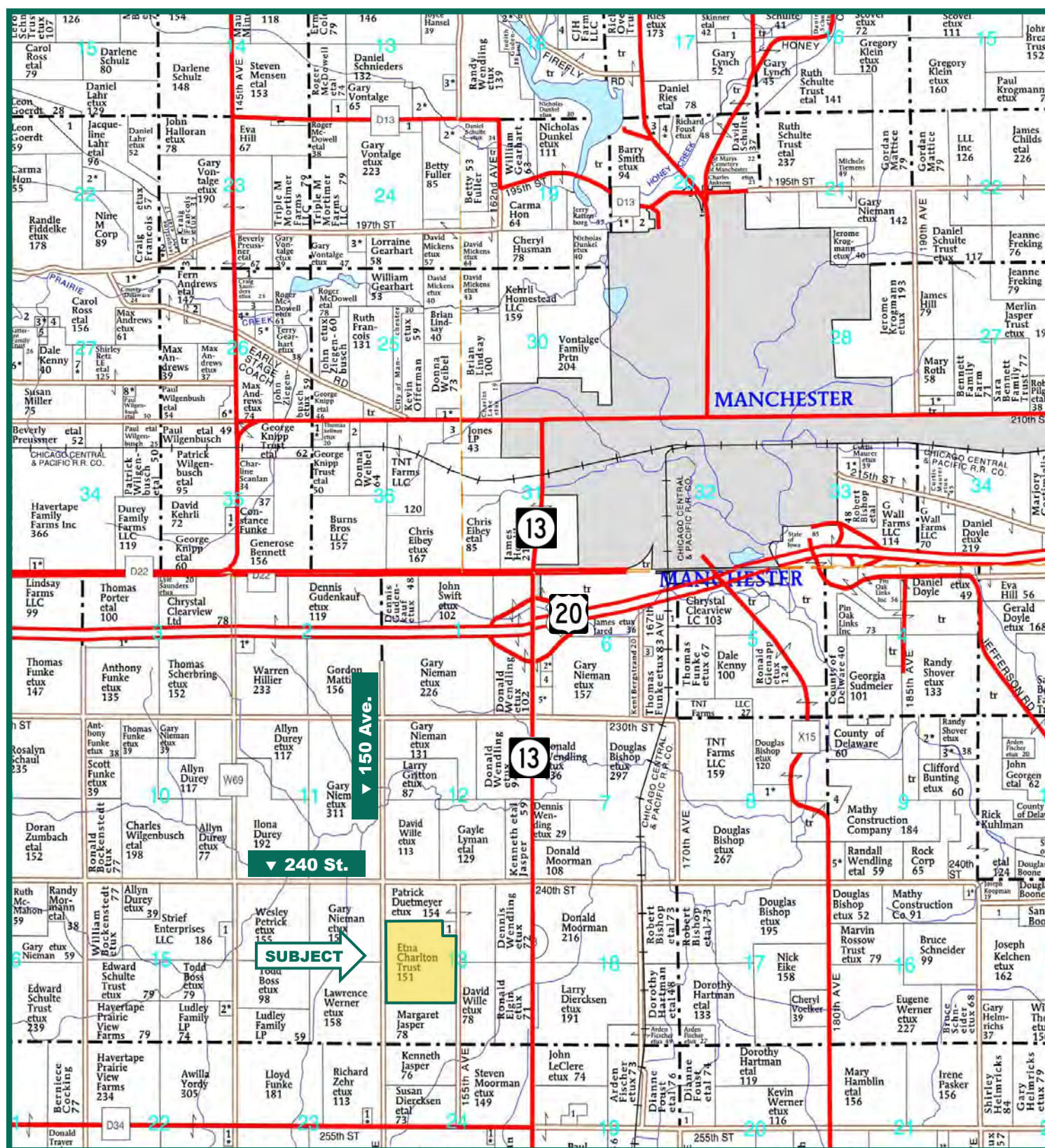
There is considerable tile in this farm. See tile maps for further information.

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Plat Map



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

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Aerial Photo



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.

Closing

May 8, 2014.

Possession

At closing, subject to the 2014 Cash Rent Lease.

Pipeline

There is a pipeline crossing through this farm.

Comments

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

Auction Information

Method of Sale

- Property will be sold as a single tract of land consisting of 155 acres m/l.

- Seller reserves the right to refuse any and all bids

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 April 8, 2014. Final settlement will require certified check or wire transfer. Closing and possession will occur May 8, 2014, subject to the 2014 Cash Rent Lease. Taxes will be prorated to date of closing.

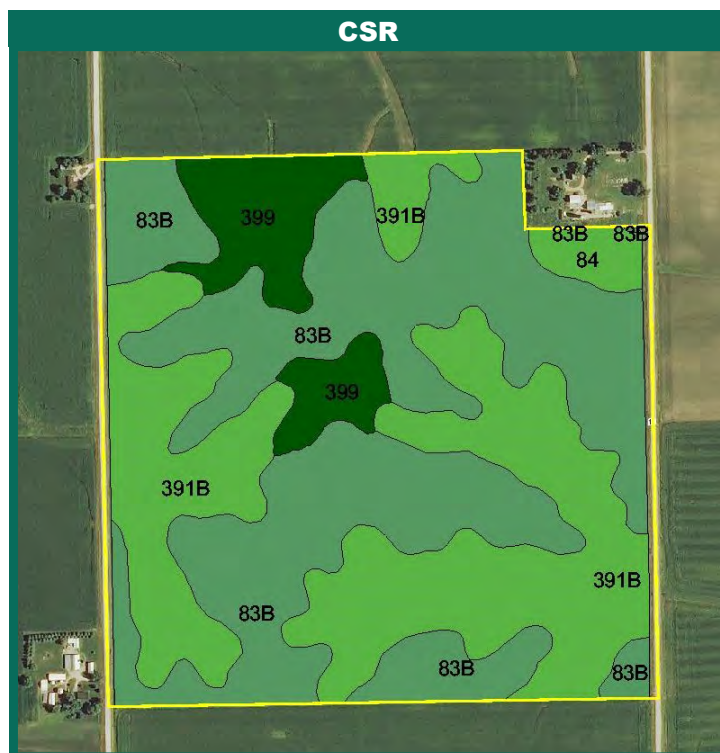
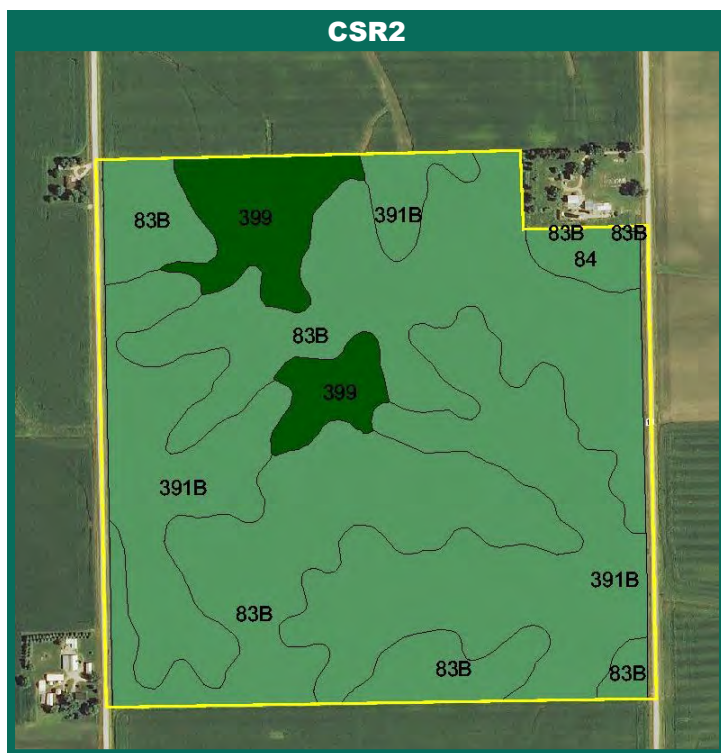
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Soil Maps



Measured Cropland Acres	151.8	Ave. CSR2*	89.0
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Soil Label	Soil Name	CSR2	Percent of Field	Non_Irr Class	Acres
391B	Clyde-Floyd complex, 1 to 4 percent	87	38.1%	IIw	57.8
399	Readlyn loam, 1 to 3 percent slopes	91	9.1%	I	13.9
83B	Kenyon loam, 2 to 5 percent slopes	90	50.7%	IIe	77.0
84	Clyde clay loam, 0 to 3 percent	88	2.1%	IIw	3.1

Measured Cropland Acres	151.8	Average CSR	81.7
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Soil Label	Soil Name	CSR	Corn Yield	Soybean Yield	Acres
391B	Clyde-Floyd complex, 1 to 4 percent	74	188	51	57.79
399	Readlyn loam, 1 to 3 percent slopes	91	211	57	13.94
83B	Kenyon loam, 2 to 5 percent slopes	86	204	55	76.89
84	Clyde clay loam, 0 to 3 percent slopes	76	191	52	3.14

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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155 Acres, Delaware County, IA: Photos



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