

Rittgers Farm

110 Acres, Jones County, IA

81.3 CSR & CSR2- This farm is located 2 miles southwest of Monticello, Iowa

Date: Thurs, March 13, 2014

Time: 10:00 a.m.

Auction Site:

Citizens State Bank Youth
Development Center

Address:

800 North Maple
Monticello, IA 52310

Property Information

Location

From Monticello: 2 miles southwest on
Highway 151.

Legal Description

The W 1/2 of the SE 1/4 and that part of
the E 1/2 of the SW 1/4 lying east of
Highway 151; all located in Section 8,
Township 85 North, Range 3 West of the
5th P.M., Jones County, Iowa.

Real Estate Tax

Taxes Payable 2013 - 2014: \$3,002.00
Net Taxable Acres: 104.82
Tax per Net Tax. Ac.: \$28.64

FSA Data

Farm Number: 3326
Crop Acres: 109.12
Corn Base: 71.80
Corn Direct/CC Yields: 127/127
Bean Base: 37.3
Bean Direct/CC Yields: 41/41

CRP Contracts

None.

Soil Types / Productivity

Primary soils are Tama, Sawmill, and
Colo-Ely. See soil map for detail.

- **CSR:** 81.3 per AgriData, Inc., 2014,
based on FSA crop acres.
- **CSR2:** 81.3 per AgriData, Inc., 2014,
based on FSA crop acres.

- **CSR:** 81.24 per County Assessor, based
on net taxable acres.

Land Description

This is a nice laying Jones County farm
along Highway 151.

Drainage

Considerable tile has been installed on this
farm.

Comments

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

Seller

Mark Rittgers.

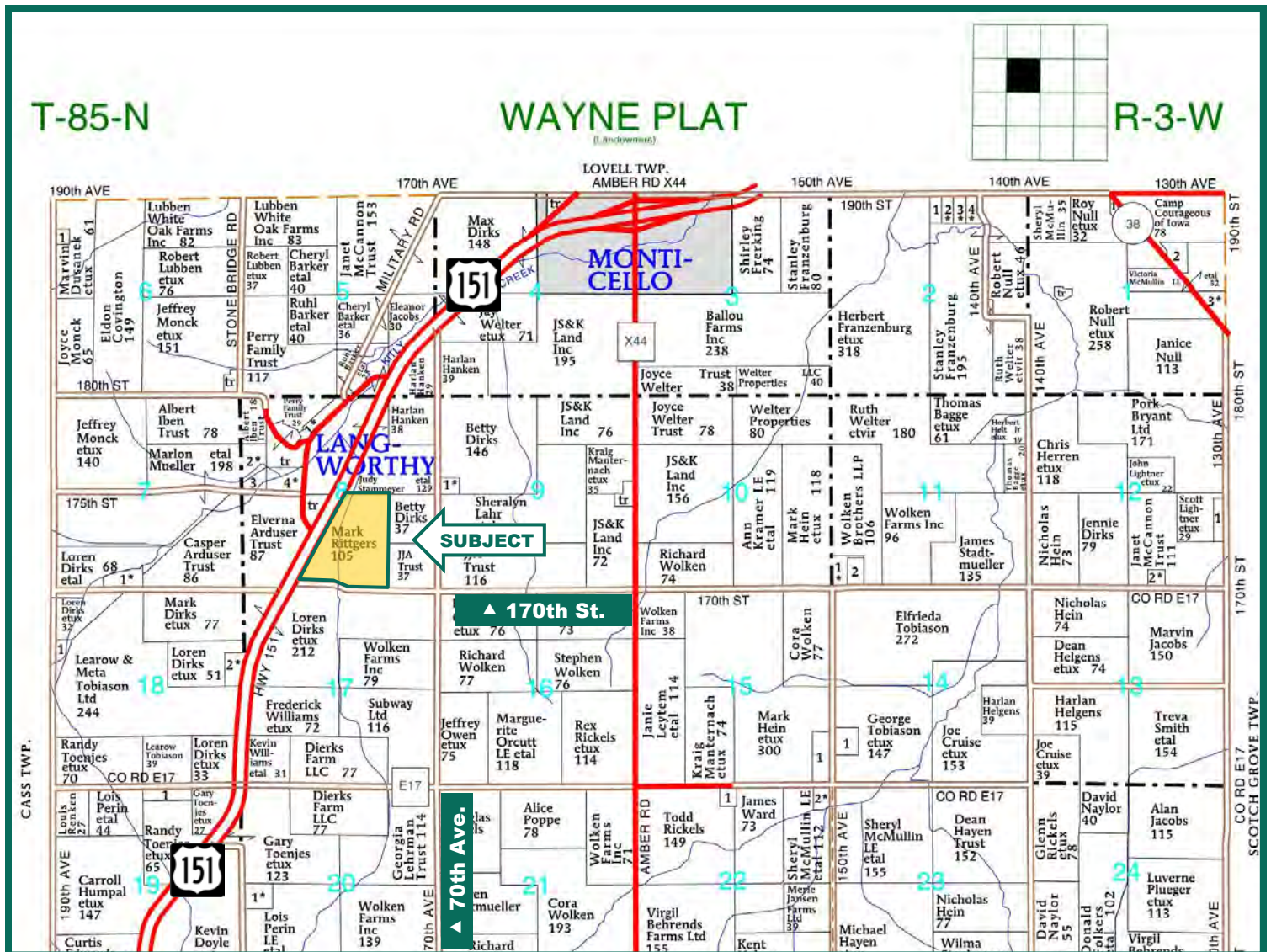
*The information gathered for this brochure is
from sources deemed reliable, but cannot be
guaranteed by Hertz Real Estate Services, Inc.
or its staff. All acres are considered more or
less, unless otherwise stated.*

Troy R. Louwagie, ALC
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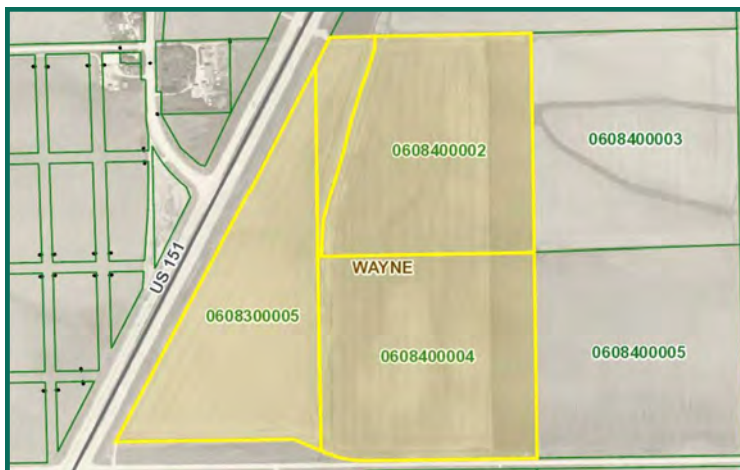
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Plat Map



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

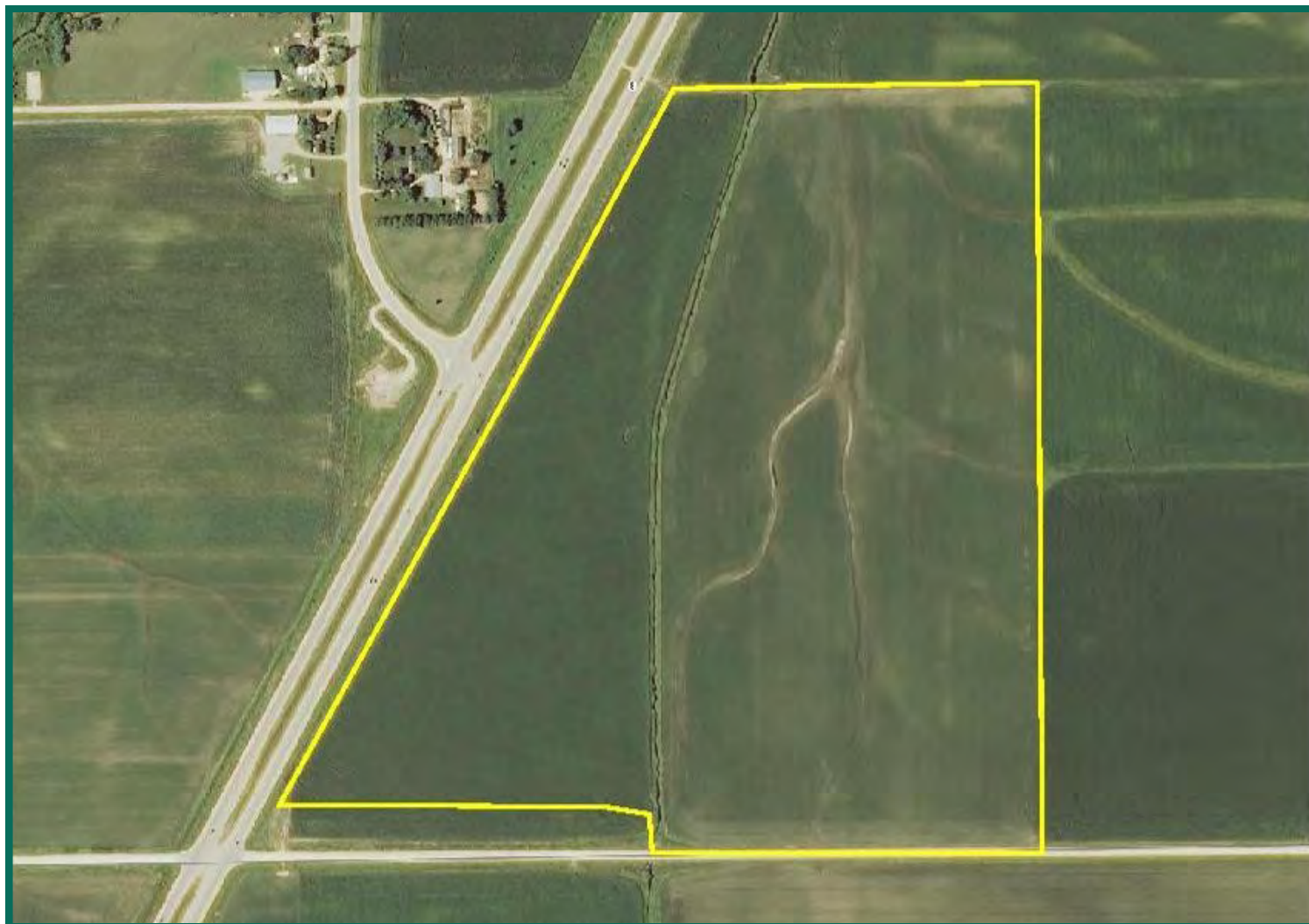


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Aerial Photo



Auction Information

Method of Sale

- Property will be sold as a single tract of land consisting of 110 acres.
- 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% downpayment required the day of sale. Successful bidders are purchasing with no financing contingencies and must be prepared for cash settlement of their purchase on March 13, 2014. Final

settlement will require certified check or wire transfer. Closing and possession will occur April 8, 2014, subject to the existing lease, which expires March 1, 2015. Taxes will be prorated to closing.

Possession

The farm is leased for the 2014 crop year. The Buyer will receive a credit at closing for 100% of the 2014 Cash Rent.

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.

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CSR Soil Map



Measured Tillable Acres	109.1	Average CSR	81.3		
			Corn	Soybean	
Soil Label	Soil Name	CSR	Yield	Yield	Acres
118	Garwin silty clay loam, 0 to 2 percent slopes	95	212	57	2.31
11B	Colo-Ely silty clay loams, 2 to 5 percent slopes	68	176	48	11.10
120B	Tama silt loam, 2 to 5 percent slopes	95	212	57	32.93
120C	Tama silt loam, 5 to 9 percent slopes	80	192	52	9.94
1226	Lawler loam, 24 to 40 inches to sand and gravel	73	183	49	5.89
177	Saude loam, 0 to 2 percent slopes	63	169	46	6.82
246	Curran silt loam, 0 to 2 percent slopes	75	185	50	0.39
246B	Curran silt loam, 2 to 5 percent slopes	70	179	48	7.71
350	Waukegan silt loam, 0 to 2 percent slopes	73	183	49	1.78
933	Sawmill silty clay loam, 0 to 2 percent slopes	80	192	52	30.25

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CSR2 Soil Map



Measured Tillable Acres	109.1	Average CSR2*	81.3		
			Percent of Field	Non_Irr Class	Acres
Soil Label	Soil Name	CSR2			
118	Garwin silty clay loam, 0 to 2 percent slopes	94	5.4	llw	2.3
11B	Colo-Ely silty clay loams, 2 to 5 percent slopes	77	4.9	lle	11.1
120B	Tama silt loam, 2 to 5 percent slopes	95	42.3	lle	33.0
120C	Tama silt loam, 5 to 9 percent slopes	90	5.9	llle	9.9
1226	Lawler loam, 24 to 40 inches to sand and gravel, 0	60	1.9	lls	5.9
177	Saupe loam, 0 to 2 percent slopes	60	2.2	lls	6.8
246	Curran silt loam, 0 to 2 percent slopes	79	2.1	llw	0.4
246B	Curran silt loam, 2 to 5 percent slopes	74	3.8	lle	7.7
350	Waukegan silt loam, 0 to 2 percent slopes	62	2.6	lls	1.8
933	Sawmill silty clay loam, 0 to 2 percent slopes	76	16.9	llw	30.3

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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110 Acres, Jones County, IA: Photos



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