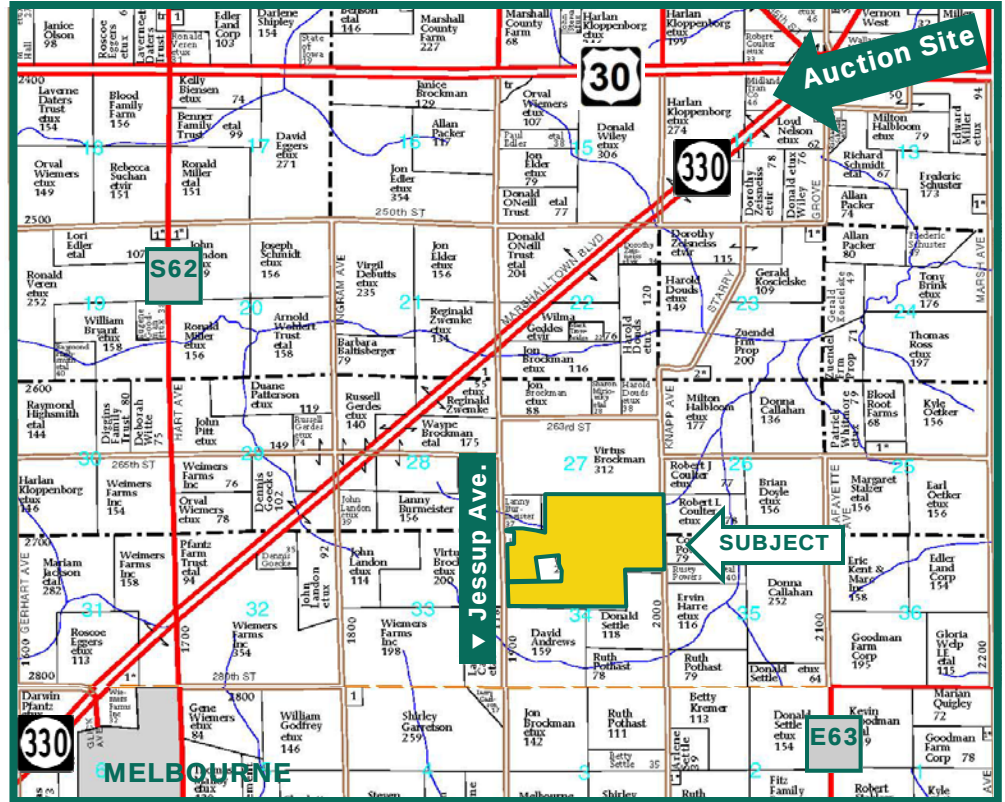


**382.8 Acres,  
m/l,  
Marshall  
County, IA**



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

**Date:** Thur., Feb. 20, 2014

**Time:** 10:00 a.m.

**Auction Site:**

Consumer's Energy Building

**Address:**

2074 242nd St.

Marshalltown, IA 50158

(at intersection of Hwy. 30 and 330)

## Property Information

### Location

From Intersection of Hwy. 30 and Hwy 330, go 2 miles southwest on Hwy. 330 to Jessup Ave. Go 1.5 miles south. Farm lies on east side of road.

### Address

2710 Jessup Ave.

Melbourne, IA 50162

### General Legal Description

NW¼ Except cemetery and Except acreage (post-survey); W½ NE¼ and NE¼ NE¼ all in Section 34; and S½ SE¼, SE¼ SW¼ all in Section 27; all in Township 83 North, Range 19 West of the 5th p.m. (Washington Twp.)

### Estimated Real Estate Tax\*

Taxes Payable 2013-2014: \$10,536\*

Net Taxable Acres: 379.3\*

Tax per Net Tax. Ac.: \$27.78\*

\*Real Estate Taxes are estimated

### Land Description

Level to strongly sloping

### FSA Data

Farm Number 1698, Tract 721

Crop Acres: 329.8

Corn Base: 149.0 Ac.

Corn Direct/CC Yields: 118/146 Bu.

Bean Base: 151.8 Ac.

Bean Direct/CC Yields: 41/49 Bu.

### Soil Types / Productivity

Primary soils are Tama, Killduff, Ackmore-Colo, Shelby and Muscatine. See soil map for detail.

- **CSR:** 65.3 per County Assessor, based on 396.4 net taxable acres.
- **CSR:** 72.3 per AgriData, Inc., 2012, based on FSA crop acres.
- **CSR2:** 72.1 PER AgriData, Inc., 2013, based on FSA crop acres.

### Buildings/Improvements

- 36' x 22' Grain bin with drying equipment; built in 2007
- 30' x 19' Storage bin

### Drainage

Natural drainage with some private tile.

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# Aerial Photo and Tile Map

## Water & Well Information

None known

## Lease

Open lease for 2014

## Comments

Good quality farm in strong area.

## Auction Information

### Method of Sale

- Property will be sold as a single tract of land.
- Bids will be \$/Acre x 382.8 acres
- Seller reserves the right to refuse any and all bids

## Seller

Thomas Wickersham Estate

## Agency

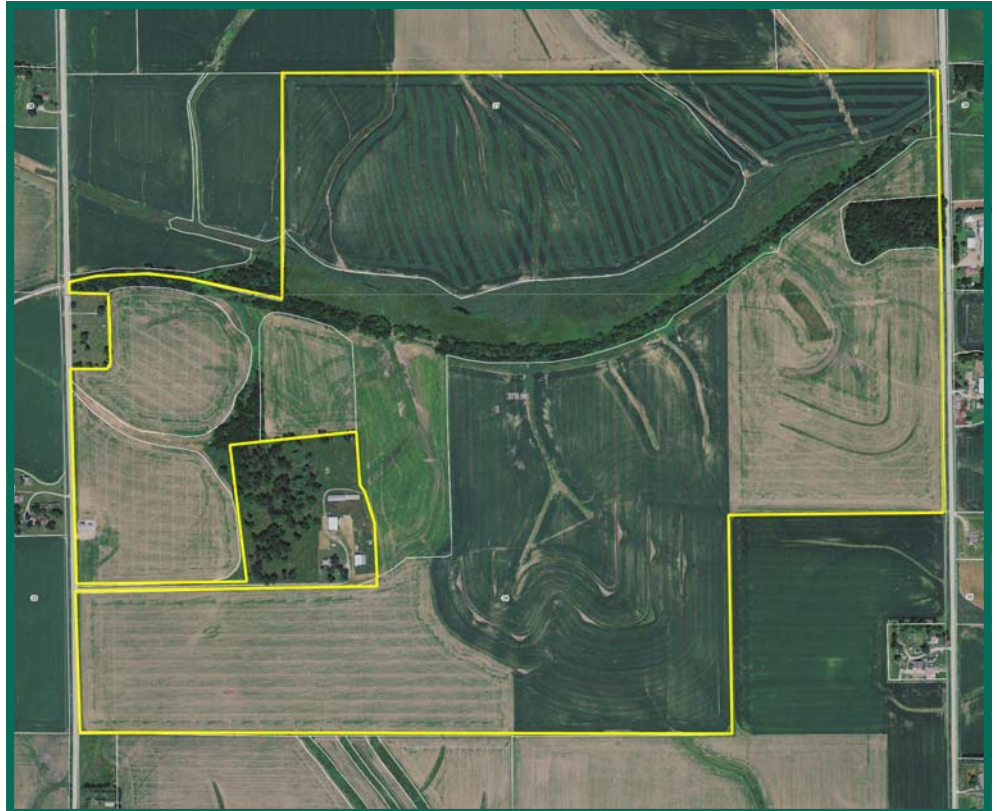
Hertz Real Estate Services, Inc. and their representatives are Agents of the Seller.

## 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 March 25, 2014. Final settlement will require certified check or wire transfer. Closing and possession will occur March 25, 2014. Taxes will be prorated to March 25, 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 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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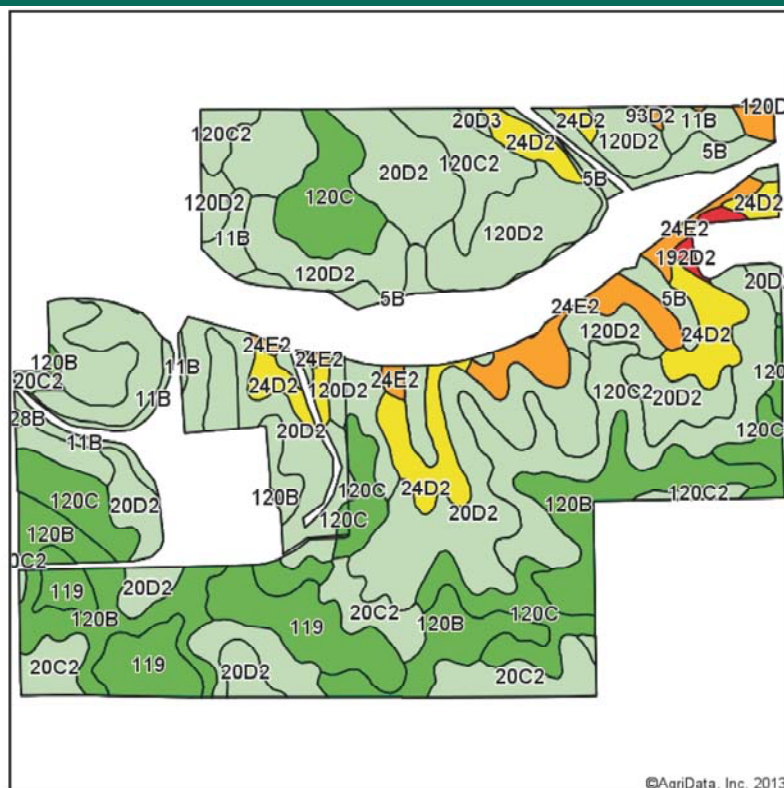
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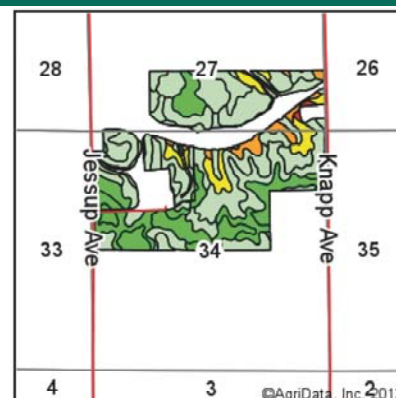
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# CSR Soil Map



Soils data provided by USDA and NRCS.

©AgriData, Inc. 2013



State: **Iowa**  
 County: **Marshall**  
 Location: **34-83N-19W**  
 Township: **Washington**  
 Acres: **329.57**  
 Date: **12/27/2013**



Maps Provided By:  
**surety**  
 CUSTOMIZED ONLINE MAPPING  
 © AgriData, Inc. 2013 www.AgriDataInc.com

| Code             | Soil Description                                                    | Acres | Percent of field | CSR Legend | Non-Irr Class | CSR* |
|------------------|---------------------------------------------------------------------|-------|------------------|------------|---------------|------|
| 20D2             | Killduff silty clay loam, 9 to 14 percent slopes, moderately eroded | 76.25 | 23.1%            |            | IIIe          | 63   |
| 120C2            | Tama silty clay loam, 5 to 9 percent slopes, moderately eroded      | 45.34 | 13.8%            |            | IIIe          | 78   |
| 120B             | Tama silty clay loam, 2 to 5 percent slopes                         | 38.56 | 11.7%            |            | Ile           | 95   |
| 120D2            | Tama silty clay loam, 9 to 14 percent slopes, moderately eroded     | 35.07 | 10.6%            |            | IIIe          | 68   |
| 120C             | Tama silty clay loam, 5 to 9 percent slopes                         | 32.00 | 9.7%             |            | IIIe          | 80   |
| 20C2             | Killduff silty clay loam, 5 to 9 percent slopes, moderately eroded  | 23.45 | 7.1%             |            | IIIe          | 73   |
| 24D2             | Shelby loam, 9 to 14 percent slopes, moderately eroded              | 20.63 | 6.3%             |            | IIIe          | 48   |
| 119              | Muscatine silty clay loam, 1 to 3 percent slopes                    | 20.30 | 6.2%             |            | I             | 100  |
| 5B               | Ackmore-Colo complex, 2 to 5 percent slopes                         | 14.82 | 4.5%             |            | IIw           | 70   |
| 24E2             | Shelby loam, 14 to 18 percent slopes, moderately eroded             | 10.77 | 3.3%             |            | IVe           | 38   |
| 11B              | Colo-Ely complex, 2 to 5 percent slopes                             | 8.83  | 2.7%             |            | IIIe          | 68   |
| 93D2             | Shelby-Adair complex, 9 to 14 percent slopes, moderately eroded     | 1.64  | 0.5%             |            | IIIe          | 25   |
| 192D2            | Adair clay loam, 9 to 14 percent slopes, moderately eroded          | 1.23  | 0.4%             |            | IVe           | 15   |
| 20D3             | Killduff silty clay loam, 9 to 14 percent slopes, severely eroded   | 0.52  | 0.2%             |            | IVe           | 60   |
| 428B             | Ely silty clay loam, 2 to 5 percent slopes                          | 0.16  | 0.0%             |            | IIw           | 88   |
| Weighted Average |                                                                     |       |                  |            |               | 72.3 |

\*\*IA is currently updating the CSR values for each county to CSR2.

Note: ALL soils information on this page is dated 1/21/2012

Field borders provided by Farm Service Agency as of 5/21/2008. Aerial photography provided by Aerial Photography Field Office.

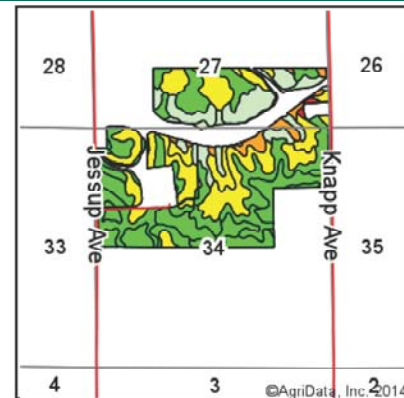
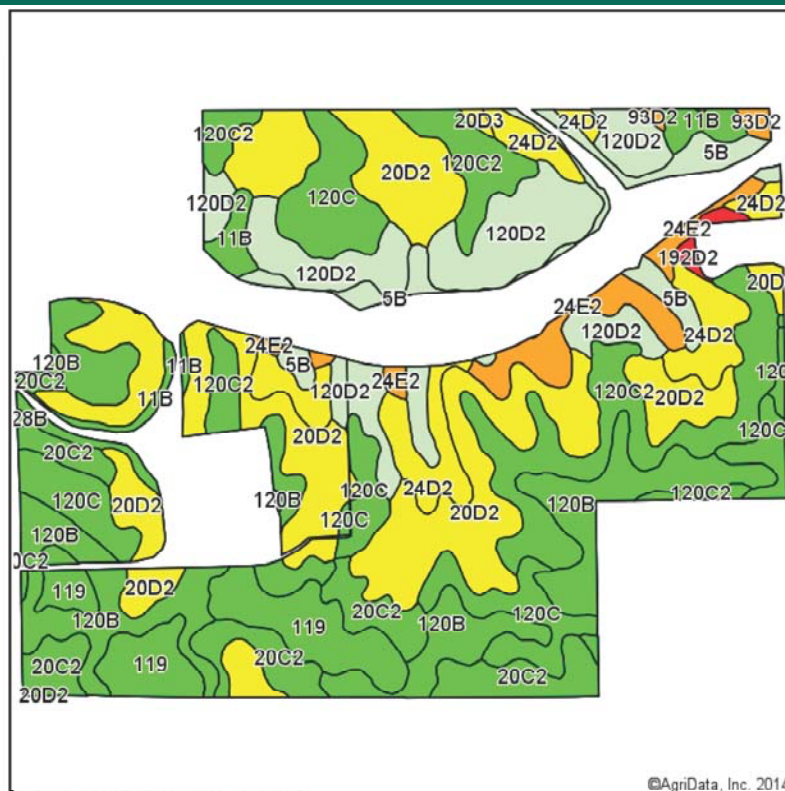
**CSR/CSR2 UPDATE:** The State of Iowa has historically used Corn Suitability Rating (**CSR**) as its soil productivity index. To better recognize soil type variability, the USDA Natural Resources Conservation Services (NRCS) is in the process of reclassifying soil map units in various Iowa counties. 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](http://www.Hertz.ag).

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## CSR2 Soil Map



State: **Iowa**  
County: **Marshall**  
Location: **34-83N-19W**  
Township: **Washington**  
Acres: **329.88**  
Date: **2/13/2014**



Maps Provided By:



**surety®**  
CUSTOMIZED ONLINE MAPPING

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| Code             | Soil Description                                                    | Acres | Percent of field | **CSR2 Legend | Non-Irr Class | CSR2** |
|------------------|---------------------------------------------------------------------|-------|------------------|---------------|---------------|--------|
| 20D2             | Killduff silty clay loam, 9 to 14 percent slopes, moderately eroded | 77.03 | 23.4%            |               | IIIe          | 56     |
| 120C2            | Tama silty clay loam, 5 to 9 percent slopes, moderately eroded      | 45.40 | 13.8%            |               | IIIe          | 81     |
| 120B             | Tama silty clay loam, 2 to 5 percent slopes                         | 38.64 | 11.7%            |               | Ile           | 95     |
| 120D2            | Tama silty clay loam, 9 to 14 percent slopes, moderately eroded     | 34.98 | 10.6%            |               | IIIe          | 61     |
| 120C             | Tama silty clay loam, 5 to 9 percent slopes                         | 32.00 | 9.7%             |               | IIIe          | 90     |
| 20C2             | Killduff silty clay loam, 5 to 9 percent slopes, moderately eroded  | 23.53 | 7.1%             |               | IIIe          | 81     |
| 24D2             | Shelby loam, 9 to 14 percent slopes, moderately eroded              | 20.93 | 6.3%             |               | IIIe          | 48     |
| 119              | Muscatine silty clay loam, 1 to 3 percent slopes                    | 20.33 | 6.2%             |               | I             | 92     |
| 5B               | Ackmore-Colo complex, 2 to 5 percent slopes                         | 14.38 | 4.4%             |               | IIw           | 77     |
| 24E2             | Shelby loam, 14 to 18 percent slopes, moderately eroded             | 10.66 | 3.2%             |               | IVe           | 37     |
| 11B              | Colo-Ely complex, 2 to 5 percent slopes                             | 8.80  | 2.7%             |               | IIIe          | 82     |
| 192D2            | Adair clay loam, 9 to 14 percent slopes, moderately eroded          | 1.27  | 0.4%             |               | IVe           | 15     |
| 93D2             | Shelby-Adair complex, 9 to 14 percent slopes, moderately eroded     | 1.26  | 0.4%             |               | IIIe          | 38     |
| 20D3             | Killduff silty clay loam, 9 to 14 percent slopes, severely eroded   | 0.51  | 0.2%             |               | IVe           | 51     |
| 428B             | Ely silty clay loam, 2 to 5 percent slopes                          | 0.16  | 0.0%             |               | IIw           | 88     |
| Weighted Average |                                                                     |       |                  |               |               | 72.1   |

\*\*IA has updated the CSR values for each county to CSR2.

Area Symbol: IA127, Soil Area Version: 18, Established: 12/09/2013 11:44:33 PM

*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.*

**Additional Contact:**

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