

## 207 Acres, Jones County, IA



Offered in 2 Parcels—These farms are located 5 miles west of Monticello, Iowa.

**Date: Friday, Dec. 6, 2013**

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

**Auction Site:**

Citizens State Bank Youth  
Development Center

**Address:**

800 North Maple  
Monticello, Iowa 52310

**Auction Information**

**Method of Sale**

- These parcels will be offered separately as Parcel #1 (West Farm), consisting of 100 acres and Parcel #2 (East Farm), consisting of 107 acres. The parcels will sell individually and will not be combined in any way.
- Seller reserves the right to refuse any and all bids.

**Seller**

Dale Streif Estate

- Adrian T. Knuth, Knuth Law Office, Executor of the Estate
- Attorney for the Estate, Nick Strittmatter, Strittmatter Law Office, Monticello, Iowa

**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 February 21, 2014. Final settlement will require certified check or wire transfer at closing which will occur February 21, 2014. Possession will be at closing, subject to the 2013 Cash Rent

Lease which is terminated effective March 1, 2014. Taxes will be prorated to date of closing.

**Announcements**

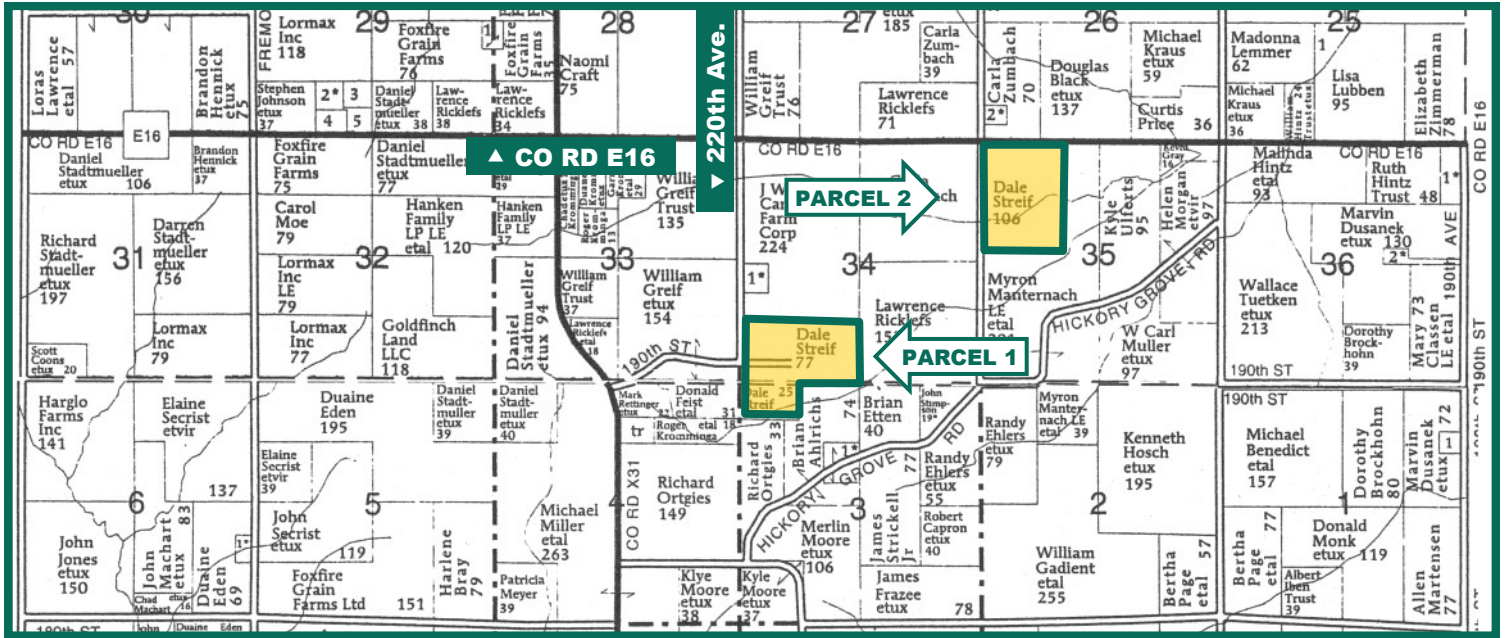
Information provided herein was obtained from sources deemed reliable, but the Auctioneer makes no guarantees as to its accuracy. Prospective bidders are urged to fully inspect the property and to rely on their own conclusions. Announcements made the day of the auction will take precedence over previously 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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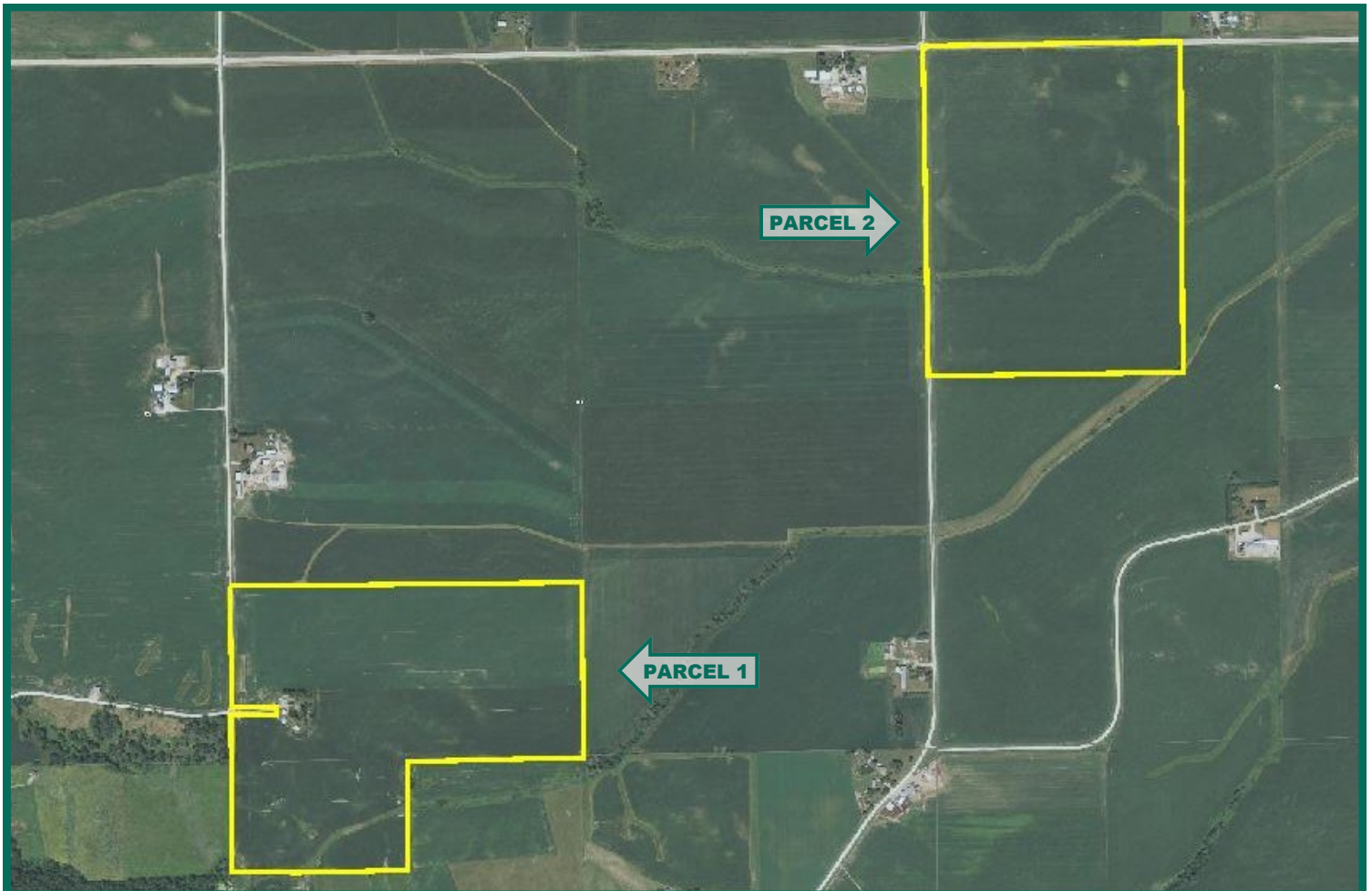
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# Plat & Aerial Maps: Parcel 1 & 2



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



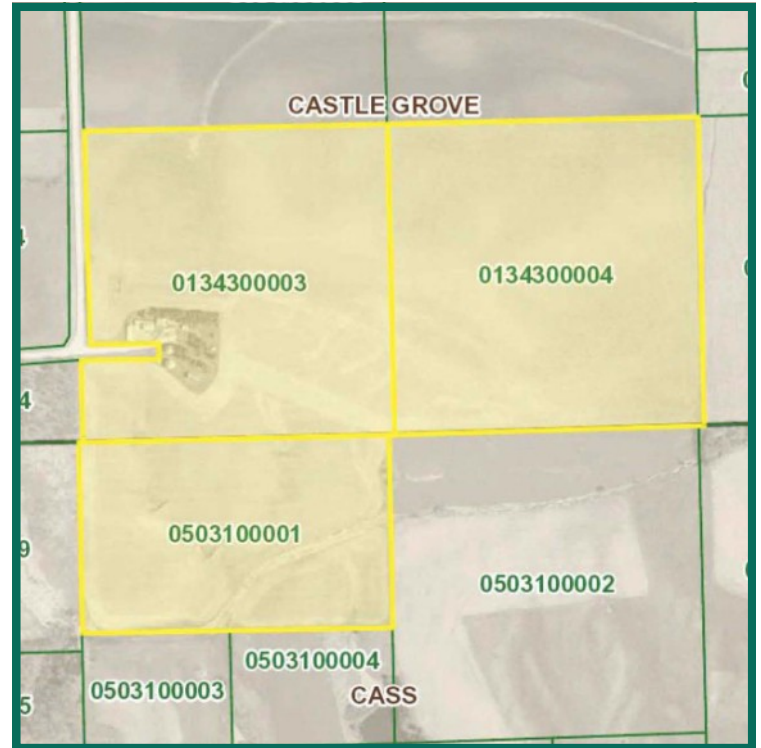
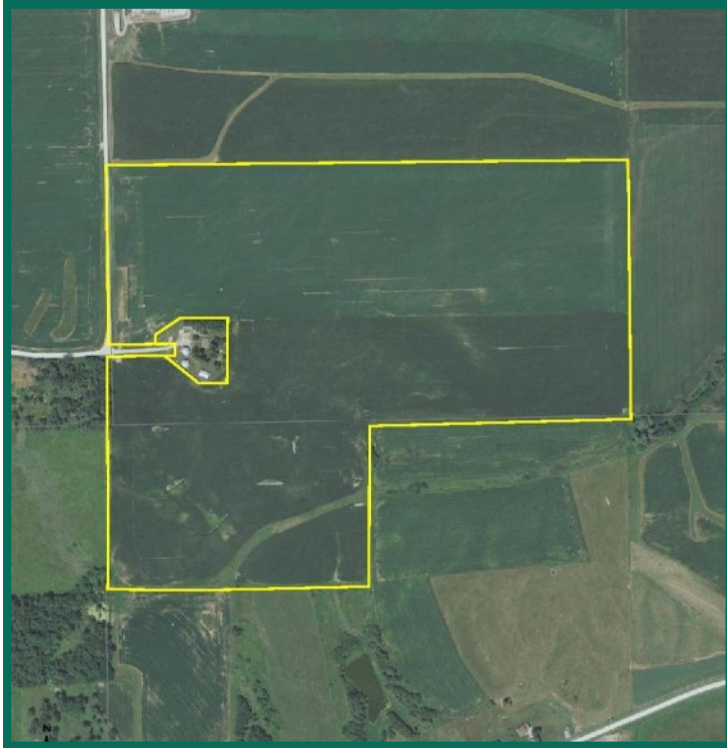
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# Aerial Photos: Parcel 1



## Property Information Parcel 1 - 100 Acres

### Location

**From Monticello:** 6 miles west on County Road E16 (Lower P Road) and 1 mile south on 220th Avenue.

**From Anamosa:** 7 miles north on County Road X31 and 1/2 mile east on 190th Street.

**Address** 21942 190th Street,  
Monticello, Iowa.

### Legal Description

Parcel #1, the S ½ of the SW ¼ of Section 34, Castle Grove Township and the north 25 acres of the NW ¼ NW ¼, Section 3, Cass Township, except the house buildings and 2.13 acres m/l.

### Real Estate Tax - Estimated

Taxes Payable 2013 - 2014: \$2,189.00  
Net Taxable Acres: 99.5 Acres  
Tax per Net Tax. Ac.: \$22.00

### FSA Data

Farm Number: 1697  
Tract Number: 112  
Crop Acres: 100.0 Acres  
Corn Base: 86.7 Acres  
Corn Direct/CC Yields: 125/125 Bu/Ac  
Bean Base: 13.3 Acres  
Bean Direct/CC Yields: 48/48 Bu/Ac

### Soil Types / Productivity

Primary soils are Colo-Ely, Downs and Fayette. See soil map for detail.

- **CSR:** 63.9 per AgriData, Inc., 2013, based on FSA crop acres.
- **CSR:** 63.4 per County Assessor, based on net taxable acres.

### Land Description

The northern portion of this farm lays very nice with good eye appeal. The south 25 acres would be considered as gently rolling. There is a gravel road along the northwest portion of this farm. This farm is excluding the house, buildings and 2.13 acres.

### Buildings/Improvements

There are two well-cared-for grain bins on this farm. The North drying bin includes a stirrator and holds 12,000 bushels. The South storage bin has an aeration fan and has a capacity of 15,000 bushels. The tenant reserves use of the bins until September 1, 2014.

### Easements

The owner of this farm will have an easement over the driveway area to turn semis and equipment around. The owner of the house and buildings will have an easement over the driveway area for ingress and egress to their home.

### Drainage

The north 80 acres of this farm has considerable tile that has been installed over the years. Contact the Broker for the tile maps.

### Comments

This is a good quality Jones County farm with good soils.

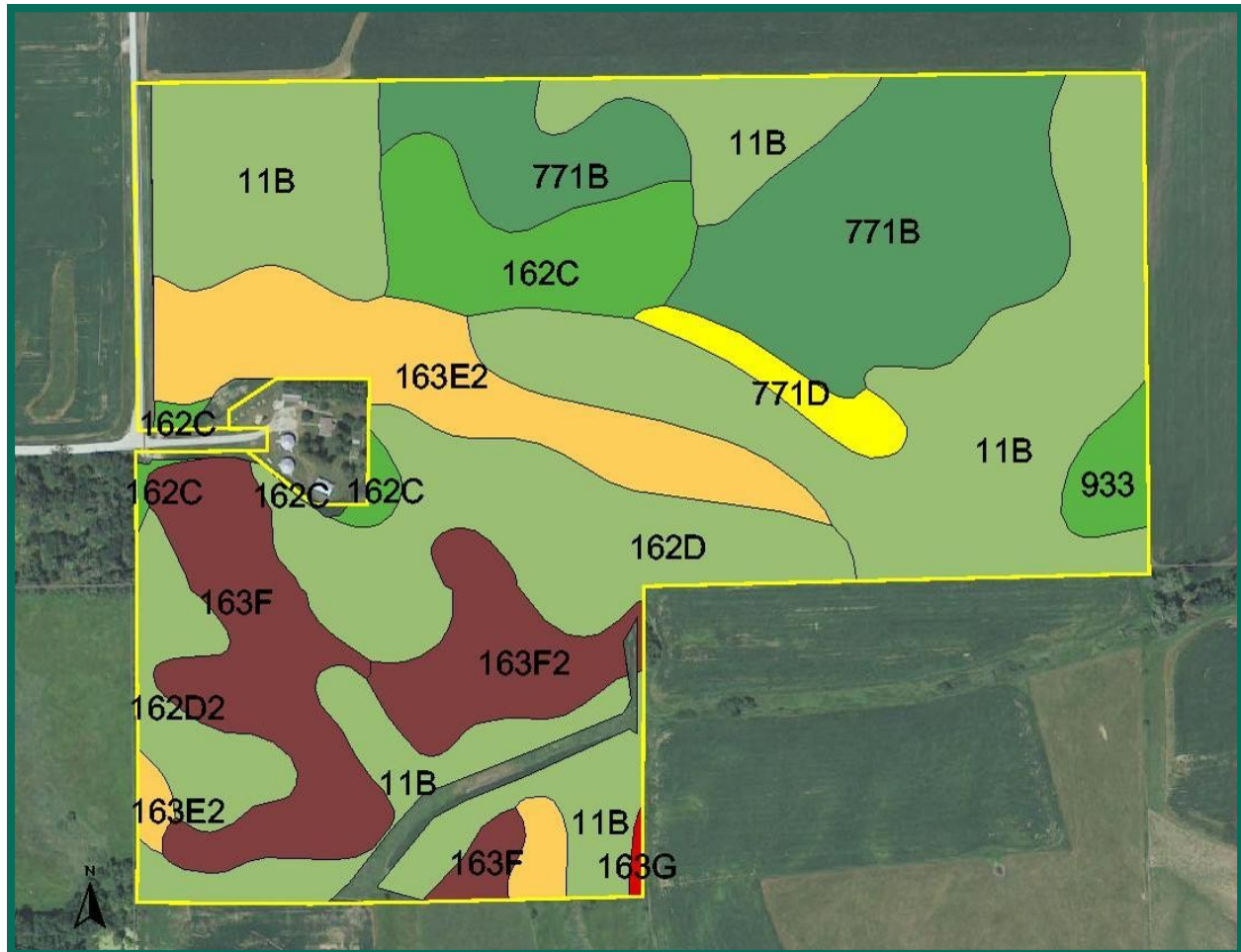
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# Soil Maps: Parcel 1

## CSR



| Measured Tillable Acres | 100.0                                 | Average CSR | 63.9  |         |       |
|-------------------------|---------------------------------------|-------------|-------|---------|-------|
|                         |                                       |             | Corn  | Soybean |       |
| Soil Label              | Soil Name                             | CSR         | Yield | Yield   | Acres |
| 11B                     | Colo-Ely silty clay loams, 2 to 5 per | 68          | 176   | 48      | 35.54 |
| 162C                    | Downs silt loam, 5 to 9 percent slop  | 75          | 185   | 50      | 6.65  |
| 162D                    | Downs silt loam, 9 to 14 percent slo  | 65          | 172   | 46      | 11.06 |
| 162D2                   | Downs silt loam, 9 to 14 percent slo  | 63          | 169   | 46      | 3.49  |
| 163E                    | Fayette silt loam, 14 to 18 percent s | 50          | 152   | 41      | 0.77  |
| 163E2                   | Fayette silt loam, 14 to 18 percent s | 48          | 149   | 40      | 9.21  |
| 163F                    | Fayette silt loam, 18 to 25 percent s | 30          | 125   | 34      | 8.72  |
| 163F2                   | Fayette silt loam, 18 to 25 percent s | 28          | 122   | 33      | 4.60  |
| 163G                    | Fayette silt loam, 25 to 40 percent s | 20          | 111   | 30      | 0.14  |
| 771B                    | Waubeek silt loam, 2 to 5 percent s   | 85          | 199   | 54      | 17.81 |
| 771D                    | Waubeek silt loam, 9 to 14 percent    | 60          | 165   | 45      | 1.64  |
| 933                     | Sawmill silty clay loam, 0 to 2 perce | 80          | 192   | 52      | 1.47  |

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## Aerial Photos: Parcel 2



### Property Information Parcel 2 - 107 Acres

#### Location

**From Monticello:** 5 miles west on County Road E16 (Lower P Road) The farm is located on the south side of the road.

**From Anamosa:** 8 miles north on County Road X31 and 2 miles east on County Road E16 (Lower P Road). The farm is located on the south side of the road.

#### Legal Description

The NW  $\frac{1}{4}$  NW  $\frac{1}{4}$  and the north 35 acres of the W  $37\frac{1}{2}$  acres of the E  $\frac{1}{2}$  of the NW  $\frac{1}{4}$  and the SW  $\frac{1}{4}$  of the NW  $\frac{1}{4}$  except the south 5.5 acres, Section 35 of Castle Grove Township.

#### Real Estate Tax

Taxes Payable 2013 - 2014: \$3,296.00  
Net Taxable Acres: 101.5 Acres  
Tax per Net Tax. Ac.: \$32.47

#### FSA Data

Farm Number: 1697  
Tract Number: 147  
Crop Acres: 101.2 Acres  
Corn Base: 92.2 Acres  
Corn Direct/CC Yields: 125/125 Bu/Ac  
Bean Base: 7.9 Acres  
Bean Direct/CC Yields: 48/48 Bu/Ac

#### Soil Types / Productivity

Primary soils are Floyd, Clyde and Marshan. See soil map for detail.

- **CSR:** 75.2 per AgriData, Inc., 2013, based on FSA crop acres.
- **CSR:** 76.02 per County Assessor, based on net taxable acres.

#### Land Description

This farm lays nice with good eye appeal. There is a hard surface road along the north boundary and a gravel road along the west boundary.

#### Drainage

This farm would be considered as well tiled. Contact the Broker for the tile maps.

#### Buildings/Improvements

None.

#### Comments

This is a high quality Jones County farm with good soils located on a hard surface road.



*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.*

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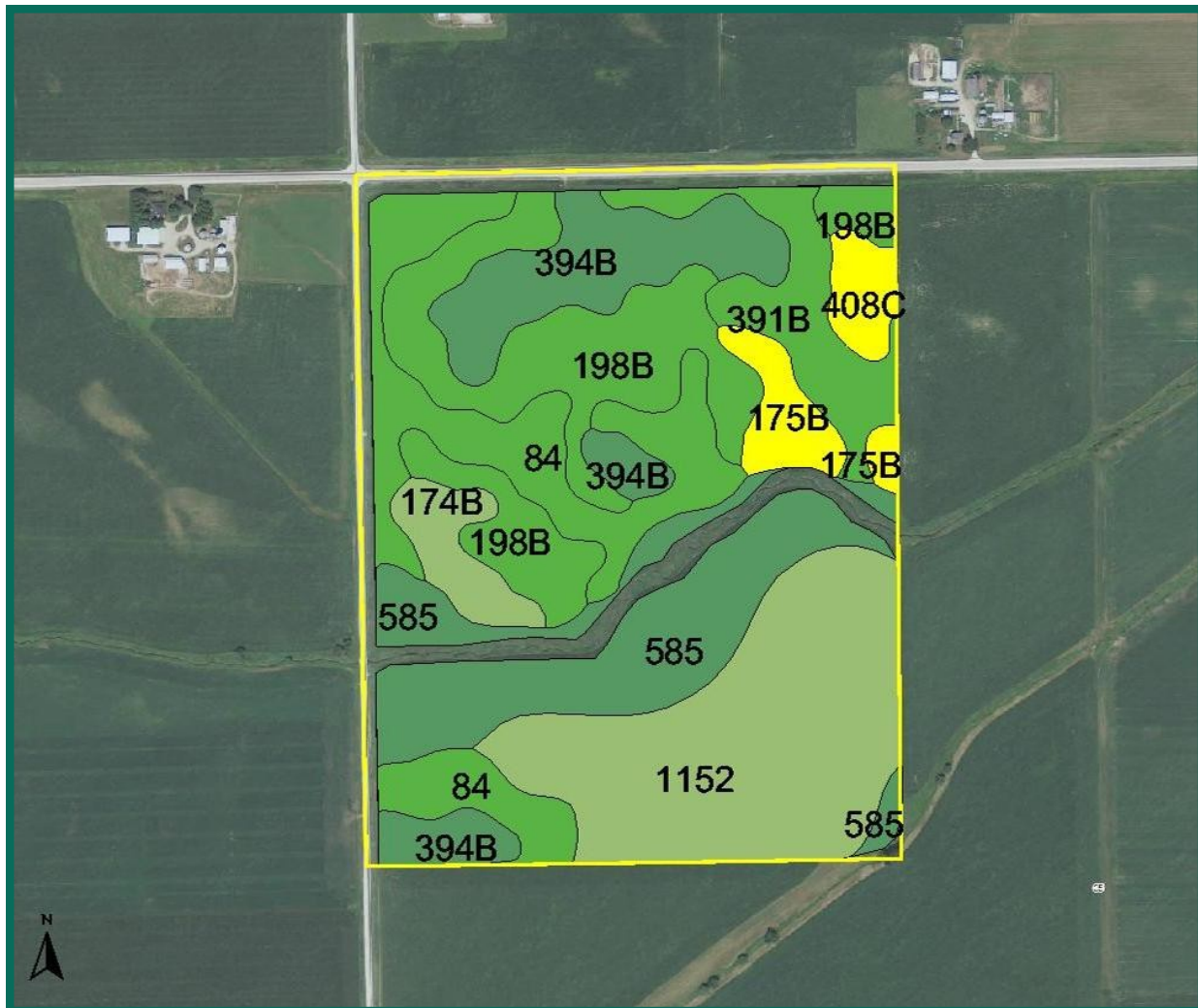
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## Soil Maps: Parcel 2

### CSR



|                         |                                       |             |       |         |       |
|-------------------------|---------------------------------------|-------------|-------|---------|-------|
| Measured Tillable Acres | 101.2                                 | Average CSR | 75.2  |         |       |
|                         |                                       |             | Corn  | Soybean |       |
| Soil Label              | Soil Name                             | CSR         | Yield | Yield   | Acres |
| 1152                    | Marshan clay loam, 0 to 2 percent s   | 69          | 177   | 48      | 23.20 |
| 174B                    | Bolan loam, 2 to 5 percent slopes     | 70          | 179   | 48      | 3.25  |
| 175B                    | Dickinson fine sandy loam, 2 to 5 pe  | 55          | 158   | 43      | 3.38  |
| 198B                    | Floyd loam, 1 to 4 percent slopes     | 75          | 185   | 50      | 17.86 |
| 391B                    | Clyde-Floyd complex, 1 to 4 percent   | 73          | 183   | 49      | 6.88  |
| 394B                    | Ostrander loam, 2 to 5 percent slope  | 85          | 199   | 54      | 11.95 |
| 408C                    | Olin fine sandy loam, 5 to 9 percent  | 52          | 154   | 42      | 2.14  |
| 585                     | Spillville-Coland complex, 0 to 2 per | 86          | 200   | 54      | 16.59 |
| 84                      | Clyde silty clay loam, 0 to 2 percent | 75          | 185   | 50      | 15.94 |

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## 207 Acres, Jones County, IA: Photos



Parcel #1



Parcel #1



Parcel #2



Parcel #2

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