



291.25 Acres, M/L, Poweshiek County, IA

Date: Fri., Nov. 15, 2013

Time: 10:00 a.m.

Auction Site:

Malcom Auditorium

Address:

1st Street

Malcom, IA 50157

Property Information

Location

From Malcom, go 3 miles south on Hwy. 63. Farm lies on the west side of road.

Legal Description

SE½ NE¼, N½ SE¼, NE¼ NW¼, NW¼ NE¼, N20 Ac. of S½ NW¼ and NW¼ NW¼ Except Lot 1, all in Section 14, Township 79 North, Range 15 West of the 5th p.m. (Pleasant Twp.)

Real Estate Tax

Taxes Payable 2013-2014: \$4,660

Net Taxable Acres: 286.12

Tax per Net Tax. Ac.: \$16.29

FSA Data

Farm Number 2502 ,Tract 9075

Crop Acres: 265.87

Corn Base: 149.1 Ac.

Corn Direct/CC Yields: 111/111 Bu.

Bean Base: 0.5 Ac.

Bean Direct/CC Yields: 40/40 Bu.

Oat Base: 34.6 Ac.

Oat Direct/CC Yields: 55/55 Bu.

Soil Types / Productivity

Primary soils are Tama, Shelby-Adair, Colo-Ely, Gara, Colo, Mystic, Olmitz and Ladoga. See soil map for detail.

- **CSR:** 49.65 per County Assessor, based on net taxable acres.
- **CSR:** 55.1 per AgriData, Inc., 2012, based on FSA crop acres.

Land Description

Nearly level to strongly sloping.

Buildings/Improvements

None

Drainage

Natural

Water & Well Information

One well (abandoned)

Comments

Good quality farm in strong area. 81 acres previously enrolled in CRP available for farming in 2014.

Chris Smith

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Aerial Photo and Plat Map

Auction Information

Method of Sale

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

Seller

Kennard C. Kaplan Revocable Trust

Agency

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

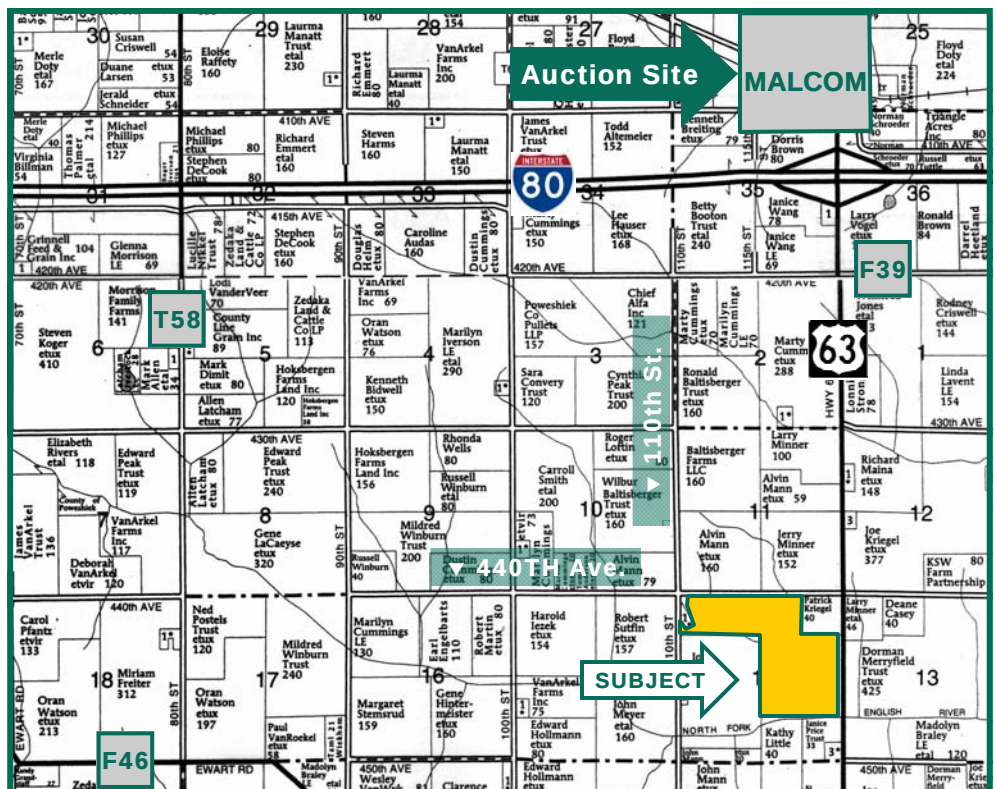
Terms of Possession

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 December 19, 2013. Final settlement will require certified check or wire transfer. Closing and possession will occur December 19, 2013, subject to the existing lease which expires March 1, 2014. Taxes will be prorated to December 19, 2013

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.

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.



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

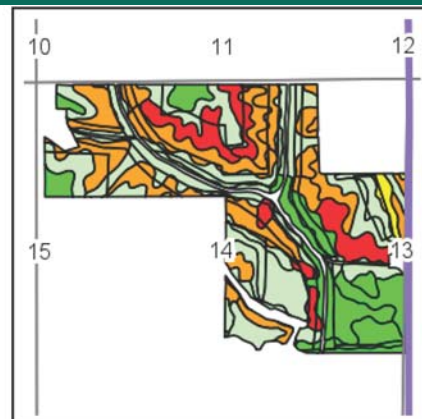
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Soil Map



State: Iowa
County: Poweshiek
Location: 14-79N-15W
Township: Pleasant
Acres: 265.48
Date: 10/14/2013



Maps provided by:



Field borders provided by Farm Service Agency as of 5/21/2008.
Soils data provided by USDA and NRCS.

Code	Soil Description	Acres	Percent of field	CSR Legend	Non-Irr Class	CSR*
120C2	Tama silty clay loam, 5 to 9 percent slopes, moderately eroded	35.39	13.3%		IIIe	76
93D2	Shelby-Adair complex, 9 to 14 percent slopes, moderately eroded	33.07	12.5%		IIIe	25
11B	Colo-Ely silty clay loams, 0 to 5 percent slopes	30.33	11.4%		Ile	68
179E2	Gara loam, 14 to 18 percent slopes, moderately eroded	25.72	9.7%		VIe	33
133+	Colo silt loam, overwash, 0 to 2 percent slopes	17.60	6.6%		IIw	85
592D2	Mystic clay loam, 9 to 14 percent slopes, moderately eroded	14.95	5.6%		IVe	5
273B	Olmitz loam, 2 to 5 percent slopes	10.29	3.9%		Ile	72
792D2	Armstrong loam, 9 to 14 percent slopes, moderately eroded	9.60	3.6%		IVe	10
24E2	Shelby loam, 14 to 18 percent slopes, moderately eroded	9.57	3.6%		IVe	38
120B	Tama silty clay loam, 2 to 5 percent slopes	8.77	3.3%		Ile	93
76C2	Ladoga silt loam, 5 to 9 percent slopes, moderately eroded	8.71	3.3%		IIIe	66
430	Ackmore silt loam, 0 to 2 percent slopes	8.34	3.1%		IIw	83
484	Lawson silt loam, 0 to 2 percent slopes	8.14	3.1%		IIw	90
281D2	Otley silty clay loam, 9 to 14 percent slopes, moderately eroded	6.90	2.6%		IIIe	61
120D2	Tama silty clay loam, 9 to 14 percent slopes, moderately eroded	6.52	2.5%		IIIe	66
192D2	Adair clay loam, 9 to 14 percent slopes, moderately eroded	5.38	2.0%		IVe	15
8B	Judson silty clay loam, 2 to 5 percent slopes	5.04	1.9%		Ile	90
281C2	Otley silty clay loam, 5 to 9 percent slopes, moderately eroded	4.66	1.8%		IIIe	71
570D2	Nira silty clay loam, 9 to 14 percent slopes moderately eroded	3.66	1.4%		IIIe	58
993D2	Gara-Armstrong loams, 9 to 14 percent slopes, moderately eroded	3.32	1.3%		IVe	20
451D2	Caleb loam, 9 to 14 percent slopes, moderately eroded	3.00	1.1%		IVe	33
51	Vesser silt loam, 0 to 2 percent slopes	2.51	0.9%		IIw	70
220	Nodaway silt loam, 0 to 2 percent slopes	2.02	0.8%		IIw	85
876B	Ladoga silt loam, benches, 2 to 5 percent slopes	1.99	0.7%		Ile	86
Weighted Average						55.1

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