

240 Acres, M/L in Two Parcels Greene County, IA

Date: Thurs. Sept. 26, 2013

Time: 1:00 p.m.

Auction Site:

St. Joseph's Parish Center

Address:

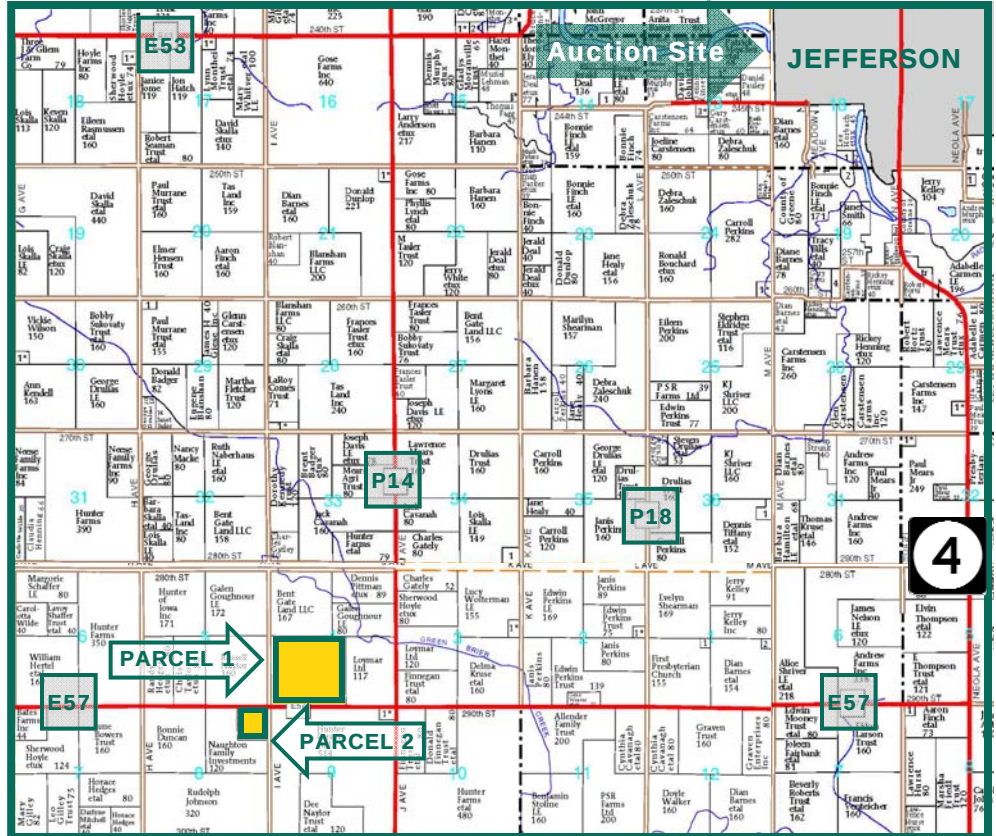
501 North Locust

Jefferson, IA 50129

Auction Information

Method of Sale

- Parcels will be offered via the Choice with Privilege method. High bidder will have the option to purchase one or both parcels. Should high bidder select only one parcel, the remaining parcel will be auctioned.
- Bids will be \$/Acre
- Seller reserves the right to refuse any and all bids



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

Seller

Winnett

Agency

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

Terms of Possession

10% down payment required the day of auction. Successful bidders are purchasing with no financing contingencies and must be prepared for cash settlement of their purchase on November 13, 2013. Final settlement will require certified check or wire transfer. Closing and possession will occur November 13, 2013. Taxes will be prorated to November 13, 2013.

Announcements

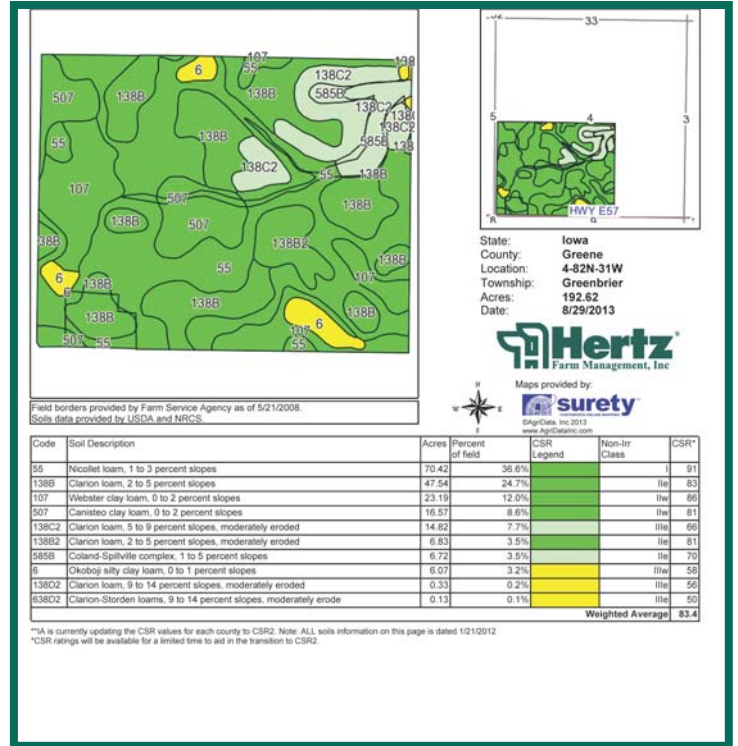
Information provided herein was obtained from sources deemed reliable, but the Auctioneer makes no guarantees as to its accuracy. Prospective bidders are urged to fully inspect the property and to rely on their own conclusions. Announcements made the day of the auction will take precedence over previously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

Sharon Chism, AFM, ARA, CCA, CGRPA
Licensed Real Estate Salesperson in Iowa
415 S. 11th St., PO Box 500
Nevada, IA 50201-0500

515-382-1500 or
800-593-5263
SharonC@Hertz.ag

www.Hertz.ag

Aerial Photo and Soil Map: Parcel 1



Property Information Parcel 1 - 200 Acres, M/L

Location

From Jefferson, 4 miles south on Hwy. 4, 5 miles west on Co. Rd. E57. Property lies on the north side of Co. Rd. E57 and east side of I Ave.

Legal Description

SW $\frac{1}{4}$ and W $\frac{1}{4}$ SE $\frac{1}{4}$ Section 4, Township 82 North, Range 31 West of the 5th p.m. (Greenbrier Twp.)

Real Estate Tax

Taxes Payable 2013-2014: \$5,458
Net Taxable Acres: 195.0
Tax per Net Tax. Ac.: \$27.99

Buildings/Improvements

None

Water & Well Information

None known

FSA Data

Farm Number 452, Tract 499
Crop Acres: 194 NHEL (including 7.84 Ac. in Grass)
Corn Base: 97.9 Ac.*
Corn Direct/CC Yields: 131/131 Bu.*
Bean Base: 88.0 Ac.*
Bean Direct/CC Yields: 36/36 Bu.*
**FSA will make final determination on base acres if parcels sell separately.*

Soil Types / Productivity

Primary soils are Nicollet, Clarion and Webster. See soil map for detail.

- CSR: 83.5 per County Assessor, based on net taxable acres.
- CSR: 83.4 per AgriData, Inc., 2012, based on FSA crop acres.

Land Description

Mostly level to gently rolling

Drainage

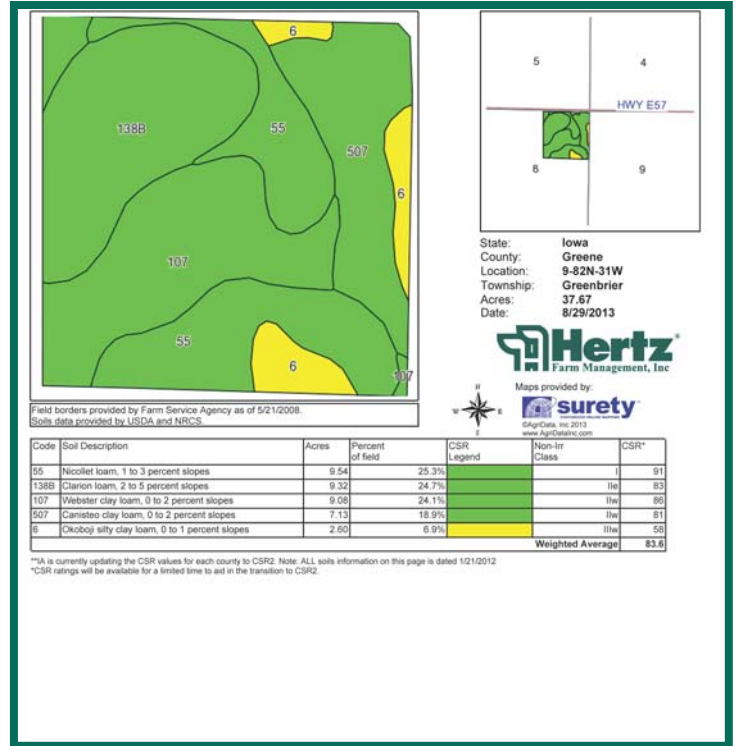
Drainage District #45. Natural, plus tile. Private tile maps available.

Sharon Chism, AFM, ARA, CCA, CGRPA
Licensed Real Estate Salesperson in Iowa
415 S. 11th St., PO Box 500
Nevada, IA 50201-0500

515-382-1500 or
800-593-5263
SharonC@Hertz.ag

www.Hertz.ag

Aerial Photo and Soil Map: Parcel 2



Property Information Parcel 2 - 40 Acres, M/L

Location

From Jefferson, 4 miles south on Hwy. 4, 5 miles west on Co. Rd. E57. Property lies on the south side of Co. Rd. E57 and west side of I Ave.

Legal Description

NE¼ NE¼ Section 8, Township 82 North, Range 31 West of the 5th p.m. (Greenbrier Twp.)

Real Estate Tax

Taxes Payable 2013-2014: \$1,036
Net Taxable Acres: 37.8
Tax per Net Tax. Ac.: \$27.41

Buildings/Improvements

None

Water & Well Information

None known

FSA Data

Farm Number 452, Tract 499
Crop Acres: 37.4 NHEL
Corn Base: 19.6 Ac.*
Corn Direct/CC Yields: 131/131 Bu.*
Bean Base: 17.7 Ac.*
Bean Direct/CC Yields: 36/36*
**FSA will make final determination on base acres if parcels sell separately.*

Soil Types / Productivity

Primary soils are Nicollet, Clarion and Webster. See soil map for detail.

- **CSR:** 81.8 per County Assessor, based on net taxable acres.
- **CSR:** 83.6 per AgriData, Inc., 2012, based on FSA crop acres.

Land Description

Mostly level to gently rolling

Drainage

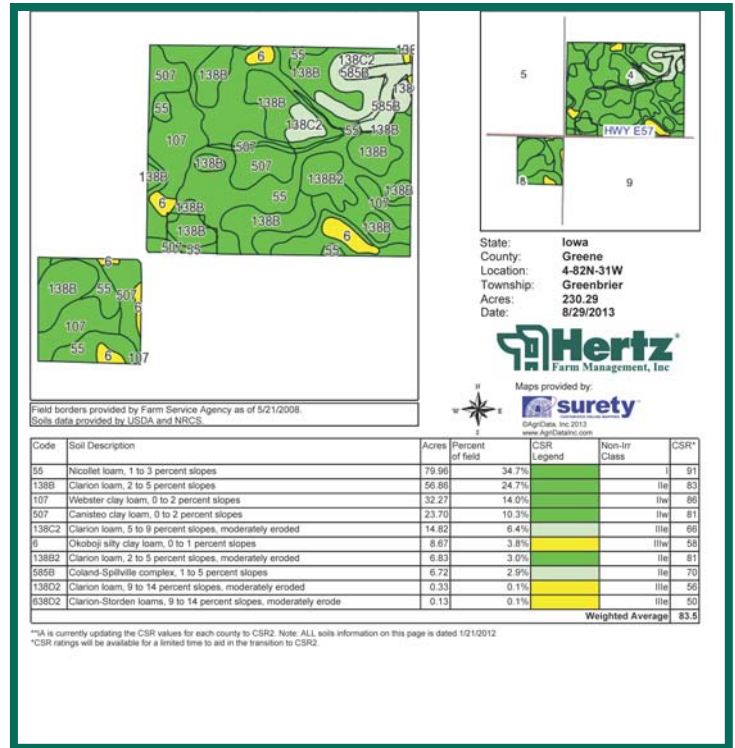
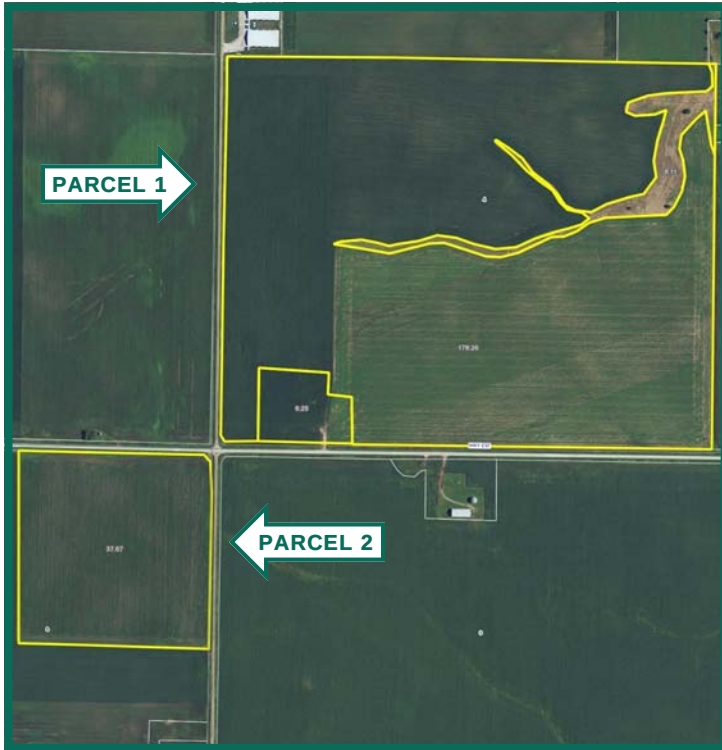
Drainage District No. 45. Natural, plus tile. Private tile maps available.

Sharon Chism, AFM, ARA, CCA, CGRPA
Licensed Real Estate Salesperson in Iowa
415 S. 11th St., PO Box 500
Nevada, IA 50201-0500

515-382-1500 or
800-593-5263
SharonC@Hertz.ag

www.Hertz.ag

Aerial Photo and Map: Combined Parcels



Property Information Combined Parcels 240 Acres, M/L

Legal Description

SW $\frac{1}{4}$ and W $\frac{1}{4}$ SE $\frac{1}{4}$ Section 4; and NE $\frac{1}{4}$ Section 8, all in Township 82 North, Range 31 West of the 5th p.m. (Greenbrier Twp.)

Real Estate Tax

Taxes Payable 2013-2014: \$6,494
Net Taxable Acres: 232.80
Tax per Net Tax. Ac.: \$27.90

Buildings/Improvements

None

Water & Well Information

None known

FSA Data

Farm Number 452, Tract 499
Crop Acres: 231.4 NHEL
Corn Base: 117.5 Ac.
Corn Direct/CC Yields: 131/131 Bu.
Bean Base: 105.7 Ac.
Bean Direct/CC Yields: 36/36 Bu.

Soil Types / Productivity

Primary soils are Nicollet, Clarion and Webster. See soil map for detail.

- **CSR:** 83.2 per County Assessor, based on net taxable acres.
- **CSR:** 83.5 per AgriData, Inc., 2012, based on FSA crop acres.

Land Description

Mostly level to gently rolling

Drainage

Drainage District No. 45. Natural, plus tile. Private tile maps available.

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.

Sharon Chism, AFM, ARA, CCA, CGRPA
Licensed Real Estate Salesperson in Iowa
415 S. 11th St., PO Box 500
Nevada, IA 50201-0500

515-382-1500 or
800-593-5263
SharonC@Hertz.ag

www.Hertz.ag