# FARM REAL ESTATE AUCTION

272 Acres, m/l - Greene County, Iowa Monday, December 3, 2012 at 2:00 p.m. Sale held at the St. Joseph Parish Center 503 N. Chestnut St., Jefferson, IA 50129

#### LOCATION:

From Paton: 3 miles west on E18 (130th St.), then south 1 mile on Q. Ave. to

140th St.

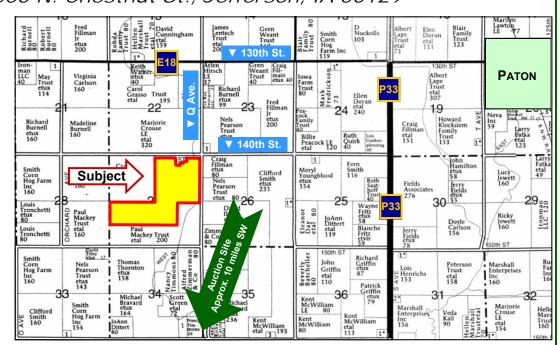
From Jefferson: 8 miles north on Hwy. 4, then 2½ miles east on 140th St. Property lies on the south side of 140th St. and the west side of Q Ave.

#### **LEGAL DESCRIPTION:**

NE¼, Except Lot 1 in the N½ NE¼; N½ SW¼; and NW¼ SE¼ all in Section 27, Township 85 North, Range 30 West of the 5th p.m. (Dawson Twp.)

### METHOD OF SALE:

- Parcel will be sold as single tract of land.
- Seller reserves the right to refuse any and all bids.



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

**SELLER:** James C. McNulty, Frances Badame Estate and Anne D'Angelo Trust

**AGENCY:** Hertz Real Estate Services and their representatives are agents of the Seller.

SOIL TYPES & PRODUCTIVITY: Primary soils are Canisteo, Clarion, Nicollet & Coland. See soil maps on back for detail.

- CSR 74.2 per County Assessor, based on net taxable acres
- CSR: 77.9 per AgriData, Inc. 2012, based on FSA crop acres
- CSR2: 72.6 per AgriData, Inc. 2012, based on FSA crop acres (see back for CSR/CSR2 information)

YIELD HISTORY: APH - 10 year corn average - 180

LAND DESCRIPTION: Nearly level to gently rolling

**DRAINAGE:** Natural

BUILDINGS/IMPROVEMENTS: None WATER/WELL INFORMATION: None

REAL ESTATE TAXES:

Taxes Payable 2012-2013: \$6,462

Taxable Acres: 271.75
Tax per Acre: \$23.78

**COMMENTS:** Excellent opportunity to purchase high quality farmland with CSR above the county average. Available for 2013 crop year.

**FSA DATA:** 

Farm Number 210, Tract 167

Crop Acres: 256.1 NHEL (Non-Highly Erodible Land),

including 19.7 acres in CRP

Corn: Base 228 Direct/C.C. Yields 120/120 Beans: Base 8.4 Direct/C.C. Yields 40/40

**CRP CONTRACTS:** Farm has a total of 19.7 acres enrolled in CRP contracts.

- 2.5 acre contract pays \$435/year and exp. 9/30/2014
- 5.1 acre contract pays \$989/year and exp. 9/30/2020
- 1.5 acre contract pays \$289/year and exp. 9/30/2022
- 10.6 acre contract pays \$2,434/year and exp. 9/30/2022

**TERMS AND 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 21, 2012. Final settlement will require certified check or wire transfer. Closing and possession will occur December 21, 2012, subject to the existing lease which expires March 1, 2013. Taxes will be prorated to December 31, 2012.

**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 or oral statements. Bidding increments are at the discretion of the Auctioneer. Acreage figures are based on information currently available but are not guaranteed.

For additional information, contact Chris Smith (ChrisS@Hertz.ag)

415 S. 11th St., PO Box 500, Nevada, IA 50201-0500 Telephone: 515-382-1500 or 800-593-5263

www.Hertz.ag



The information in this brochure is from sources deemed to be reliable but it cannot be guaranteed by Hertz Real Estate Services, Inc. or its staff.

Auction-Single Parcel 000-3250

# **AERIAL & SOIL MAPS**

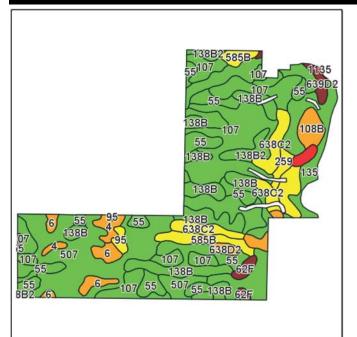


Drawn property borders are an approximate representation

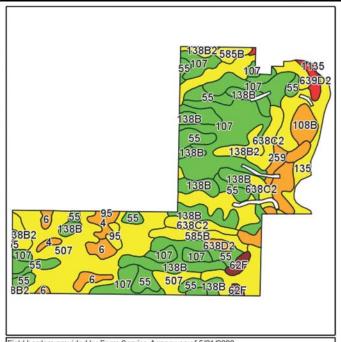
CSR/CSR2 UPDATE: The State of Iowa has historically used Corn Suitability Rating (CSR) as its soil productivity index. To better recognize soil type variability, the USDA Natural Resources Conservation Services (NRCS) is in the process of reclassifying soil map units in various Iowa counties. In recognition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



## CSR CSR2



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



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

Code	Soil Description	Non-Irr Class	Ac.	% of Field	CSR Legend	CSR	CSR2 Legend	CSR2
507	Canisteo clay loam, 0 to 2 percent slopes	llw	47.1	20.0%	_	81		78
107	Webster clay loam, 0 to 2 percent slopes	llw	45	19.0%		86		81
138B	Clarion loam, 2 to 5 percent slopes	lle	30.4	12.9%		83		80
55	Nicollet loam, 1 to 3 percent slopes	I	25.9	10.9%		91		82
135	Coland silty clay loam, 0 to 2 percent slopes	llw	20.6	8.7%		81		66
138B2	Clarion loam, 2 to 5 percent slopes, moderately eroded	lle	16.4	6.9%		81		78
638C2	Clarion-Storden loams, 5 to 9 percent slopes, moderately eroded	IIIe	11.2	4.7%		60		61
585B	Coland-Spillville complex, 1 to 5 percent slopes	lle	7.5	3.2%		70		67
6	Okoboji silty clay loam, 0 to 1 percent slopes	IIIw	5.8	2.4%		58		53
203	Cylinder loam, 32 to 40 inches to sand and gravel, 0 to 2 percent slopes	lls	4.5	1.9%		79		58
108B	Wadena loam, 24 to 32 inches to sand and gravel, 2 to 5 percent slopes	lle	4.4	1.9%		51		50
638D2	Clarion-Storden loams, 9 to 14 percent slopes, moderately erode	IIIe	3.6	1.5%		50		40
4	Knoke silty clay loam, 0 to 1 percent slopes	IIIw	3.5	1.5%		58		53
62F	Storden loam, 18 to 25 percent slopes	Vle	2.4	1.0%		12		9
639D2	Salida-Storden complex, 9 to 14 percent slopes, moderately eroded	IVe	2.3	1.0%		10		22
259	Biscay loam, 32 to 40 inches to sand and gravel, 0 to 2 percent slopes	llw	2.2	0.9%		78		51
639C2	Salida-Storden complex, 5 to 9 percent slopes, moderately erode	IVe	1.7	0.7%		24		41
95	Harps loam, 0 to 2 percent slopes	llw	1.6	0.7%		64		66
1135	Coland silty clay loam, channeled, 0 to 1 percent slopes	Vw	0.3	0.1%		25		12
•	Weighted Average		236.4			77.9		72.6