# FARM REAL ESTATE AUCTION

150 Acres, m/l - Hamilton County, Iowa Thursday, March 3, 2011 at 10:00 a.m. Sale held at the US Bank 725 Shakespeare Ave., Stratford, Iowa

**LOCATION:** From Stratford—3 miles South on R21 to 390th St., East 1/2 mile. Parcel 2 on south side of road. Turn south on Dickenson Ave. to 400th, then East 1/4 mile. Parcel 1 on north side of road.

#### **LEGAL DESCRIPTION:**

Parcel 1 - E½ SW¼ and SE¼ NW¼ in Section 32, Twp. 86N, R26 West of 5th P.M., (Marion Twp.)

**Parcel 2 -** NE¼ NE¼ except South 10 Ac. in Section 31, Twp. 86N, R26 West of 5th P.M. (Marion Twp.)

### **METHOD OF SALE:**

- Parcels will be sold as individual tracts and will NOT be combined.
- Seller reserves the right to refuse any and all bids.

SELLER: Hugh S. Watters Estate/Jeffrey H. Watters

AGENCY: Hertz Real Estate Services and their

representatives are agents of the Seller.

PRIMARY SOIL TYPES: Parcel 1—Canisteo, Clarion, Nicollet. Parcel 2—Bode, Brownton, Kossuth (See soil maps on back for detail.)

CSR: Parcel 1—76.8 Parcel 2—78.4

CSR SOURCE: AgriData, Inc.

LAND DESCRIPTION: Land is gently rolling.

**DRAINAGE:** Some natural drainage plus tile; county tile map available, waterways in North 40 ac. of

Parcel 1

BUILDINGS/IMPROVEMENTS: None

### **INFORMATION ON PARCELS OFFERED:**

 Parcel 1
 Parcel 2

 Gross Acres:
 120.0
 30

 Taxable Acres:
 119.0
 28.19

 Net Taxes:
 \$3,022/yr
 \$728.00/yr

 FSA Data:
 Parcel 1
 Parcel 2

FSA Data: Parcel 1 Parcel 2

Farm Number Part of 1487, part of Tract 7 Part of 1487, part of Tract 6

 Crop Acres (Est)\*
 117.5
 28.3

 Corn Base (Est)\*
 61
 14.7

 Corn Yields
 125/125
 125/125

Bean Base 56 13.6 \*FSA will make final determination on all estimated information.

**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 April 5, 2011. Final settlement will require certified check or wire transfer. Closing will occur on April 5, 2011. Possession will be given March 4, 2011. If Buyer incurs field expenses between time of possession and closing, and Buyer cannot close, all expenses incurred and inputs put on the farm will be forfeited. Taxes will be prorated to April 5, 2011.

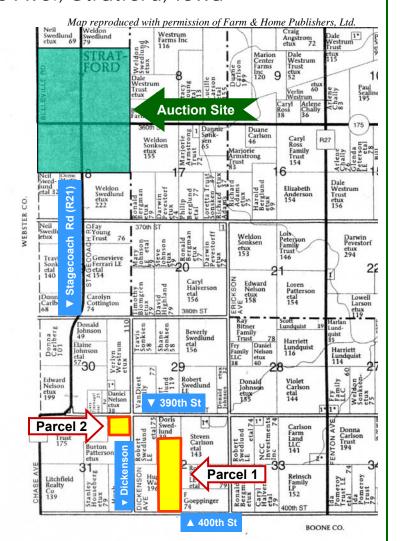
**ANNOUNCEMENTS:** Information provided herein was obtained from sources deemed reliable but the Auctioneer makes no guarantees as to its accuracy. Prospective bidders are urged to fully inspect the property and to rely on their own conclusions. Announcements made the day of the auction will take precedence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

415 S. 11th Street • P.O. Box 500 Telephone: 515-382-1500 www.hfmgt.com



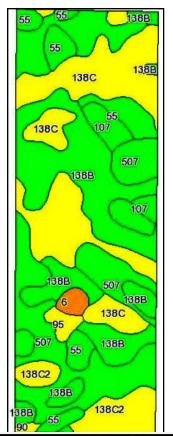
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# **AERIAL & SOIL MAPS**



Parcel 1 —117.5 Cropland Ac., m/l—Average CSR—76.8 Section 32, T86N, R26W





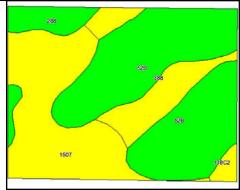


FSA borders provided by the Farm Service Agency as of May 23, 2008. Soils data provided by USDA and NRCS.

Code	Soil Description	Acres	Percent of field	CSR Legend	Non-Irr Class	CSR	Corn	Soybeans
507	Canisteo silty clay loam, 0 to 2 percent slopes	31.8	26.9%		llw	80	198	53
138B	Clarion loam, 2 to 5 percent slopes	31.3	26.7%		lle	82	201	54
138C	Clarion loam, 5 to 9 percent slopes	29.1	24.8%	Į.	llle	67	180	49
55	Nicollet loam, 1 to 3 percent slopes	11.1	9.4%		Ĵ	90	212	57
138C2	Clarion loam, 5 to 9 percent slopes, moderately eroded	7.5	6.4%		llle	65	178	48
107	Webster silty clay loam, 0 to 2 percent slopes	3.4	2.9%		llw	85	205	55
95	Harps day loam, 0 to 2 percent slopes	1.4	1.2%		llw	63	175	47
6	Okoboji silty clay loam, 0 to 1 percent slopes	1.3	1.1%		IIIw	58	168	45
90	Okoboji mucky silty clay loam, 0 to 1 percent slopes	0.4	0.3%		Illw	60	171	46
388	Kossuth silty clay loam, 0 to 2 percent slopes	0.2	0.2%		llw	79	197	53
				Weighte	d Average	76.8	193. 7	52.2



Parcel 2 --28.3 Cropland Ac., m/l—Average CSR—78.4 **Section 31, T86N, R26W** 



Code	Soil Description	Acres	Percent of field	CSR Legend	Non-Irr Class	CSR	Corn	Soybeans
52B	Bode clay loam, 2 to 5 percent slopes	14	49.6%		lle	80	198	53
1507	Brownton silty clay loam, 0 to 2 percent slopes	8.9	31.3%		llw	75	191	52
388	Kossuth silty clay loam, 0 to 2 percent slopes	3.4	12.2%		llw	79	197	53
288	Ottosen clay loam, 1 to 3 percent slopes	1.5	5.2%		1	86	206	56
138C2	Clarion loam, 5 to 9 percent slopes, moderately eroded	0.5	1.7%	The state of the s	Ille	65	178	48
		482		Weighte	d Average	78.4	195. 8	52.8