

216 Acres m/l, Buchanan County, IA
Parcel 1 - 136 Acres m/l
Parcel 2 - 80 Acres m/l
Verla M. Schaefer Estate Farms

These Farms are Located 1 Mile Northwest of Masonville, Iowa

Date: Friday, Sept. 22, 2017

Time: 10:00 a.m.

Auction Site:

O'Sullivan Hall

Address:

608 Bernhart Street
Masonville, IA 50654

Auction Information

Method of Sale

- Land will be offered by the **Choice and Privilege Method** with the choice to high bidder to take one or both parcels. Should the high bidder not select both parcels, the contending bidder will have the privilege to select the remaining parcel at the high bid. Should the contending bidder elect not to purchase

the parcel that remains, the remaining parcel will be offered with another round of bidding.

- Bids will be dollars per acre.
- Seller reserves the right to refuse any and all bids.

Seller

Verla M. Schaefer Estate

Attorney for Seller

Thomas J. Hanson
Hanson Law Office

Agency

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

Terms of Possession

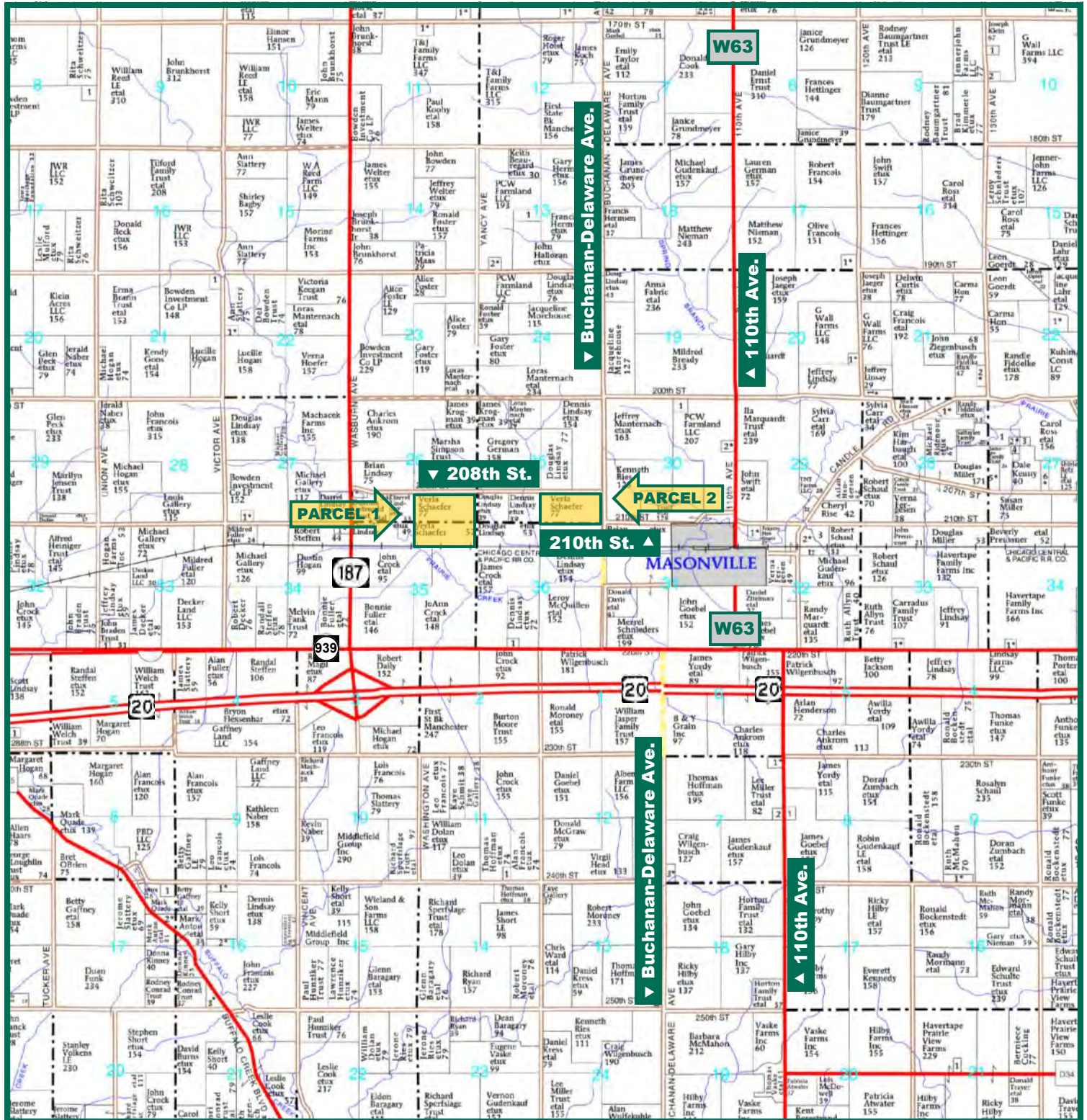
10% down payment required the day of sale. Successful bidders are purchasing with no financing contingencies and must

be prepared for cash settlement of their purchase on or before November 10, 2017 or after any objections to title have been cleared. Final settlement will require certified check or wire transfer. Possession will be given at settlement subject to the existing lease which expires March 1, 2018. 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

Plat Map: Parcels 1 & 2



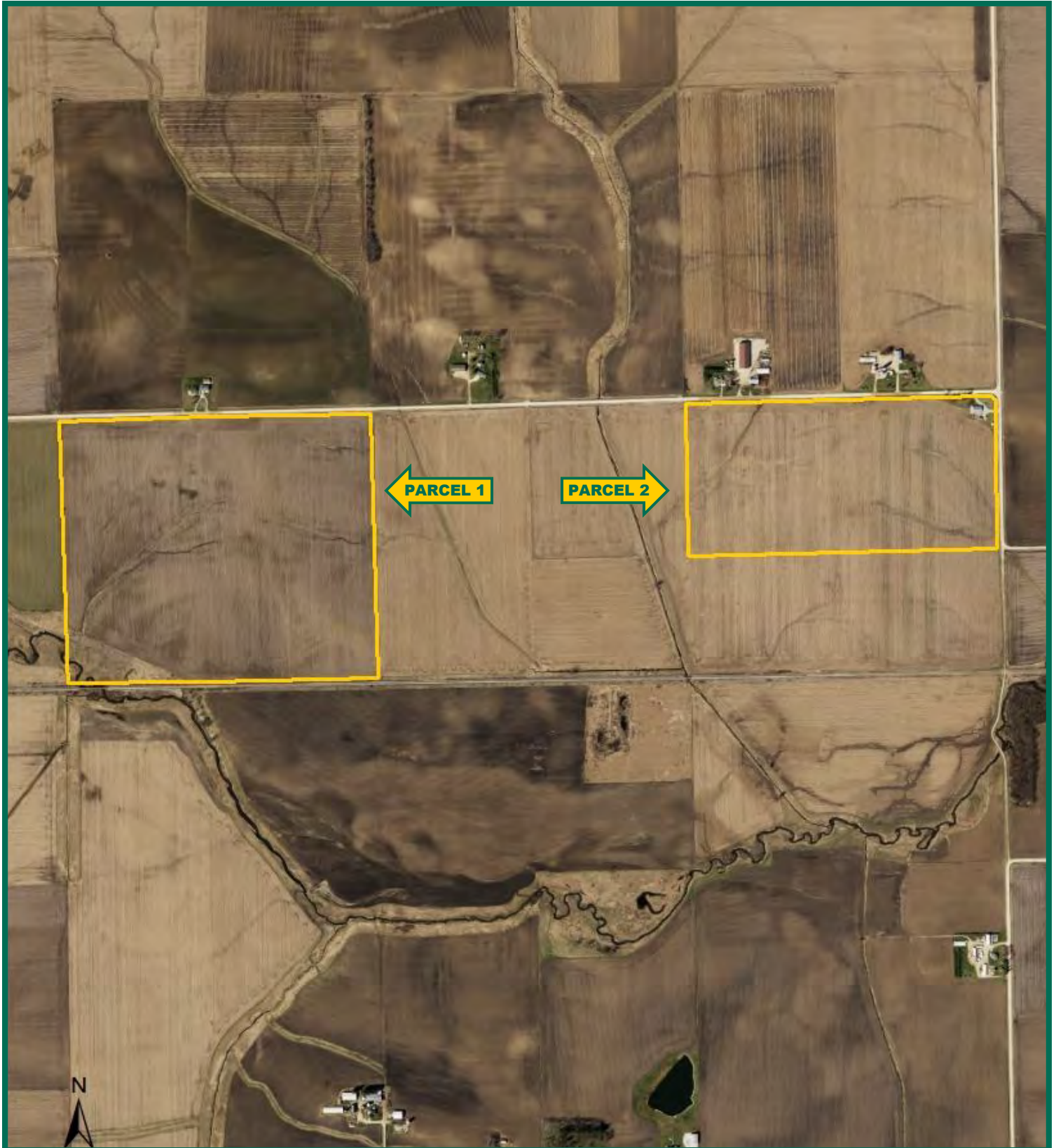
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information currently available, but are not guaranteed.

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Aerial Photo: Parcels 1 & 2



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Aerial Photo: Parcel 1



Property Information Parcel 1 - 136 Acres m/l

Location

From Masonville: ½ mile west on 210th Street, ¼ mile north on Buchanan-Delaware Avenue and 1 mile west on 208th Street. The farm is located on the south side of the road.

Legal Description

The S½ of the SE¼ of Section 26 and that part of the N½ of the NE¼ lying north of the railroad tracks in Section 35, Township 89 North, Range 7 West of the 5th P.M., Buchanan County, Iowa.

Real Estate Tax

Taxes Payable 2017 - 2018: \$3,554.00
Net Taxable Acres: 134.20
Tax per Net Taxable Acre: \$26.48

FSA Data

Farm Number 4807, Tract 1641
Crop Acres: 127.5
Corn Base: 82.8
Corn PLC Yield: 173 Bu.
Bean Base: 44.2
Bean PLC Yield: 51 Bu.

Soil Types/Productivity

Primary soils are Clyde-Floyd, Kenyon and Burkhardt-Saude. See soil map for detail.

- **CSR2:** 79.6 per 2017 AgriData, Inc., based on FSA crop acres.
- **CSR:** 73.8 per 2017 AgriData, Inc., based on FSA crop acres.
- **CSR:** 78.8 per County Assessor, based on net taxable acres.

Land Description

Level to gently rolling.

Drainage

Some drainage tile. Tile maps not available.

Comments

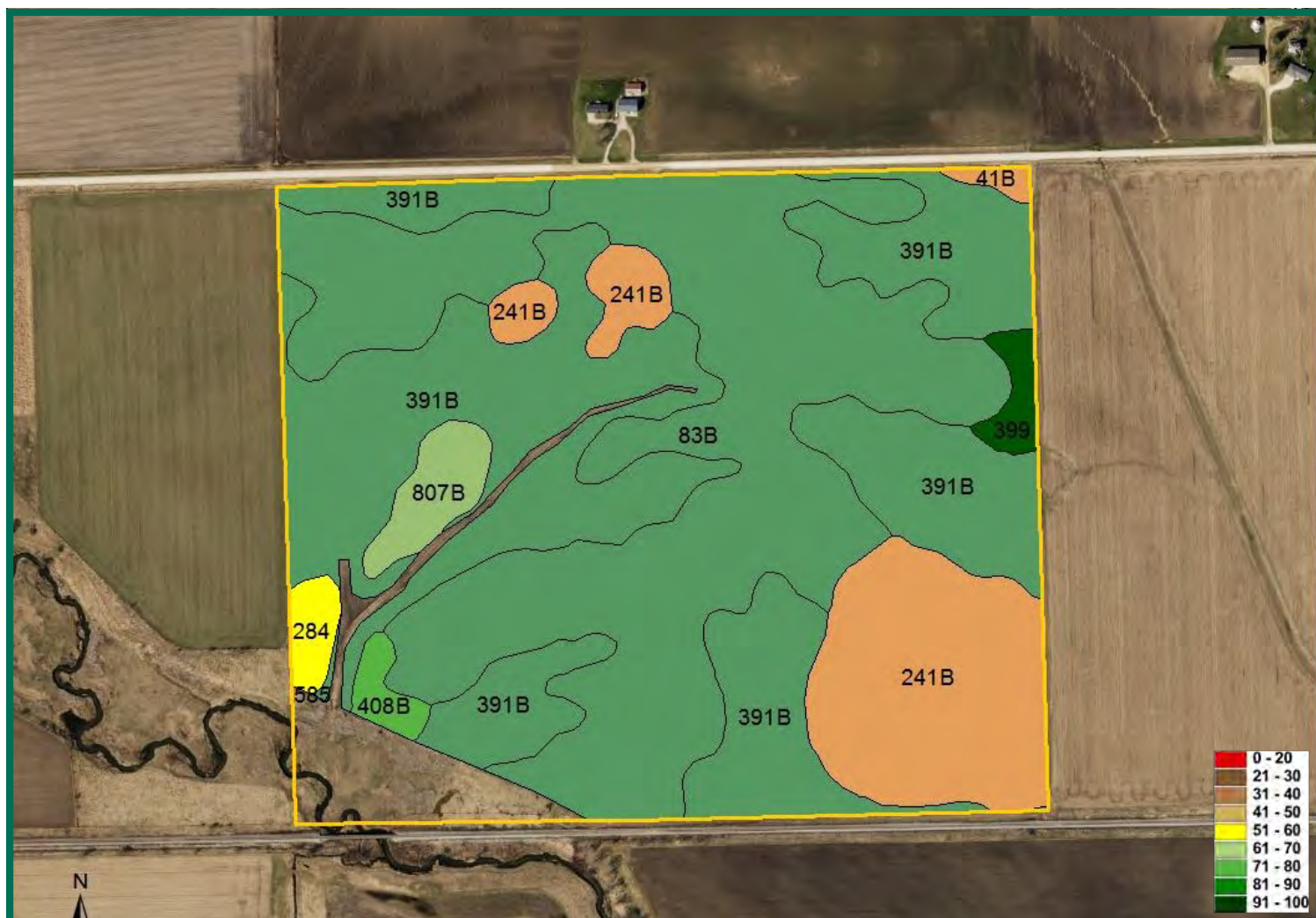
This is a nice laying Buchanan County Farm with good soils and eye appeal.

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Soil Map: Parcel 1



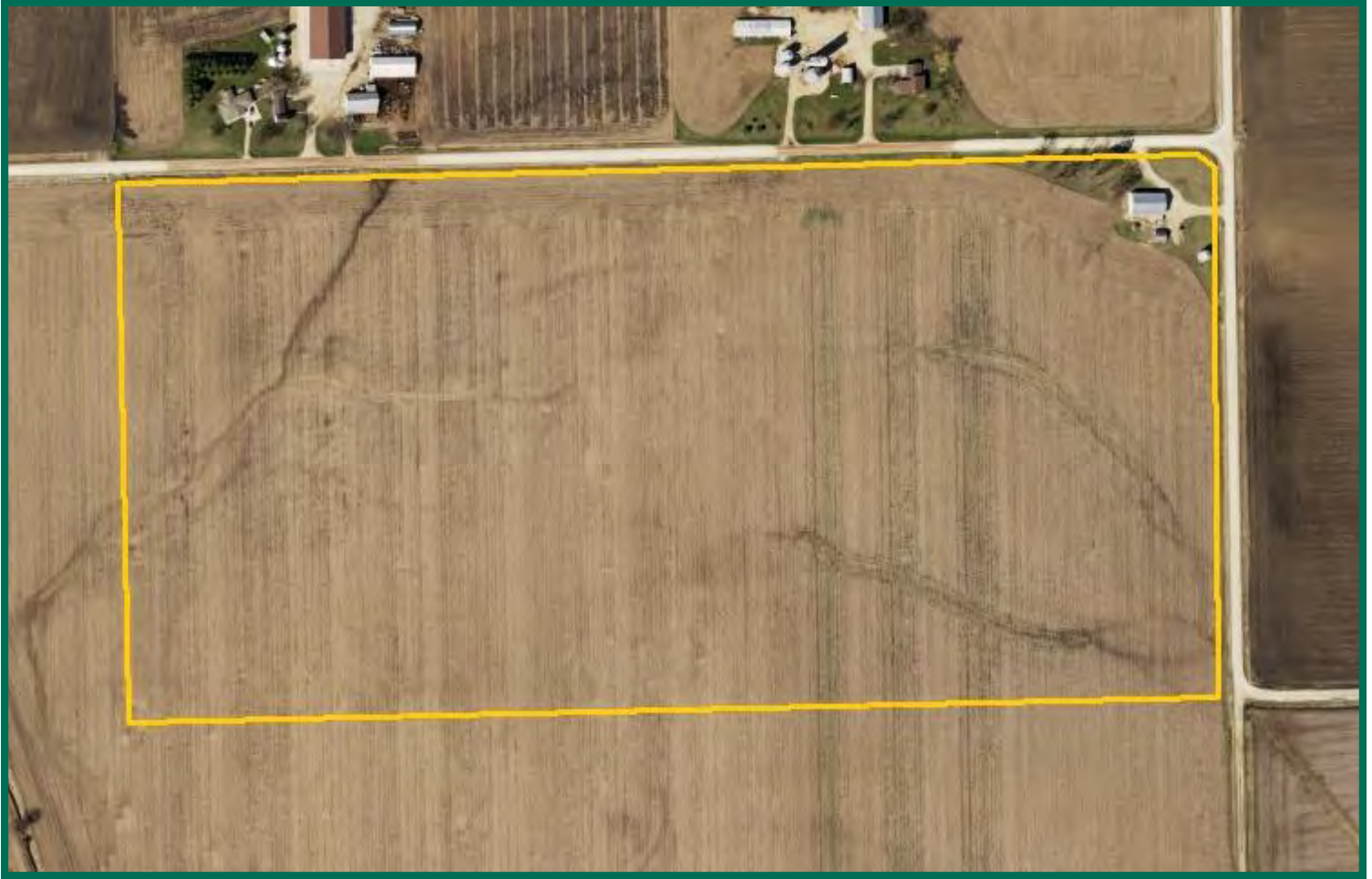
Measured Tillable Acres		127.5	Avg. CSR	73.8	Avg. CSR2	79.6		
Soil Label	Soil Name	CSR	CSR2	Percent of Field	Non_Irr Class	Acres		
241B	Burkhardt-Saude complex, 2 to 5	38	33	13.9%	IVe	17.77		
284	Flagler sandy loam, 0 to 2 percent	50	55	1.1%	IIIs	1.36		
391B	Clyde-Floyd complex, 1 to 4 percent	76	87	40.6%	IIw	51.81		
399	Readlyn loam, 1 to 3 percent slopes	91	91	1.1%	Iw	1.36		
408B	Olin fine sandy loam, 2 to 5 percent	67	74	1.0%	Ile	1.22		
41B	Sparta loamy fine sand, 2 to 5	40	39	0.4%	IVs	0.51		
585	Spillville-Coland complex, 0 to 2	80	76	0.0%	IIw			
807B	Schley variant sandy loam, 1 to 4	50	66	2.1%	IIw	2.7		
83B	Kenyon loam, 2 to 5 percent slopes	86	90	39.8%	Ile	50.7		

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Aerial Photo: Parcel 2



Property Information Parcel 2 - 80 Acres m/l

Location

From Masonville: ½ mile west on 210th Street. Farm is located directly west of the road.

Legal Description

The S½ of the SE¼ of Section 25, Township 89 North, Range 7 West of the 5th P.M., Buchanan County, Iowa.

Real Estate Tax

Taxes Payable 2017 - 2018: \$2,352.00
Net Taxable Acres: 77.0
Tax per Net Taxable Acre: \$30.55

Land Description

Gently rolling.

FSA Data

Farm Number 4807, Tract 1640
Crop Acres: 75.9
Corn Base: 50.2
Corn PLC Yield: 173 Bu.
Bean Base: 25.7
Bean PLC Yield: 51 Bu.

Soil Types/Productivity

Primary soils are Clyde-Floyd, Kenyon and Readlyn. See soil map for detail.

- **CSR2:** 88.5 per 2017 AgriData, Inc., based on FSA crop acres.
- **CSR:** 81.5 per 2017 AgriData, Inc., based on FSA crop acres.
- **CSR2:** 88.5 per County Assessor, based on net taxable acres.

Buildings/Improvements

Machine shed - 50' x 80'; built in 1982
Grain bin - 24' x 18'; built in 1972
The tenant reserves use of the machine shed and grain bin until March 1, 2018.

Boundaries

The Sellers will survey this farm after harvest to determine the exact location of the west and south boundaries. Flags have been set in the northwest corner and southeast corner to show potential Buyers the approximate corners.

Comments

This is a highly productive Buchanan County farm with good soils located in a strong area!

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Soil Map: Parcel 2



Measured Tillable Acres		75.9	Avg. CSR	81.5	Avg. CSR2	88.5		
Soil Label	Soil Name	CSR	CSR2	Percent of Field	Non_Irr Class	Acres		
391B	Clyde-Floyd complex, 1 to 4 percent	76	87	44.6%	llw	33.83		
399	Readlyn loam, 1 to 3 percent slopes	91	91	8.4%	lw	6.39		
407B	Schley loam, 1 to 4 percent slopes	70	81	2.6%	llw	1.96		
83B	Kenyon loam, 2 to 5 percent slopes	86	90	44.4%	lle	33.70		

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Photos: Parcel 2



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Aerial Photo: Combined Parcels



Property Information Combined Parcels 216 Acres, m/l

Location

From Masonville: ½ mile west on 210th Street. Farm is located directly west of the road.

Legal Description

The S½ of the SE¼ of Section 25, the S½ of the SE¼ of Section 26 and that part of the N½ of the NE¼ lying north of the railroad tracks in Section 35, Township 89 North, Range 7 West of the 5th P.M., Buchanan County, Iowa.

Real Estate Tax

Taxes Payable 2017 - 2018: \$5,906.00
Net Taxable Acres: 211.2
Tax per Net Taxable Acre: \$27.96

FSA Data

Farm Number 4807-8, Tract 1640-41
Crop Acres: 203.4
Corn Base: 158.7
Corn PLC Yield: 173 Bu.
Bean Base: 69.9
Bean PLC Yield: 51 Bu.

Soil Types/Productivity

Primary soils are Clyde-Floyd, Burkhardt-Saude and Readlyn. See soil map for detail.

- **CSR2:** 82.9 per 2017 AgriData, Inc., based on FSA crop acres.
- **CSR:** 76.7 per 2017 AgriData, Inc., based on FSA crop acres.
- **CSR2:** 82.9 per County Assessor, based on net taxable acres.

Land Description

Level to gently rolling

Drainage

Some drainage tile. Tile maps not available

Buildings/Improvements

Machine shed - 50' x 80'; built in 1982
Grain bin - 24' x 18'; built in 1972
The tenant reserves use of the machine shed and grain bin until March 1, 2018.

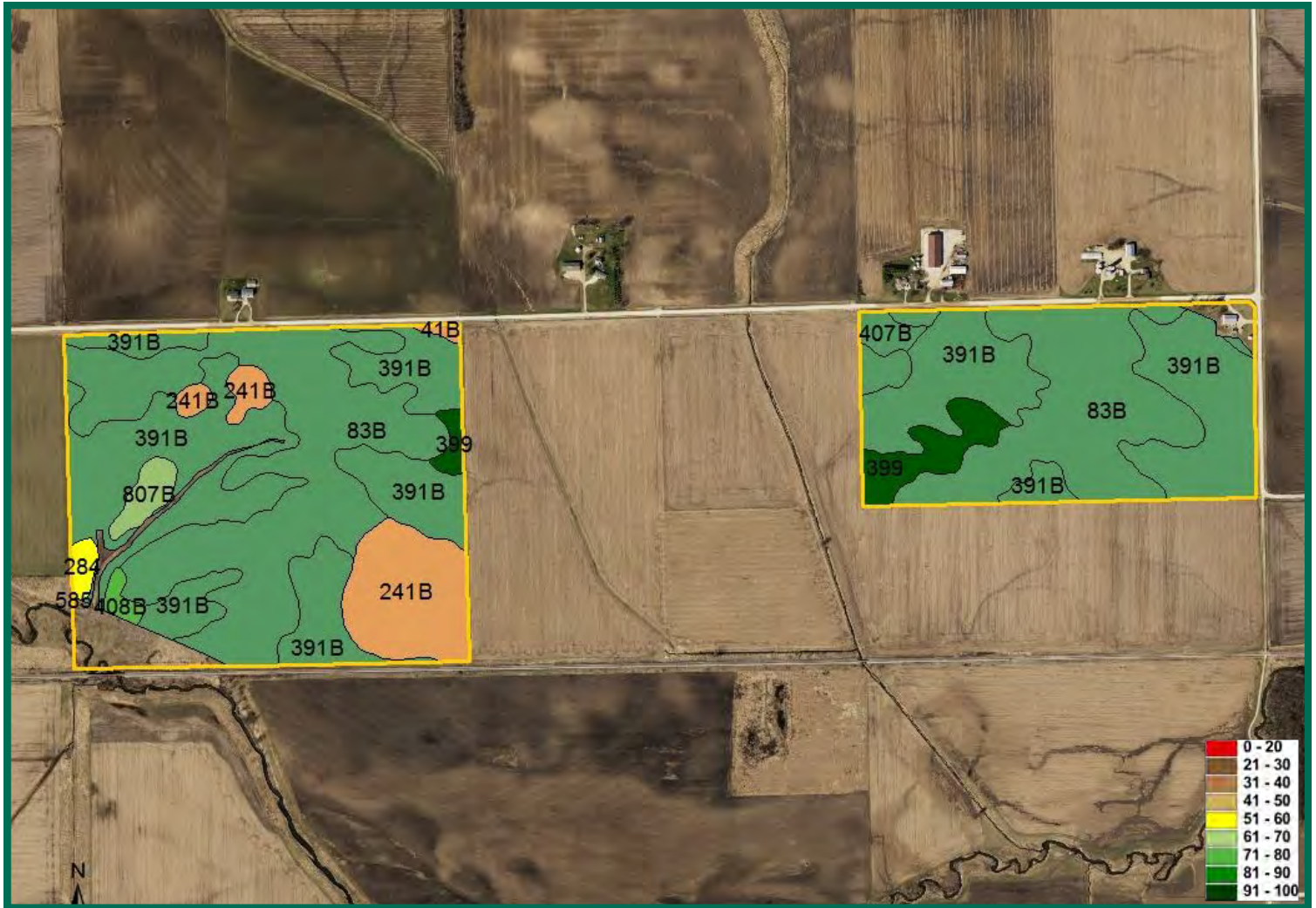
Boundaries

The Sellers will survey Parcel 2 after harvest to determine the exact location of the west and south boundaries. Flags have been set in the northwest corner and southeast corner to show potential Buyers the approximate corners.

Comments

These are highly productive Buchanan County farms with good soils located in a strong area!

Soil Map: Combined Parcels



Measured Tillable Acres		203.4	Avg. CSR	76.7	Avg. CSR2	82.9		
Soil Label	Soil Name	CSR	CSR2	Percent of Field	Non_Irr Class	Acres		
241B	Burkhardt-Saude complex, 2 to 5	38	33	8.7%	IVe	17.77		
284	Flagler sandy loam, 0 to 2 percent	50	55	0.7%	IIIs	1.36		
391B	Clyde-Floyd complex, 1 to 4 percent	76	87	42.1%	IIw	85.64		
399	Readlyn loam, 1 to 3 percent slopes	91	91	3.8%	Iw	7.75		
407B	Schley loam, 1 to 4 percent slopes	70	81	1.0%	IIw	1.96		
408B	Olin fine sandy loam, 2 to 5 percent	67	74	0.6%	Ile	1.22		
41B	Sparta loamy fine sand, 2 to 5	40	39	0.3%	IVs	0.51		
585	Spillville-Coland complex, 0 to 2	80	76	0.0%	IIw			
807B	Schley variant sandy loam, 1 to 4	50	66	1.3%	IIw	2.7		

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