



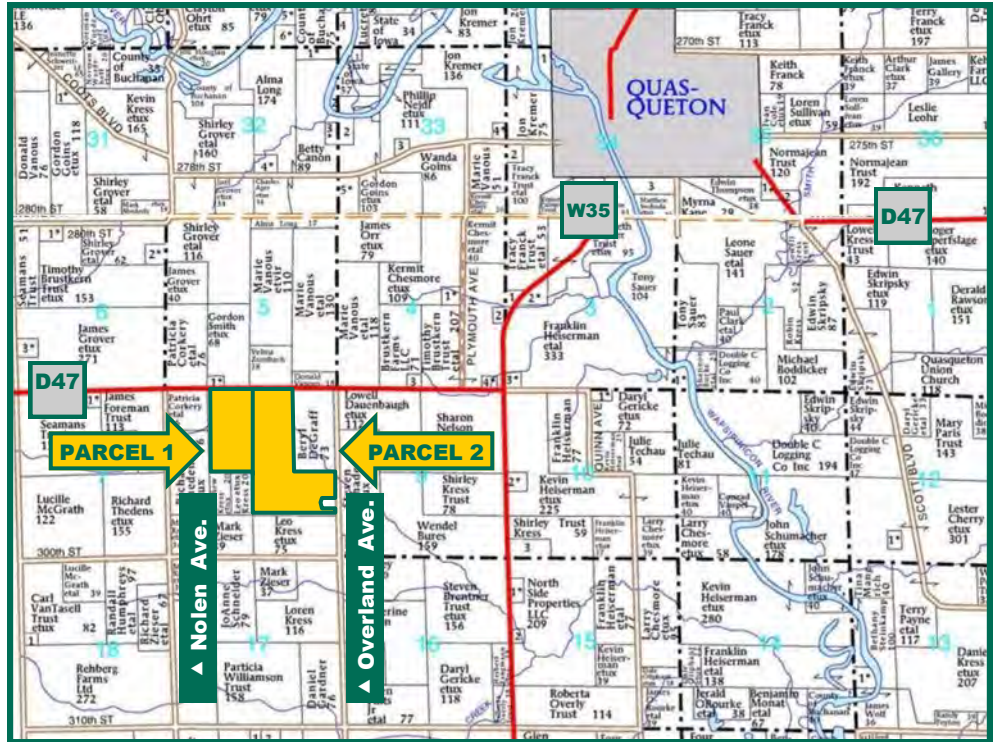
LAND AUCTION

**233 Acres,
m/l,
Buchanan
County, IA**

In 2 Parcels

Parcel 1—78 Ac. m/l

Parcel 2—155 Ac. m/l



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

Date: Thurs., Oct. 5, 2017

Time: 10:00 a.m.

Auction Site:

American Legion Hall

Address:

101 S. Water Street

Quasqueton, IA 52326

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 remaining parcel, it will be offered with another round of bidding.

- Seller reserves the right to refuse any and all bids.

Sellers

Karl J. Ahlrichs, Kristi Sherman, Gretchen Vachon, John Ahlrichs, and Charlotte Rohloff

Agency

Hertz Farm Management, 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 **March 1, 2018**. (Sellers willing to close anytime from **December 1, 2017 to March 1, 2018** to

accommodate exchanges), 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 information currently available, but are not guaranteed.

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REID: 050-846

Aerial Photo: Parcel 1



Property Information Parcel 1—78 Acres, m/l

Location

Approximately 3 miles southwest of Quasqueton, Cono Township.

Legal Description

NE NW, SE NW Section 8, Township 87 North, Range 8 West of the 5th P.M., Buchanan County, IA.

Real Estate Tax

Taxes Payable 2017– 2018: \$2,198
Net Taxable Acres: 77.94
Tax per Net Taxable Acre: \$28.20

FSA Data

Part of Farm Number 6915, Tract 620
Crop Acres*: 70

Corn Base*: 46.0

Corn PLC Yield: 141 Bu.

Bean Base*: 24.8

Bean PLC Yield: 42 Bu.

**Acres and bases are estimated pending parcel split. The local FSA office will determine final Acres and Bases.*

CRP Contracts

There are three CRP contracts on the combined parcels:

Contract 1: 3.01 acres pays \$1,093 annually and expires 9/30/2023.

Contract 2: 5.08 acres pays \$1,896 annually and expires 9/30/24.

Contract 3: 2.8 acres pays \$972 annually and expires 9/30/2024.

Estimated CRP acres for Parcel 1 are 4.97.

**Should parcels be sold to different Buyer's the CRP contracted acres and payments would be prorated based on a determination by the local FSA office.*

Soil Types/Productivity

Primary soils are Clyde clay loam and Olin fine sandy loam. See soil map for detail.

- **CSR2:** 81.1 per 2017 AgriData, Inc., based on estimated FSA Effective DCP crop acres.
- **CSR:** 71.8 per 2017 AgriData, Inc., based on estimated FSA Effective DCP crop acres.
- **CSR2:** 82.2 per County Assessor, based on net taxable acres.

Buildings/Improvements

None

Drainage

Tile maps available, please contact office.

Water & Well Information

Two legally capped wells on or next to timbered area.

Comments

Potential building site. This is an excellent opportunity to add a quality farm to your operation or investment portfolio. Well-cared for by a multi-generation tenant family. Buyers will have the right to access property for purposes of applying inputs for their 2018 crop, fall tillage, and miscellaneous improvements.

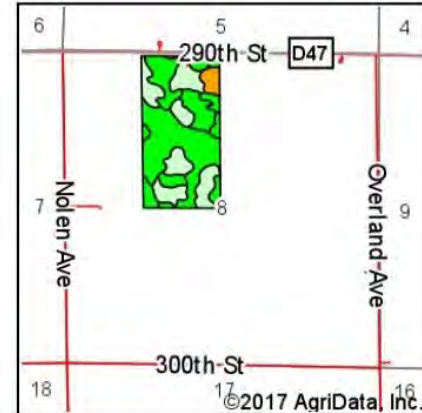
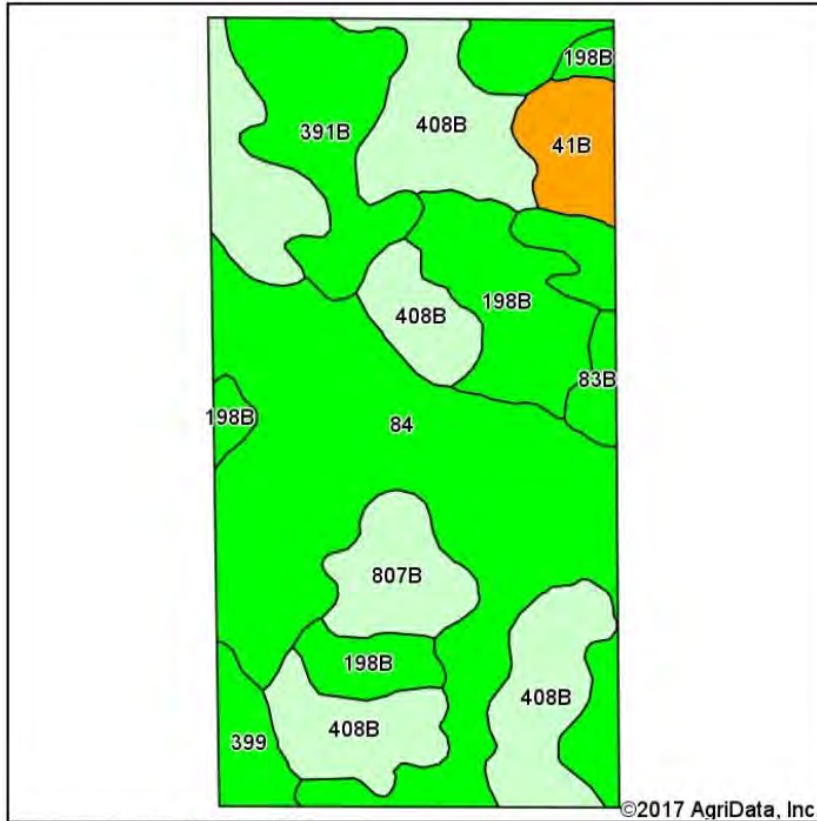
The information gathered for this brochure is from sources deemed reliable, but cannot be guaranteed by Hertz Real Estate Services, Inc. or its staff. All acres are considered more or less, unless otherwise stated.

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Soil Map: Parcel 1 Entire Property



State: Iowa
 County: Buchanan
 Location: 8-87N-8W
 Township: Cono
 Acres: 78
 Date: 8/29/2017



Soils data provided by USDA and NRCS.

Area Symbol: IA019, Soil Area Version: 22

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	Irr Class *c	CSR2**	CSR
84	Clyde clay loam, 0 to 3 percent slopes	31.27	40.1%		IIw		88	76
408B	Olin fine sandy loam, 2 to 5 percent slopes	20.48	26.3%		IIe		74	67
198B	Floyd loam, 1 to 4 percent slopes	9.10	11.7%		IIw		89	80
391B	Clyde-Floyd complex, 1 to 4 percent slopes	7.20	9.2%		IIw		87	76
807B	Schley variant sandy loam, 1 to 4 percent slopes	3.81	4.9%		IIw		66	50
41B	Sparta loamy fine sand, 2 to 5 percent slopes	2.93	3.8%		IVs	IIe	39	40
399	Readlyn loam, 1 to 3 percent slopes	2.10	2.7%		Iw		91	91
83B	Kenyon loam, 2 to 5 percent slopes	1.11	1.4%		IIe		90	86
Weighted Average							81.5	72

**IA has updated the CSR values for each county to CSR2.

*c: Using Capabilities Class Dominant Condition Aggregation Method

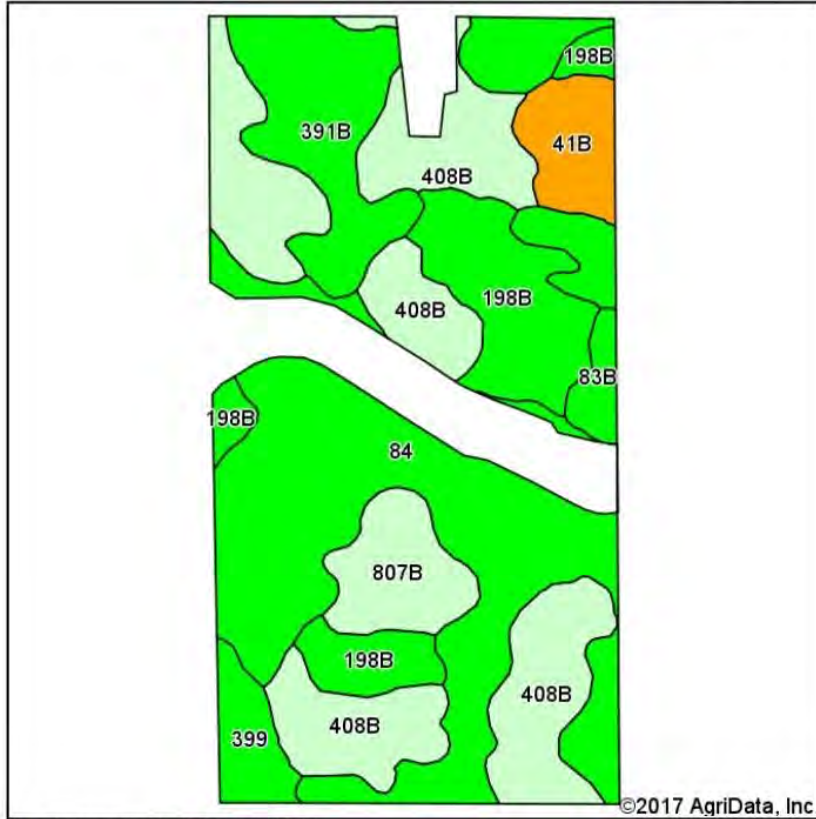
Soils data provided by USDA and NRCS.

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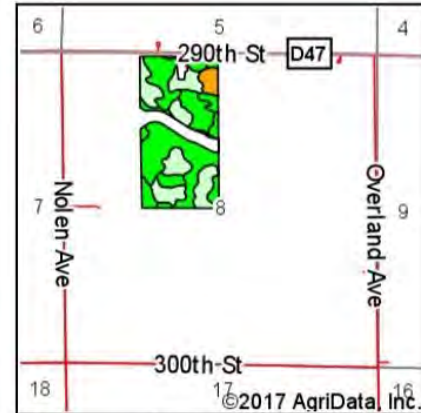
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Soil Map: Parcel 1 Tillable Only



Soils data provided by USDA and NRCS.

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State: Iowa
County: Buchanan
Location: 8-87N-8W
Township: Cono
Acres: 70
Date: 8/29/2017



Area Symbol: IA019, Soil Area Version: 22

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	Irr Class *c	CSR2**	CSR
84	Clyde clay loam, 0 to 3 percent slopes	24.79	35.4%		liw		88	76
408B	Olin fine sandy loam, 2 to 5 percent slopes	19.01	27.2%		lie		74	67
198B	Floyd loam, 1 to 4 percent slopes	9.08	13.0%		liw		89	80
391B	Clyde-Floyd complex, 1 to 4 percent slopes	7.16	10.2%		liw		87	76
807B	Schley variant sandy loam, 1 to 4 percent slopes	3.81	5.4%		liw		66	50
41B	Sparta loamy fine sand, 2 to 5 percent slopes	2.93	4.2%		IVs	lie	39	40
399	Readlyn loam, 1 to 3 percent slopes	2.11	3.0%		liw		91	91
83B	Kenyon loam, 2 to 5 percent slopes	1.11	1.6%		lie		90	86
Weighted Average							81.1	71.8

**IA has updated the CSR values for each county to CSR2.

*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.

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Aerial Photo: Parcel 2



Property Information Parcel 2 - 155 Acres, m/l Location

Approximately 3 miles southwest of Quasqueton, Cono Township.

Legal Description

NW NE, SW NE Section 8, Township 87 North, Range 8 West of the 5th P.M., Buchanan County, IA.

Real Estate Tax

Taxes Payable 2017 - 2018: \$4,088
Net Taxable Acres: 154.16
Tax per Net Taxable Acre: \$26.52

FSA Data

Part of Farm Number 6915, Tract 620
Crop Acres*: 144.53
Corn Base*: 93.42
Corn PLC Yield: 141 Bu.
Bean Base*: 50.31
Bean PLC Yield: 42 Bu.

**Acres and bases are estimated pending parcel split. The local FSA office will determine final Acres and Bases.*

CRP Contracts

There are three CRP contracts on the combined parcels:
Contract 1: 3.01 acres pays \$1,093 annually and expires 9/30/2023.

Contract 2: 5.08 acres pays \$1,896 annually and expires 9/30/24.
Contract 3: 2.8 acres pays \$972 annually and expires 9/30/2024.
Estimated CRP acres for Parcel 2 are 5.92.
**Should parcels be sold to different Buyer's the CRP contracted acres and payments would be prorated based on a determination by the local FSA office.*

Soil Types/Productivity

Primary soils are Olin fine sandy loam and Clyde clay loam. See soil map for detail.

- **CSR2:** 74.5 per 2017 AgriData, Inc., based on estimated FSA Effective DCP crop acres.
- **CSR:** 68.1 per 2017 AgriData, Inc., based on estimated FSA Effective DCP crop acres.
- **CSR2:** 75.2 per County Assessor, based on net taxable acres.

Buildings/Improvements

None

Drainage

Tile maps available, please contact office.

Water & Well Information

Two legally capped wells on or next to timbered area.

Comments

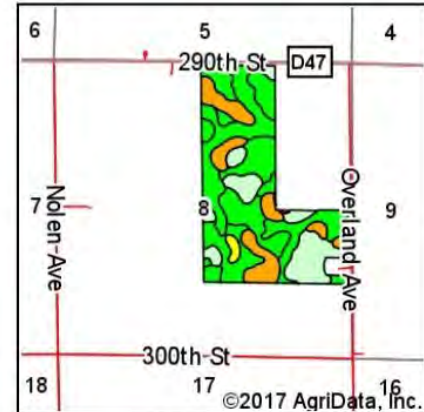
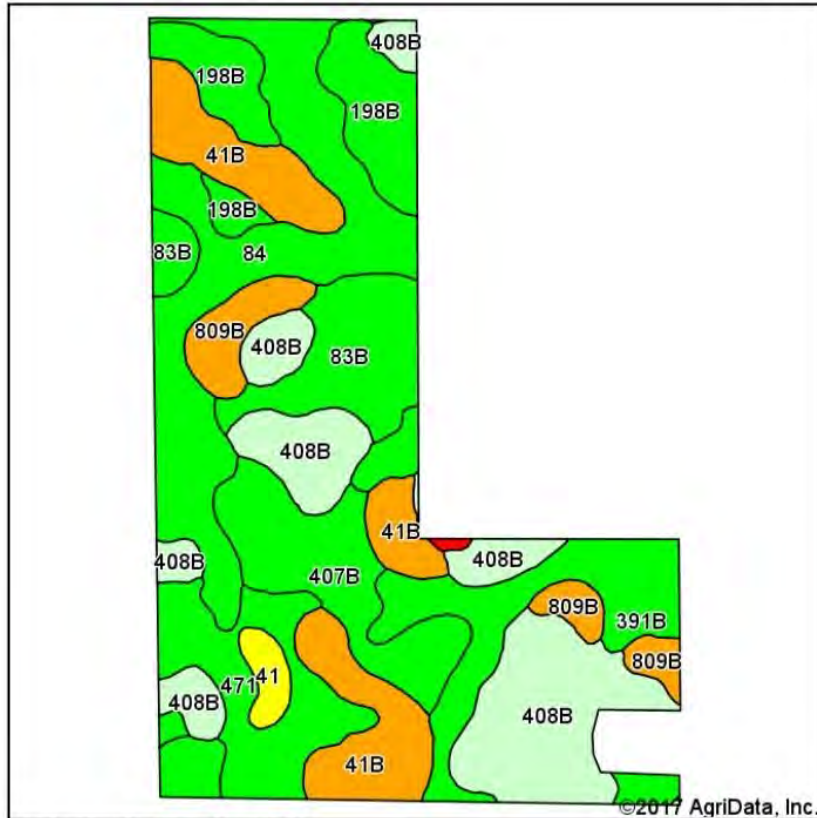
This is an excellent opportunity to add a quality farm to your operation or investment portfolio. Well-cared for by a multi-generation tenant family. Buyers will have the right to access property for purposes of applying inputs for their 2018 crop, fall tillage, miscellaneous improvements.

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Soil Map: Parcel 2 Entire Property



State: Iowa
County: Buchanan
Location: 8-87N-8W
Township: Cono
Acres: 155
Date: 8/29/2017



Soils data provided by USDA and NRCS.

Area Symbol: IA019, Soil Area Version: 22

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	Irr Class *c	CSR2**	CSR
408B	Olin fine sandy loam, 2 to 5 percent slopes	29.21	18.8%		Ile		74	67
84	Clyde clay loam, 0 to 3 percent slopes	26.83	17.3%		IIw		88	76
41B	Sparta loamy fine sand, 2 to 5 percent slopes	19.08	12.3%		IVs	Ile	39	40
391B	Clyde-Floyd complex, 1 to 4 percent slopes	18.62	12.0%		IIw		87	76
407B	Schley loam, 1 to 4 percent slopes	13.56	8.7%		IIw		81	70
471	Oran loam, 1 to 3 percent slopes	12.93	8.3%		Iw		81	86
198B	Floyd loam, 1 to 4 percent slopes	12.87	8.3%		IIw		89	80
83B	Kenyon loam, 2 to 5 percent slopes	12.45	8.0%		Ile		90	86
809B	Bertram fine sandy loam, 2 to 5 percent slopes	7.23	4.7%		IVs		39	27
41	Sparta loamy fine sand, 0 to 2 percent slopes	1.98	1.3%		IVs	Ile	44	45
776C	Lilah sandy loam, 2 to 9 percent slopes	0.24	0.2%		IVs		5	8
Weighted Average							75.3	68.5

**IA has updated the CSR values for each county to CSR2.

*c: Using Capabilities Class Dominant Condition Aggregation Method

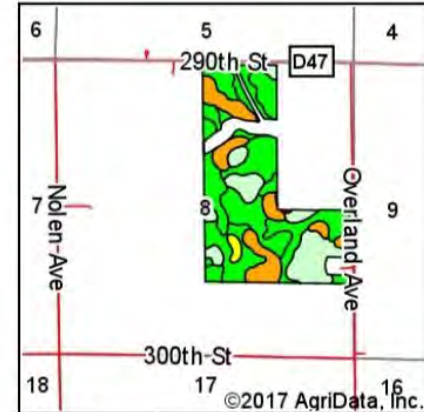
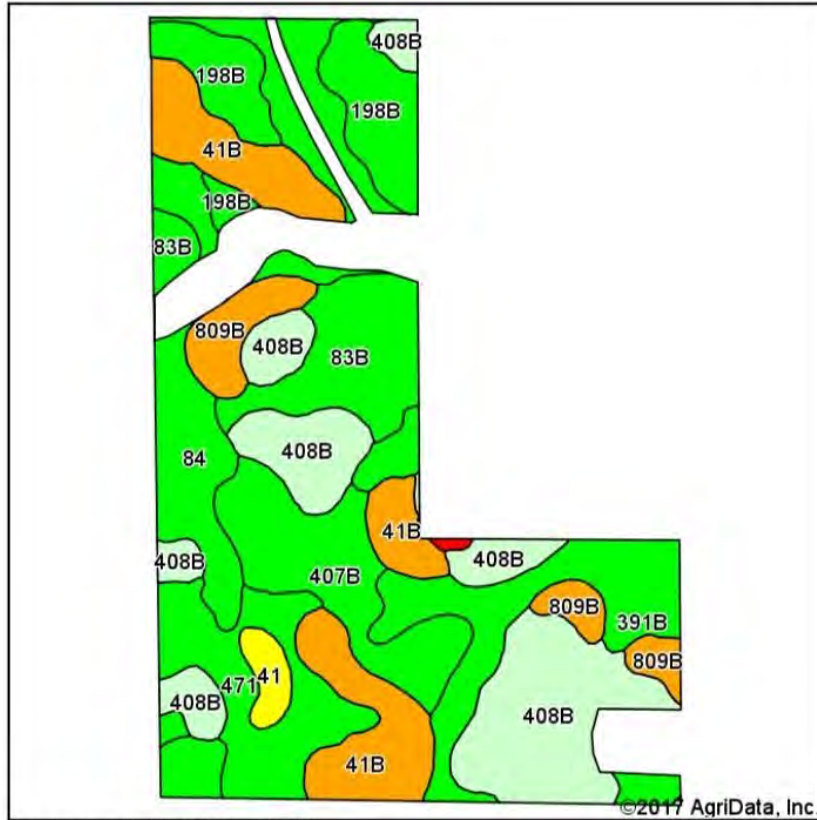
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Soil Map: Parcel 2 Tillable Only



State: Iowa
County: Buchanan
Location: 8-87N-8W
Township: Cono
Acres: 144.53
Date: 8/29/2017



Soils data provided by USDA and NRCS.

Area Symbol: IA019, Soil Area Version: 22

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	Irr Class *c	CSR2**	CSR
408B	Olin fine sandy loam, 2 to 5 percent slopes	29.06	20.1%		Ile		74	67
41B	Sparta loamy fine sand, 2 to 5 percent slopes	18.61	12.9%		IVs	Ile	39	40
391B	Clyde-Floyd complex, 1 to 4 percent slopes	18.51	12.8%		IIw		87	76
84	Clyde clay loam, 0 to 3 percent slopes	18.00	12.5%		IIw		88	76
407B	Schley loam, 1 to 4 percent slopes	13.56	9.4%		IIw		81	70
471	Oran loam, 1 to 3 percent slopes	12.93	8.9%		Iw		81	86
198B	Floyd loam, 1 to 4 percent slopes	12.35	8.5%		IIw		89	80
83B	Kenyon loam, 2 to 5 percent slopes	12.11	8.4%		Ile		90	86
809B	Bertram fine sandy loam, 2 to 5 percent slopes	7.19	5.0%		IVs		39	27
41	Sparta loamy fine sand, 0 to 2 percent slopes	1.98	1.4%		IVs	Ile	44	45
776C	Lilah sandy loam, 2 to 9 percent slopes	0.23	0.2%		IVs		5	8
Weighted Average							74.5	68.1

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*c: Using Capabilities Class Dominant Condition Aggregation Method

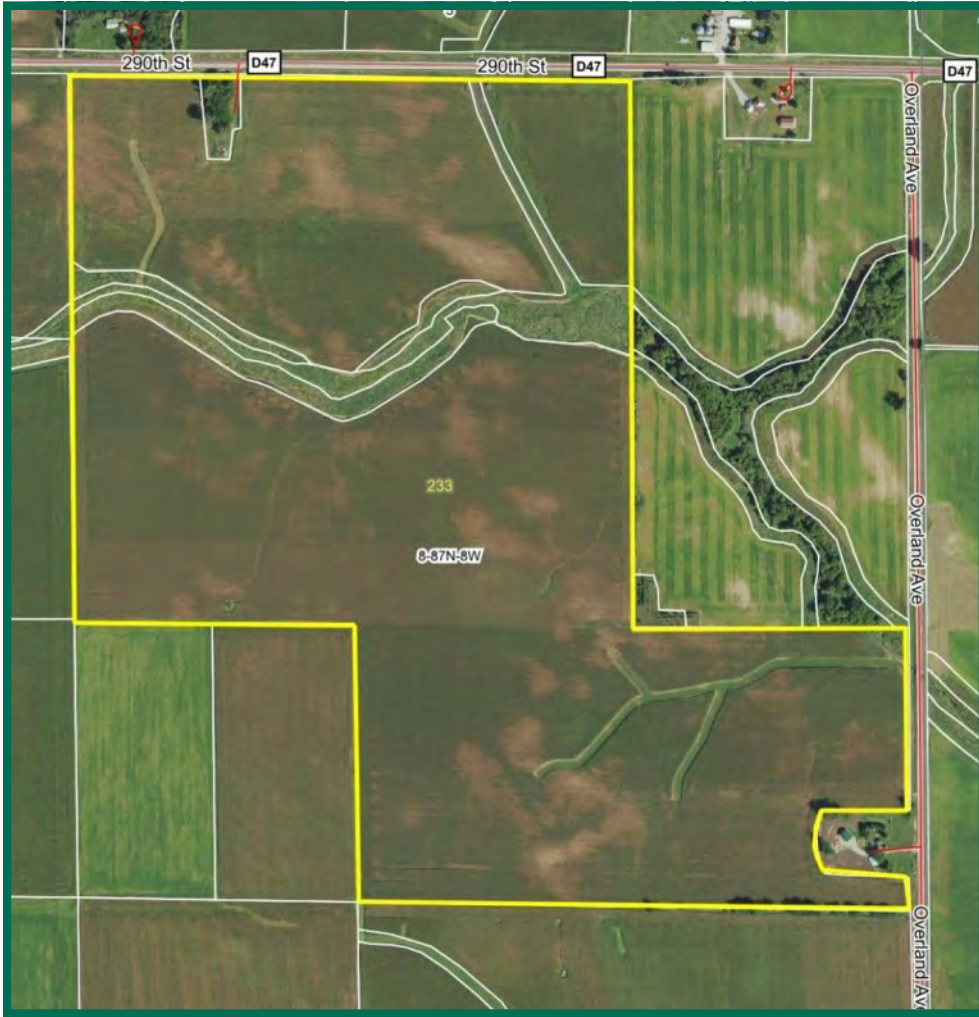
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Aerial Photo: Combined Parcels



Property Information Combined Parcels 233 Acres, m/l

Location

Approximately 3 miles southwest of Quasqueton, Cono Township.

Legal Description

NE NW, SE NW and NW NE, SW NE
Section 8, Township 87 North, Range 8
West of the 5th P.M., Buchanan County,
IA.

Real Estate Tax

Taxes Payable 2017 - 2018: \$6,286
Net Taxable Acres: 232.10
Tax per Net Taxable Acre: \$27.08

FSA Data

Farm Number 6915, Tract 620
Crop Acres: 214.53
Corn Base: 139.42
Corn PLC Yield: 141 Bu.
Bean Base: 75.11
Bean PLC Yield: 42 Bu.

CRP Contracts

There are three CRP contracts on the combined parcels:

Contract 1: 3.01 acres pays \$1,093 annually and expires 9/30/2023.
Contract 2: 5.08 acres pays \$1,896 annually and expires 9/30/24.
Contract 3: 2.8 acres pays \$972 annually and expires 9/30/2024.

Soil Types/Productivity

Primary soils are Olin fine sandy loam and Clyde clay loam. See soil map for detail.

- **CSR2:** 76.7 per 2017 AgriData, Inc., based on FSA Effective DCP crop acres.
- **CSR:** 69.3 per 2017 AgriData, Inc., based on FSA Effective DCP crop acres.
- **CSR2:** 77.38 per County Assessor, based on net taxable acres.

Buildings/Improvements

None

Drainage

Tile maps available, please contact office.

Water & Well Information

Two legally capped wells on or next to timbered area.

Comments

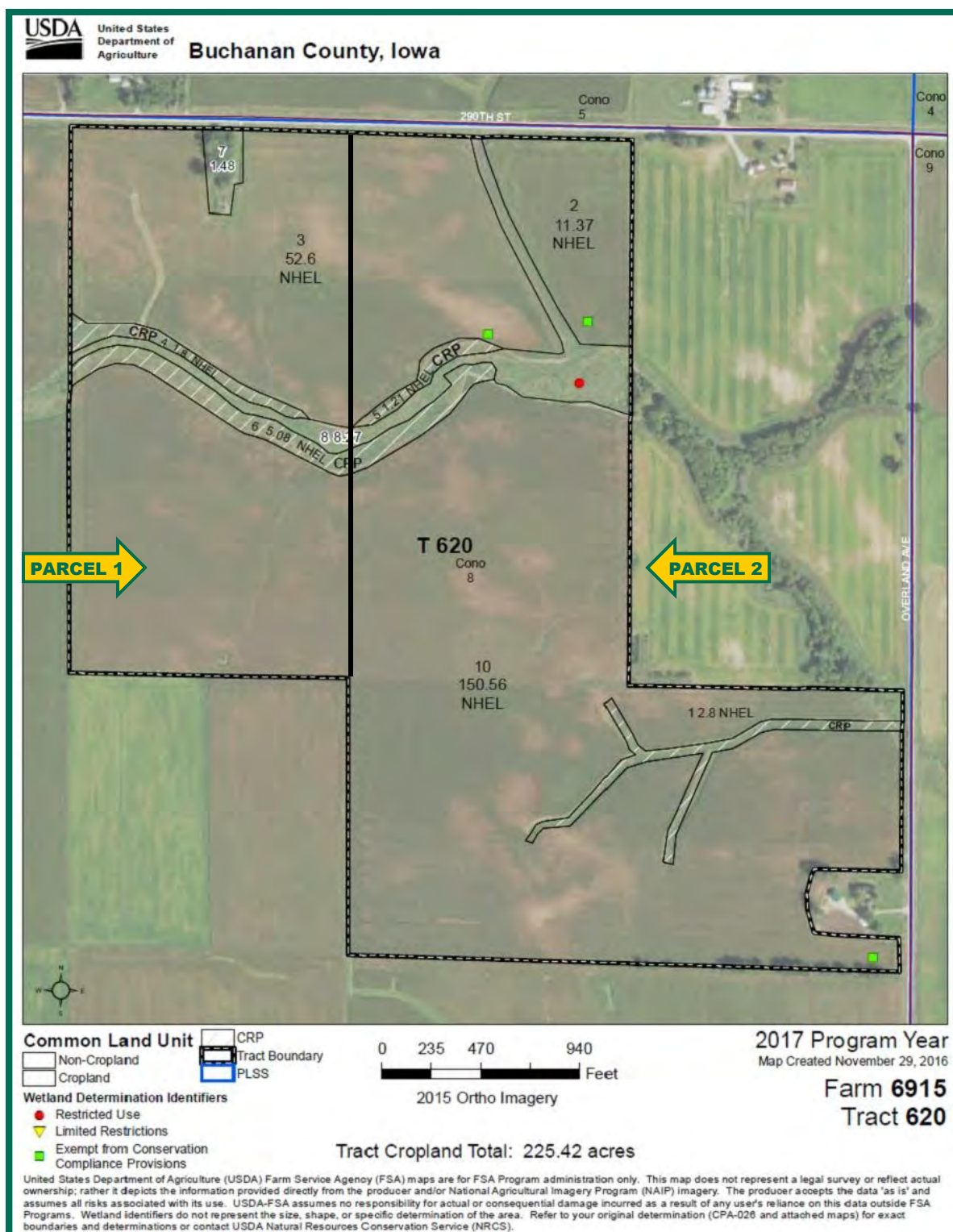
Potential building site along 290th St. This is an excellent opportunity to add a quality farm to your operation or investment portfolio. Well-cared for by a multi-generation tenant family. Buyers will have the right to access property for purposes of applying inputs for their 2018 crop, fall tillage, miscellaneous improvements.

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FSA Map



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Photos: 233 Acres, m/l, Buchanan County, IA



Parcel 1 - NW corner looking SE Upper left timber area potential building site.



Parcel 1 - Close up of timbered potential building site.



Parcel 2 - NE corner looking SE

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Photos: 233 Acres, m/l, Buchanan County, IA



Parcel 2 - NE corner looking SW from Overland Ave.



Parcel 2 - Taken south of acreage looking straight west along Overland Ave.

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