



155 Acres, m/l, Benton County, IA Foreman Farm

87.6 CSR2 - This property is located 3 miles northeast of Keystone, Iowa

Date: Wed., Nov. 08, 2017

Time: 10:00 a.m.

Auction Site:

Keystone Turner Hall

Address:

91 2nd Street

Keystone, IA 52249

Property Information

Location

From Keystone: 3 miles north on County Road V42 and then 1 mile east on 68th Street.

Legal Description

The SW ¼ of Section 31, Township 84 North, Range 11, West of the 5th P.M., Benton County, Iowa, except commencing 1,136.3 feet North of the SW corner of

Section 31, Township 84 North, Range 11, West of the 5th P.M., thence North 413.1 feet, thence East 290.0 feet, thence South 413.1 feet, thence West 290.0 feet to the place of the beginning.

Real Estate Tax

Taxes Payable 2017 - 2018: \$4,372

Net Taxable Acres: 151.76

Tax per Net Taxable Acre: \$28.81

FSA Data

Farm Number 3897, Tract 3189

Crop Acres: 146.5*

Corn Base: 86.3

Corn PLC Yield: 170 Bu.

Bean Base: 57.0

Bean PLC Yield: 52.0 Bu.

**This includes 3.9 acres of cropland being certified as grass and 3.29 acres of CRP.*

CRP Contracts

There are 3.29 acres enrolled in the CRP Buffer Strip Program (CP15). The contract period is for August 1, 2015 to September 30, 2025. The annual payment is \$324.00 per acre or a total of \$1,066.00. Buyer to receive 100% of the October 1, 2018 CRP payment.

Soil Types/Productivity

Primary soils are Dinsdale, Colo and Colo-Ely. See soil map for detail.

- **CSR2:** 87.6 per 2017 AgriData, Inc., based on currently crop acres.
- **CSR:** 80.6 per 2017 AgriData, Inc., based on currently crop acres.
- **CSR:** 85.2 per County Assessor, based on net taxable acres.

Land Description

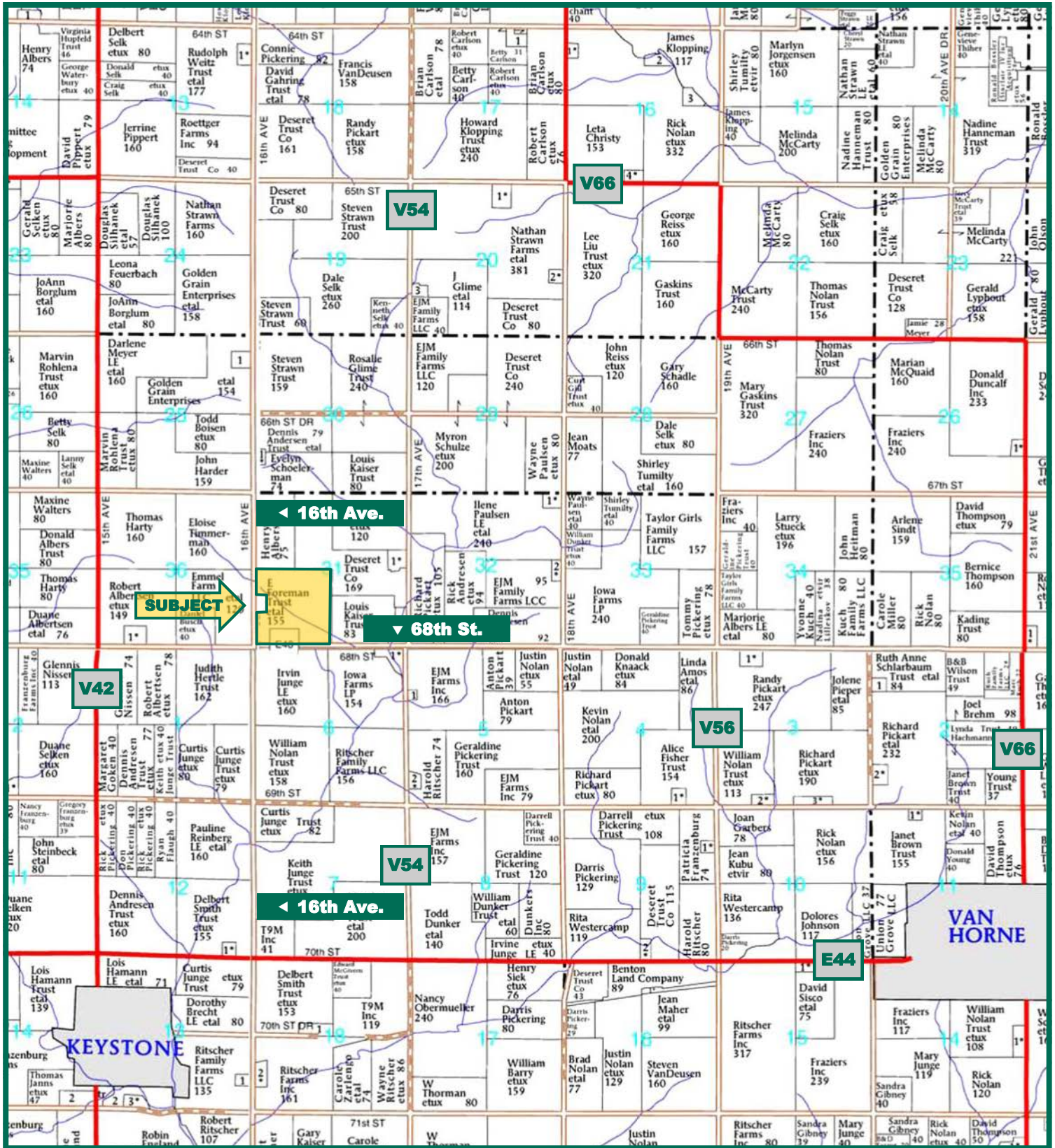
The cropland is gently rolling.

Adam V. Sylvester, AFM
Licensed in IA
AdamS@Hertz.ag

319-895-8858
102 Palisades Road & Hwy. 1, PO Box 50
Mount Vernon, IA 52314
www.Hertz.ag

Troy R. Louwagie, ALC
Licensed in IA & IL
TroyL@Hertz.ag

Plat Map: Union Township



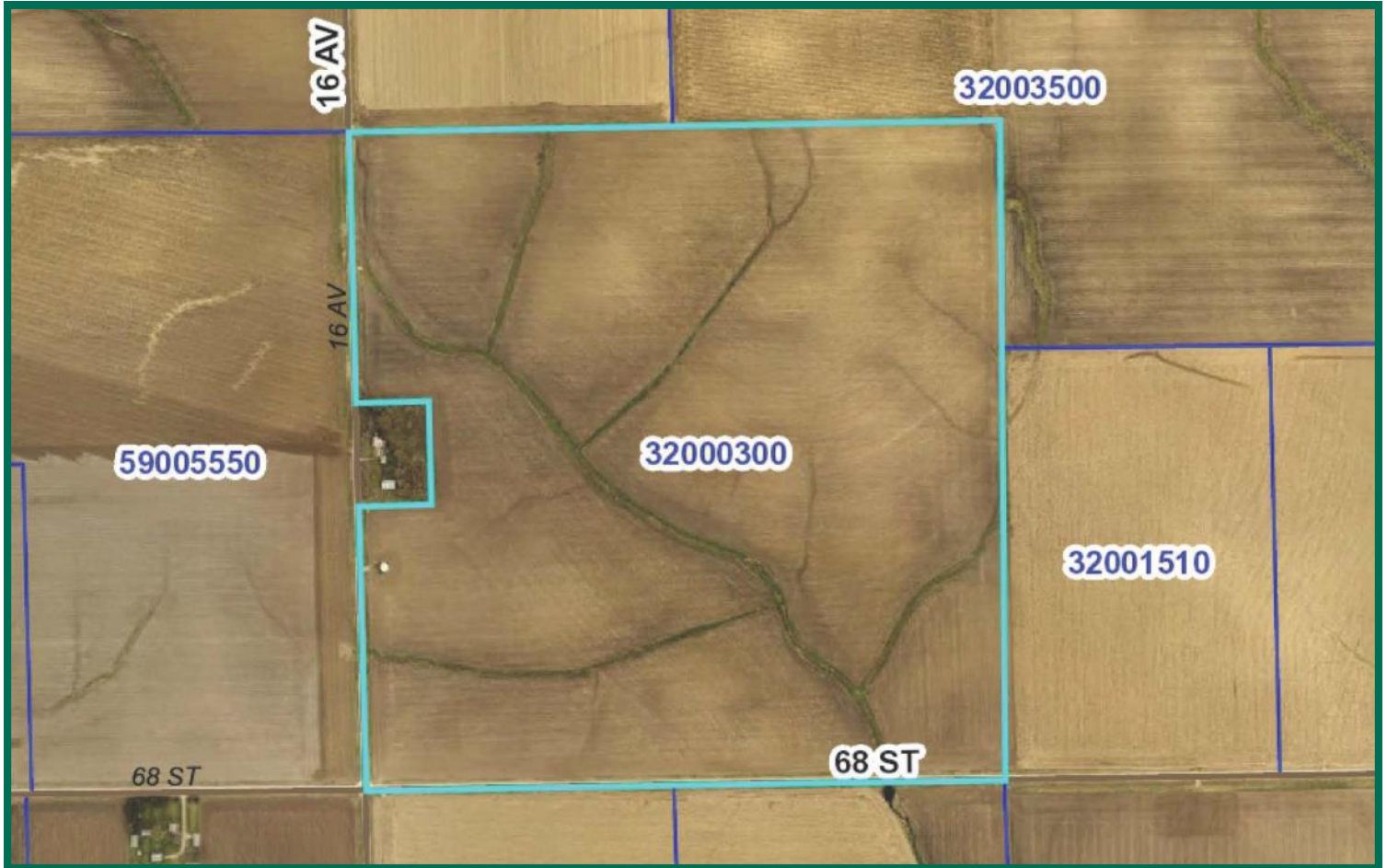
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Assessor Aerial



Buildings/Improvements

The farm is improved with a 30' x 19' grain bin constructed approximately in 1970.

Reserved Items

Tenant reserves use of grain bin until June 1, 2018.

Fertility Data

Soil tests were taken October 2014.

pH	6.2
Phosphorous	38 ppm
Potassium	236 ppm

Yield History

2016	Soybeans	68.5 bu/Acre
2017	Corn	211.0 bu/Acre
Source: Tenant		

Drainage

Natural drainage as well as supplemental drainage tile.

Comments

This is an excellent quality Benton County farm located in a strong area with excellent soils!

Auction Information

Method of Sale

- Property will be offered as a single tract of land.
- Seller reserves the right to refuse any and all bids.

Seller

Geoffrey and Patricia Foreman Living Trust and Laurel Foreman Revocable Trust.

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 January 5, 2018 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 closing.

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Aerial Photo



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

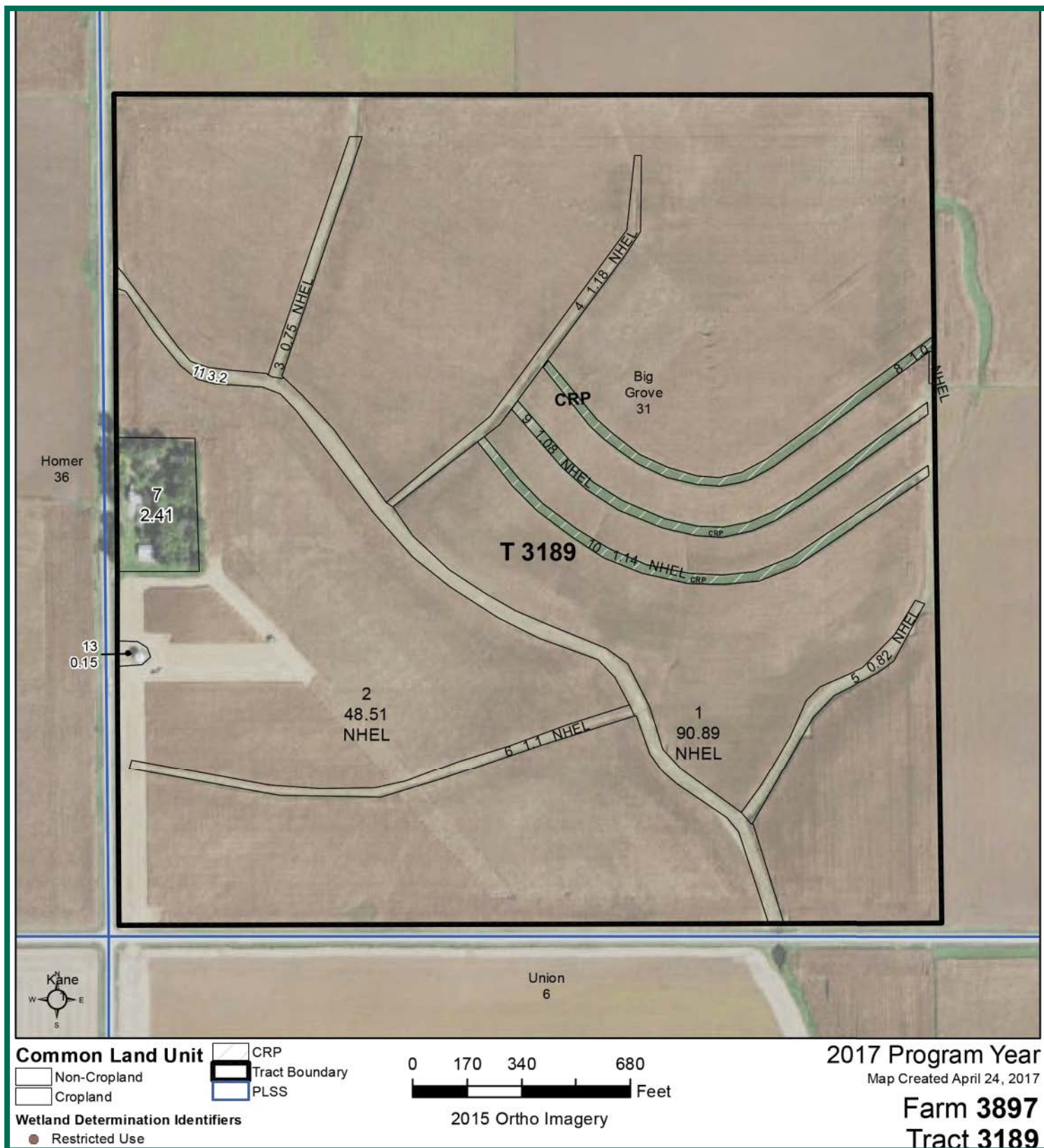
made the day of the auction will take precedence over previously printed material and/or oral statements. Bidding increments are at the discretion of the Auctioneer. Acreage figures are based on information currently available, but are not guaranteed.

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Soil Map



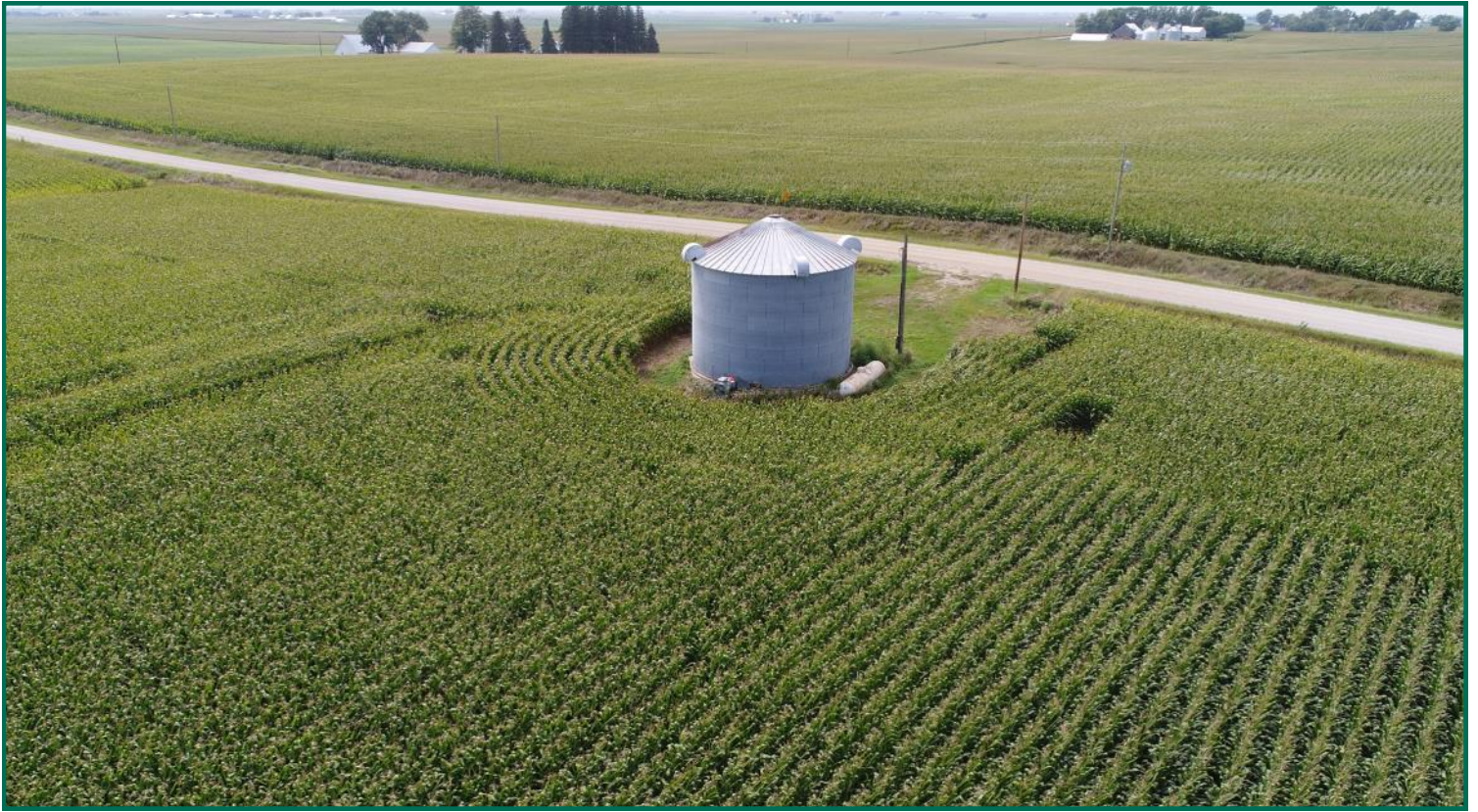
Measured Tillable Acres		142.6	Avg. CSR	80.6	Avg. CSR2	87.6
Soil Label	Soil Name	CSR	CSR2	Percent of Field	Non_Irr Class	Acres
377B	Dinsdale silty clay loam, 2 to 5	90	94	39.2%	Ile	55.88
133	Colo silty clay loam, 0 to 2 percent	80	78	20.6%	IIw	29.43
377C	Dinsdale silty clay loam, 5 to 9	75	90	16.5%	IIIe	23.60
11B	Colo-Ely complex, 0 to 5 percent	68	83	15.8%	IIw	22.48
377C2	Dinsdale silty clay loam, 5 to 9	73	85	7.9%	IIIe	11.32

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