

Land Auction

ACREAGE:

160.0 Acres, m/l
Cerro Gordo Co., IA

DATE:

Wednesday
November 29, 2017
10:00 a.m.

LOCATION:

Lion's Community Center
Nora Springs, IA



Property Key Features

- Productive tract.
- Strong farming area.
- Excellent soils with high CSR2.

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Total Acres:.	160.00
Crop Acres:	158.82*
Corn Base:	89.7
Bean Base:	68.8
Soil Productivity:	93.4 CSR2

Property Information

160 Acres, m/l

Location

From Plymouth, east 2.0 miles on B15, south 1.0 mile on S62, east 2.5 miles on 320th St. Farm is on N side of 320th St.

Legal Description

SE 1/4, Section 12, T97N, R19W, Falls Twp., Cerro Gordo Co., IA.

Real Estate Tax

Taxes Payable 2017 - 2018: \$4,346
Net Taxable Acres: 158
Tax per Net Taxable Acre: \$27.51

FSA Data

Farm Number 5327, Tract 10510
Crop Acres: 158.82*
Corn Base: 89.7

Corn PLC Yield: 183 Bu.
Bean Base: 68.8
Bean PLC Yield: 44 Bu.
*Includes 4.64 ac. in grass waterway.

CRP Contracts

None.

Soil Types/Productivity

Primary soils are Maxfield, Kenyon, Klinger and Dinsdale. See soil map for detail.

- CSR2: 93.4 per 2017 AgriData, Inc., based on FSA crop acres.

Land Description

Level to gently rolling.

Buildings/Improvements

None.

Drainage

Natural plus supplemental drainage tile. Tile maps and drainage agreement information available upon request and on website.

Water & Well Information

No well.

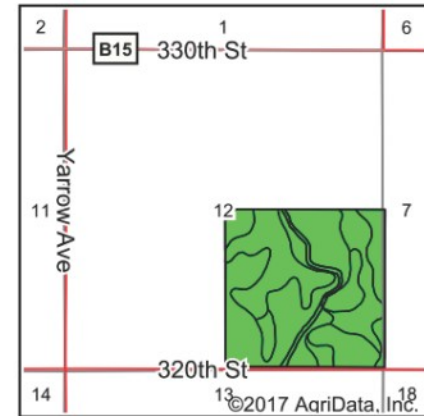
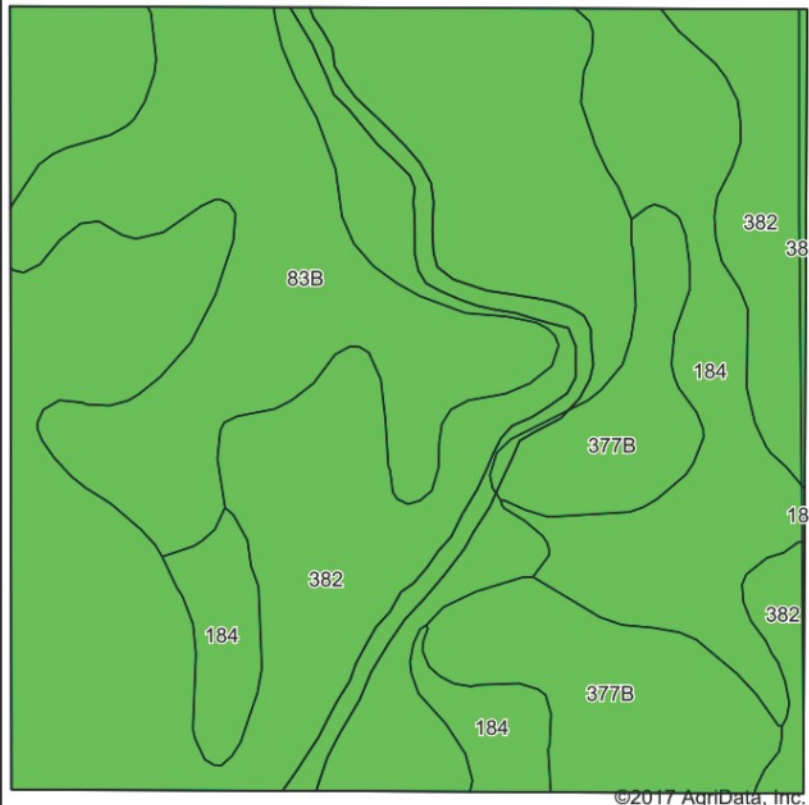
Comments

Productive tract in strong farming area.

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

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State: **Iowa**
County: **Cerro Gordo**
Location: **12-97N-19W**
Township: **Falls**
Acres: **158.82**
Date: **10/9/2017**



Maps Provided By:



Soils data provided by USDA and NRCS.

Area Symbol: IA033, Soil Area Version: 19
Area Symbol: IA131, Soil Area Version: 22

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**	CSR
382	Maxfield silty clay loam, 0 to 2 percent slopes	83.37	52.5%		IIw	94	88
83B	Kenyon loam, 2 to 5 percent slopes	29.74	18.7%		IIe	90	83
184	Klinger silty clay loam, 1 to 4 percent slopes	25.77	16.2%		Iw	95	93
377B	Dinsdale silty clay loam, 2 to 5 percent slopes	19.15	12.1%		IIe	94	88
382	Maxfield silty clay loam, 0 to 2 percent slopes	0.79	0.5%		IIw	94	88
Weighted Average						93.4	87.9

**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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Looking north on 320th Street.



Grass waterway looking north on 320th Street.



Looking north from south end of the field.



Looking SE from NW corner of the field.



Date: **Wed., Nov. 29, 2017**

Time: **10:00 a.m.**

Site: **Lion's Community Ctr.
16 S Summit Ave.
Nora Springs, IA 50458**

Seller

Adams Family Foundation of
Nora Springs, Iowa

Agency

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

Auctioneer

Marv Huntrods, ALC

Method of Sale

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

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.

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 December 29, 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.

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