



90.8 and 88.9 CSR2 located south of Stacyville

Date: Tue., Dec. 12, 2017

Time: 10:00 a.m.

Auction Site:

Osage VFW

Address:

3693 US Hwy 218

Osage, IA 50461

Auction Information

Method of Sale

- Parcels will be offered as two individual parcels and will not be combined.
- Seller reserves the right to refuse any and all bids.

Seller

Melvin Reding Trust & Bernice Reding 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 9, 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 the 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.

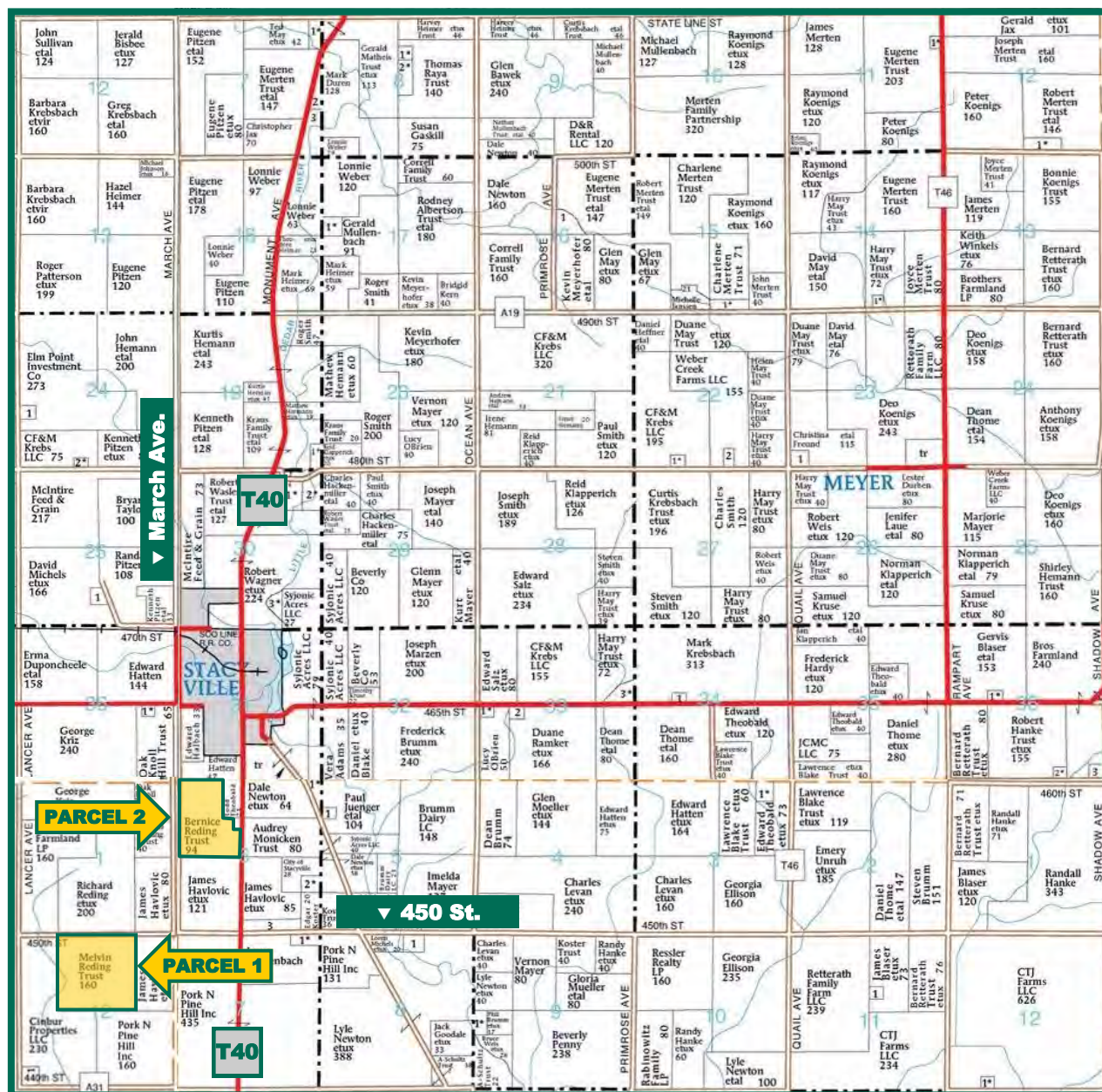
The information gathered for this brochure is from sources deemed reliable, but cannot be guaranteed by Hertz Real Estate Services, Inc. or its staff. All acres are considered more or less, unless otherwise stated.

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Plat Map



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

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Aerial Map: Parcel 1

Property Information Parcel 1 - 160 Acres, m/l Location

From Stacyville, 1.5 miles south on T40 then 0.75 miles west on 450th St. Property is on the south side of 450th Street.

Legal Description

E1/2 NW1/4 and W1/2 NE1/4, Section 12, T99N, R17W, Stacyville Twp.

Real Estate Tax

Taxes Payable 2017-2018: \$4,660
Net Taxable Acres: 158.0
Tax per Net Taxable Acre: \$29.49

FSA Data

Farm Number 1192, Tract 1862
Crop Acres: 159.03
Corn Base: 79.3
Corn PLC Yield: 160 Bu.
Bean Base: 79.3
Bean PLC Yield: 44 Bu.

CRP Contracts

None.

Soil Types/Productivity

Primary soils are Franklin, Dinsdale, Waubeek and Klinger. See soil map for detail.

- **CSR2:** 90.8 per 2017 AgriData, Inc., based on FSA crop acres.
- **CSR:** 86.6 per 2017 AgriData, Inc., based on FSA crop acres.
- **CSR:** 91.82 per County Assessor, based on net taxable acres.

Land Description

Nearly level with minimal slopes.

Buildings/Improvements

None.

Drainage

Natural drainage with some tile. *Tile maps available upon request.*

Water & Well Information

None known.



Pipeline Easements

Kinder Morgan and Alliance pipelines cross the property. Approximate pipeline location is indicated by the dashed line on the map above.

Comments

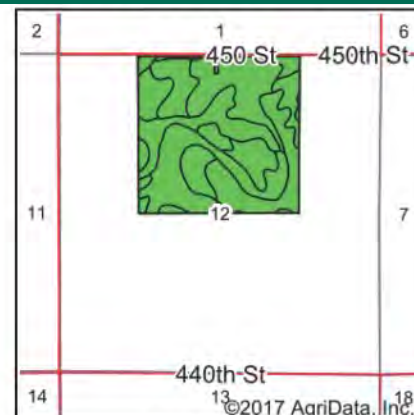
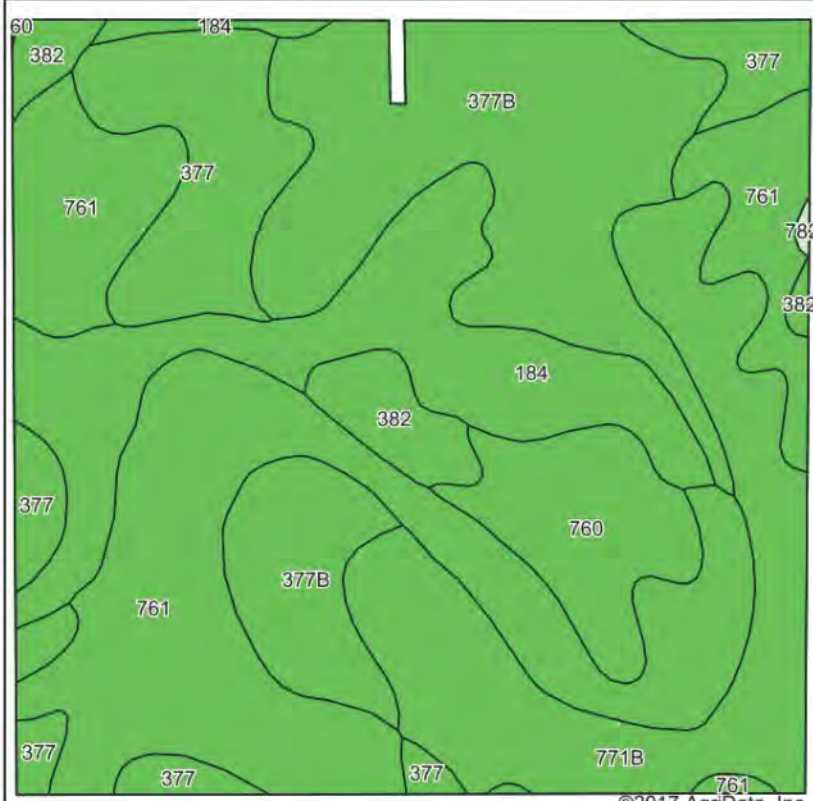
Very productive soils with good road access on the north side. Located in a strong agricultural community.

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Soil Map: Parcel 1



State: **Iowa**
 County: **Mitchell**
 Location: **12-99N-17W**
 Township: **Stacyville**
 Acres: **159.03**
 Date: **9/25/2017**



Soils data provided by USDA and NRCS.

Area Symbol: IA131, Soil Area Version: 22

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**	CSR
761	Franklin silt loam, 1 to 3 percent slopes	46.26	29.1%		lw	85	83
377B	Dinsdale silty clay loam, 2 to 5 percent slopes	35.46	22.3%		lle	94	88
771B	Waubek silt loam, 2 to 5 percent slopes	23.30	14.7%		lle	89	83
184	Klinger silty clay loam, 1 to 4 percent slopes	20.85	13.1%		lw	95	93
377	Dinsdale silty clay loam, 0 to 2 percent slopes	18.79	11.8%		le	99	93
760	Ansgar silt loam, 0 to 2 percent slopes	9.15	5.8%		liw	85	80
382	Maxfield silty clay loam, 0 to 2 percent slopes	5.08	3.2%		liw	94	88
782	Donnan silt loam, 0 to 2 percent slopes	0.14	0.1%		liw	67	55
Weighted Average						90.8	86.6

**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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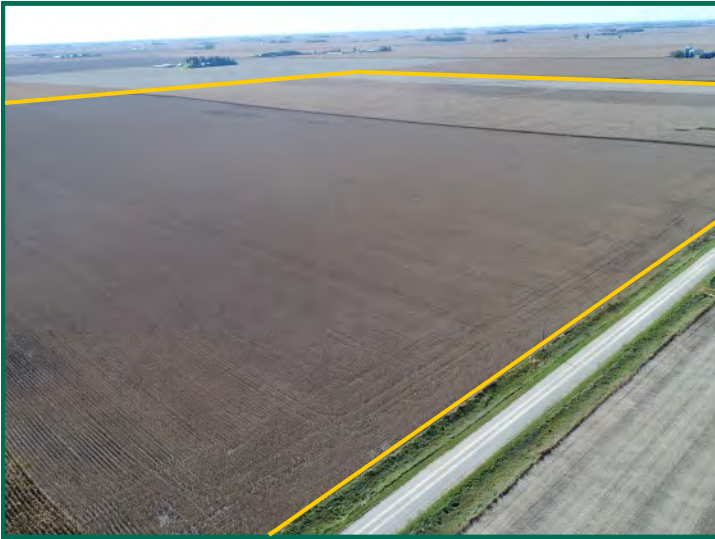
Photos: Parcel 1, 160 Acres, m/l, Mitchell County, IA



Looking NE from SW corner.



Near NE corner looking SW at soybeans.



Looking SW from near NE corner.



Looking SE from near NW corner.

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Aerial Map: Parcel 2

Property Information Parcel 2 - 94 Acres, m/l Location

From Stacyville, 0.5 miles south on T40.
Farm is located on the west side of T40.

Legal Description

NW(Fr)1/4, except 3.63 ac. and except
26.96 ac., Section 6, T99N, R16W,
Liberty Twp.

Real Estate Tax

Taxes Payable 2017 - 2018: \$2,572
Net Taxable Acres: 90.65
Tax per Net Taxable Acre: \$28.37

FSA Data

Farm Number 1192, Tract 1863
Crop Acres: 89.98
Corn Base: 44.86
Corn PLC Yield: 160 Bu.
Bean Base: 44.86
Bean PLC Yield: 44 Bu.

CRP Contracts

None.

Soil Types/Productivity

Primary soils are Waubeek, Maxfield and
Franklin. See soil map for detail.

- **CSR2:** 88.9 per 2017 AgriData, Inc.,
based on FSA crop acres.
- **CSR:** 83.8 per 2017 AgriData, Inc.,
based on FSA crop acres.
- **CSR:** 89.0 per County Assessor, based
on net taxable acres.

Land Description

Nearly level with minimal slopes.

Buildings/Improvements

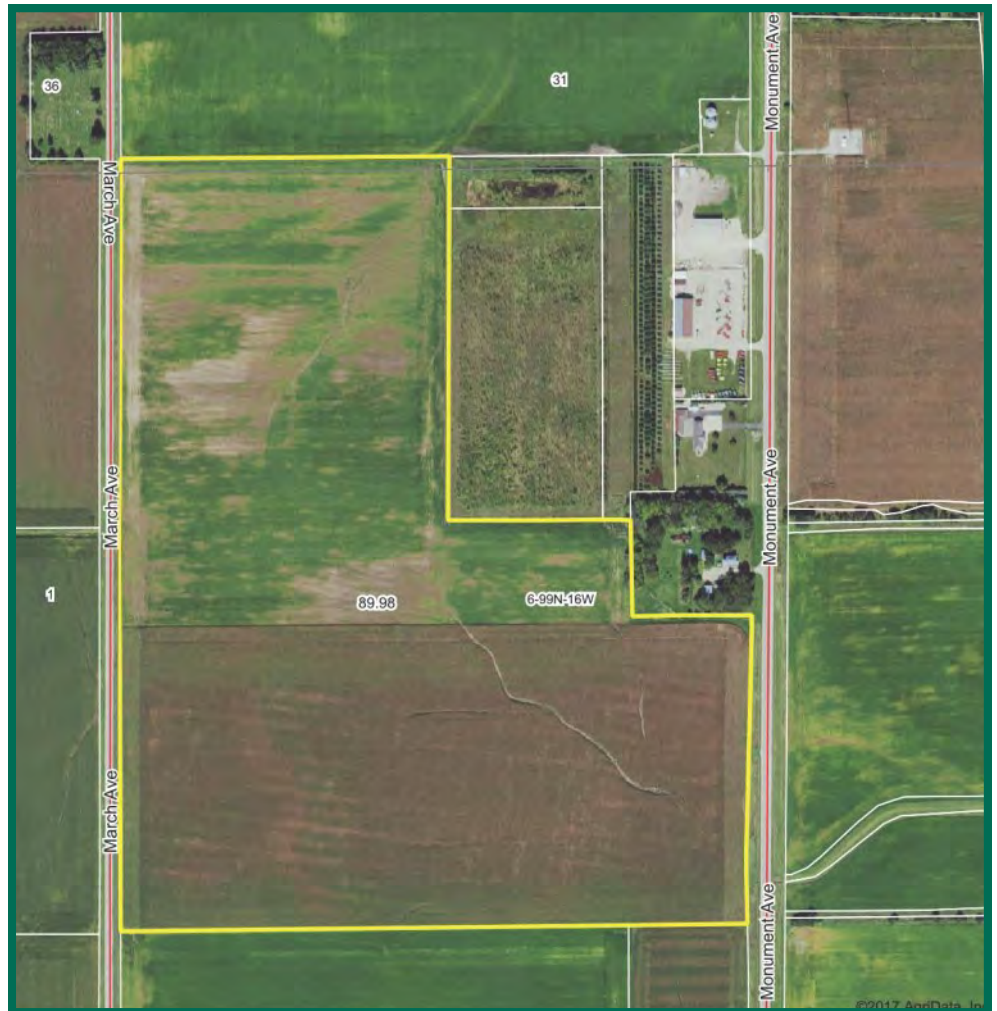
None.

Drainage

Natural drainage with some tile. *Tile maps
available upon request.*

Water & Well Information

None known.



Comments

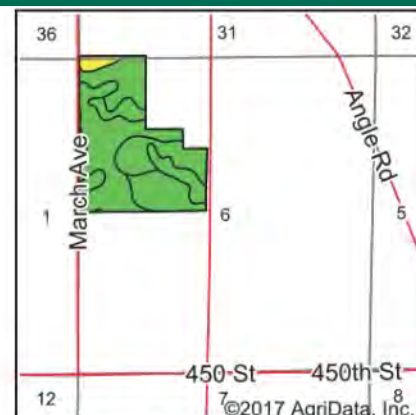
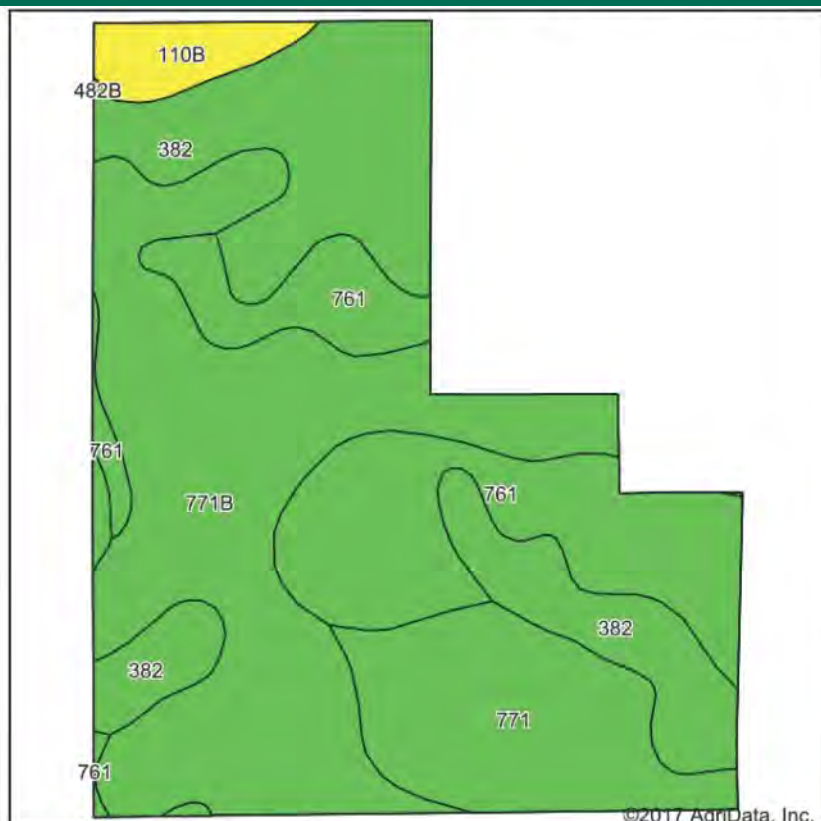
Very productive soils with roads on both
the east and the west sides. Located in a
strong farming neighborhood.

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Soil Map: Parcel 2



State: Iowa
 County: Mitchell
 Location: 6-99N-16W
 Township: Liberty
 Acres: 89.98
 Date: 9/25/2017



Soils data provided by USDA and NRCS.

Area Symbol: IA131, Soil Area Version: 22

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**	CSR
771B	Waubeek silt loam, 2 to 5 percent slopes	32.22	35.8%		Ile	89	83
382	Maxfield silty clay loam, 0 to 2 percent slopes	22.29	24.8%		IIw	94	88
761	Franklin silt loam, 1 to 3 percent slopes	19.83	22.0%		Iw	85	83
771	Waubeek silt loam, 0 to 2 percent slopes	12.81	14.2%		I	94	88
110B	Lamont fine sandy loam, 2 to 5 percent slopes	2.83	3.1%		IIIe	52	47
Weighted Average						88.9	83.8

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Soils data provided by USDA and NRCS.

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Photos: Parcel 2, 94 Acres, m/l, Mitchell County, IA



Looking E from near the SW corner.



Looking NNE from near the SW corner.



Looking SE from near the NW corner.



Looking WNW from near the SE corner.

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