

Land Auction

ACREAGE:

176 Acres, m/l
Benton County, IA

DATE:

Friday
February 9, 2018
10:00 a.m.

LOCATION:

Keystone Turner
Hall
Keystone, IA



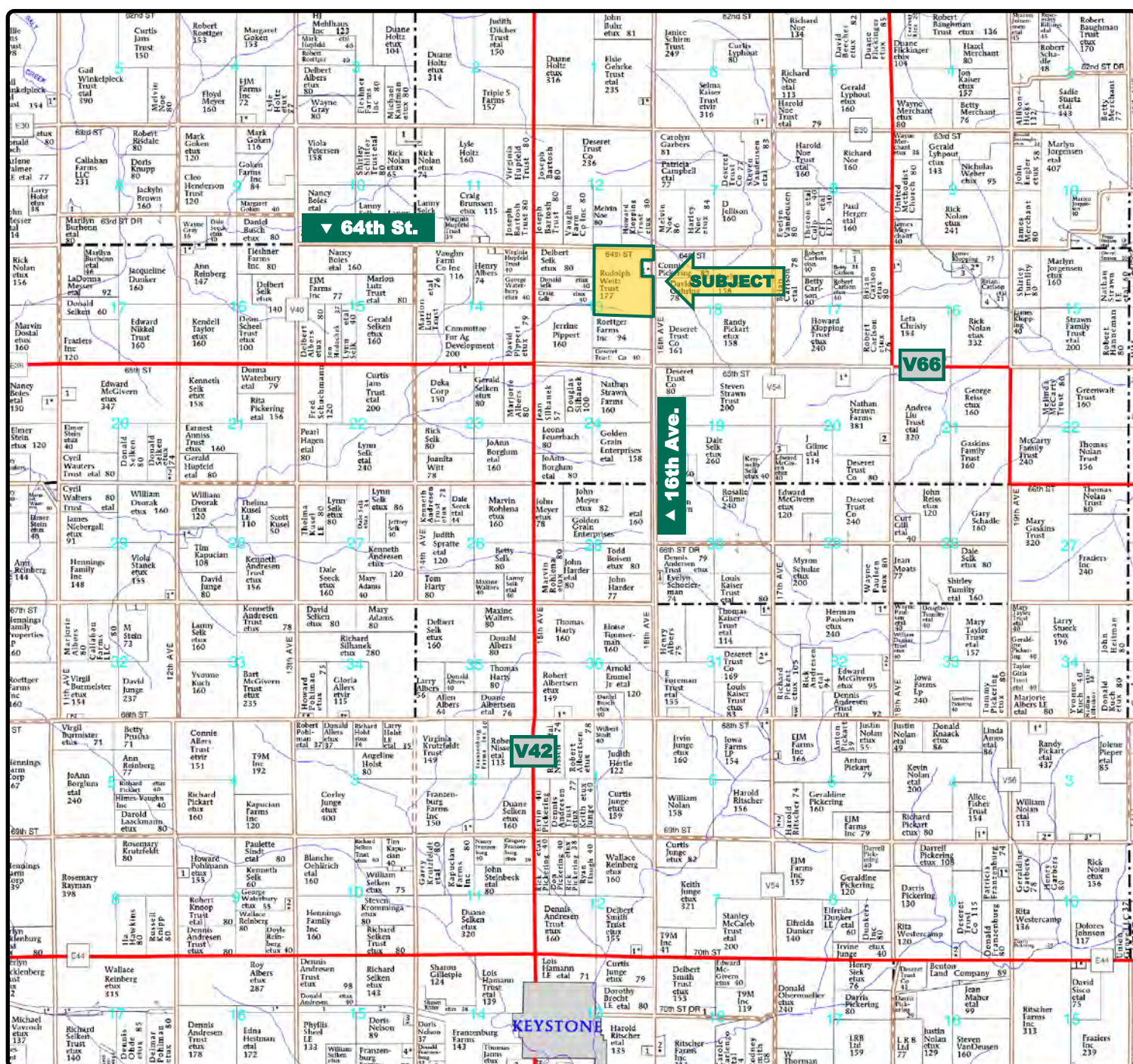
Property Key Features

- Fred Weitz Trust Farm
- 172.6 Cropland Acres with a 91.6 CSR2
- High Quality Benton County Farm!

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Total Acres:	176.0
Crop Acres:	172.6*
Corn Base:	94.9
Bean Base:	77.2
Soil Productivity:	91.6 CSR2

Property Information

176 Acres, m/l

Location

From Keystone: 6 miles north on County Road V42 then east on 64th Street for ½ mile. The farm is located on the south side of the road.

Legal Description

The North 423.3 feet of the SE¼ and the NE¼ of Section 13, excluding acreage site, Township 84 North, Range 12 West of the 5th P.M., Benton County, Iowa.

Real Estate Tax

Taxes Payable 2017 - 2018: \$5,180.00
Net Taxable Acres: 172.75
Tax per Net Taxable Acre: \$29.99

FSA Data

Farm Number 2773, Tract 7420

Crop Acres*: 172.6

Corn Base: 94.9

Corn PLC Yield: 166 Bu.

Bean Base: 77.2

Bean PLC Yield: 60 Bu.

**Including 2.4 acres of cropland certified as grass waterway.*

Soil Types/Productivity

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

• **CSR2:** 91.6 per 2018 AgriData, Inc., based on 170.2 currently cropped acres.

Yield History (Bu./Ac.)

Year	*Corn	Beans
2013	186.3	49.4
2014	215.2	68.3
2015	256.4	72.4
2016	235.2	68.0
2017	247.8	72.7

Yield information reported by Farm Manager through crop insurance records.

*Commercial corn equivalent for seed corn purposes.

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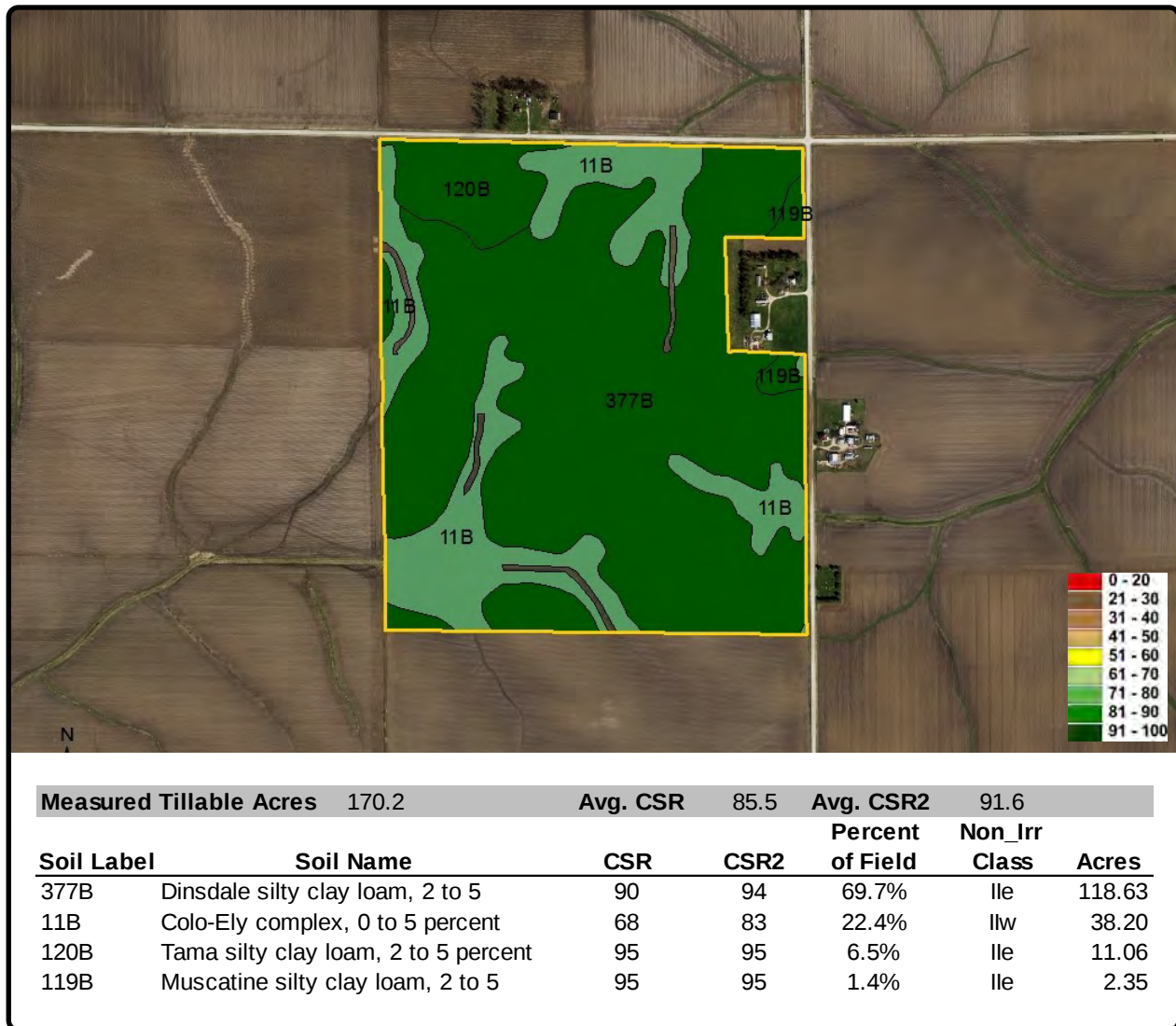
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Land Description

Ridgetop farm, gently rolling.

Airstrip

There are approximately 4.0 acres seeded down in the center of the farm that have been leased as an airstrip. These acres are not leased in 2018 and can be converted to tillable acres.

2018 Fertilizer

Phosphate and Potassium fertilizer was applied to this farm after the 2017 harvest. An analysis of 18-87-104 was applied to the north half of this farm and an analysis of 11-52-93 was applied to the south half of this farm. Buyer is to reimburse Fred Weitz Trust \$11,116.26 at closing for fertilizer and application. Invoices available upon request.

Comments

Highly productive farm with history of seed corn. The 2017 seed corn contract was with Remington Seeds in Belle Plaine.

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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Date: **Friday, February 9, 2018**

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

Site: **Keystone Turner Hall
91 2nd Street
Keystone, IA 52249**

Seller

Community Foundation of Greater
Des Moines.

Agency

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

Auctioneer

Troy R. Louwagie

Method of Sale

- Property 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 March 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. Taxes will be prorated to date of closing.

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