

Land Auction

ACREAGE:

83.56 Acres, m/l
Polk County, IA

DATE:

Thursday
June 27, 2019
10:00 a.m.

LOCATION:

Madrid Community Room
Madrid, IA



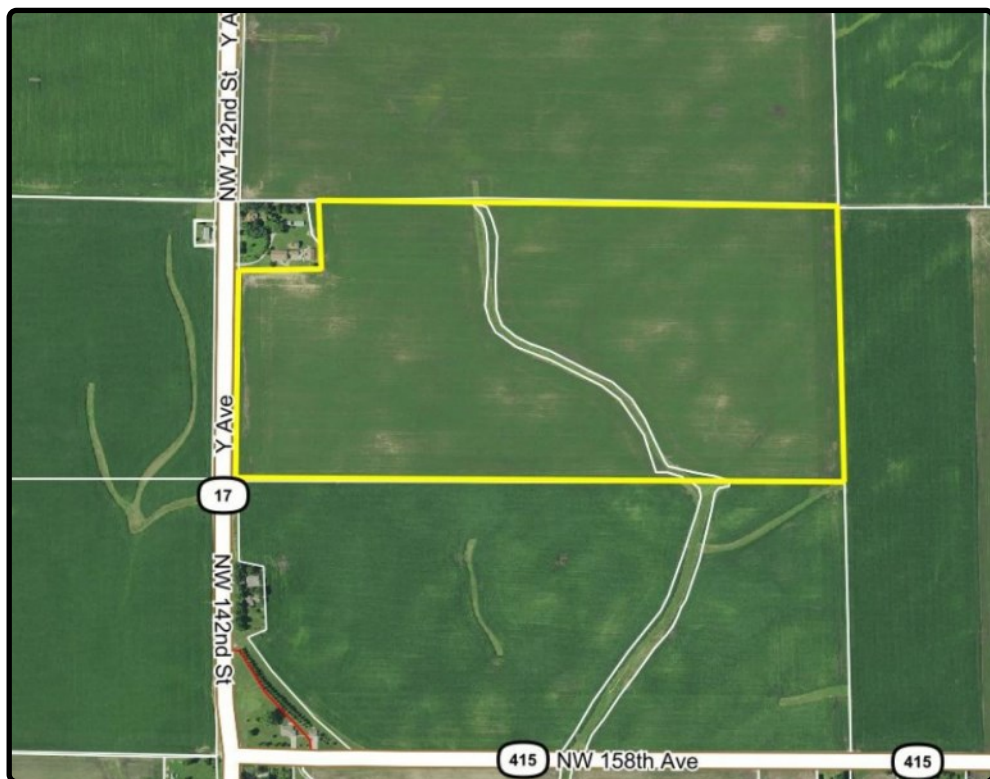
Property Key Features

- 83.56 Acres with 84.76 FSA/Eff. Crop Acres
- High-Quality Cropland with 88.2 CSR2
- Located 1 Mile South of Madrid on Hard Surface Road

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FSA/Eff. Crop Acres:	84.76
Corn Base Acres:	40.90
Bean Base Acres:	40.90
Soil Productivity:	88.2 CSR

Property Information

83.56 Acres, m/l

Location

Located one mile south of Madrid on Hwy 17.

Legal Description

Parcel B Book 12666 Page 365 N½ SW FRL ¼ of Section 6, Township 81 North, Range 25 West of the 5th P.M., Polk Co., IA. (Union Twp.)

Real Estate Tax

Taxes Payable 2018 - 2019: \$2,544
Net Taxable Acres: 83.56
Tax per Net Taxable Acre: \$30.45

FSA Data

Farm Number 6592, Tract 4
FSA/Eff. Crop Acres: 84.76
Corn Base Acres: 40.90
Corn PLC Yield: 167 Bu.
Bean Base Acres: 40.90
Bean PLC Yield: 49 Bu.

CRP Contracts

None

Soil Types/Productivity

Primary soils are Webster, Clarion, Nicollet. CSR2 on the FSA/Eff. crop acres is 88.2 See soil map for detail.

Land Description

Level to gently sloping, with 0-6% slopes.

Buildings/Improvements

None

Drainage

Natural. No tile maps available.

Water & Well Information

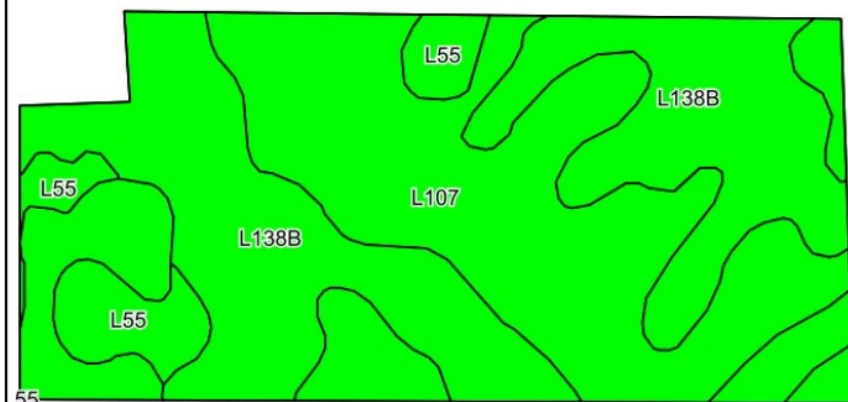
None

Lease

Farm is leased for 2019. The second half of 2019 crop year cash rent will be credited to Buyer at closing.

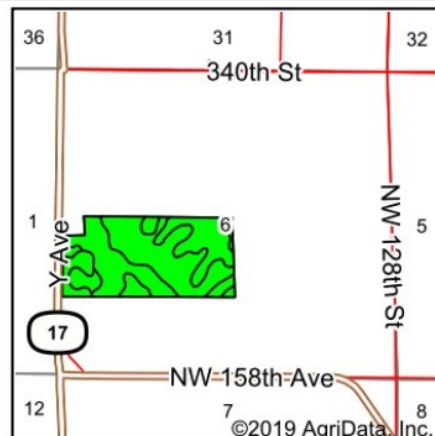
Comments

High-quality cropland located on a hard surface road. This has been a seed corn farm in the past years.



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Soils data provided by USDA and NRCS.



State: **Iowa**
County: **Polk**
Location: **6-81N-25W**
Township: **Union**
Acres: **84.76**
Date: **5/28/2019**



Maps Provided By:

CUSTOMIZED ONLINE MAPPING
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Area Symbol: IA153, Soil Area Version: 20

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**
L107	Webster clay loam, Bemis moraine, 0 to 2 percent slopes	41.22	48.6%		Ilw	88
L138B	Clarion loam, Bemis moraine, 2 to 6 percent slopes	37.39	44.1%		Ile	88
L55	Nicollet loam, 1 to 3 percent slopes	6.15	7.3%		le	91
Weighted Average						88.2

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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NE Corner Looking West



SW Looking NE



East End Showing Waterway



West End Looking East



Date: **Thursday, June 27, 2019**

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

Site: **Madrid Community
Room
303 South Water St.
Madrid, IA 50156**

Seller

GDMCF Properties, L.L.C.

Agency

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

Auctioneer

Chris Smith

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 August 1, 2019 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 February 28, 2020. The second half of 2019 crop year cash rent will be credited to the Buyer at closing. Taxes will be prorated to August 1, 2019.