

Land Auction

ACREAGE:

343.85 Acres, m/l
Wayne County, IA

DATE:

Wednesday
August 29, 2018
10:00 a.m.

LOCATION:

Humeston Comm. Center
Humeston, IA

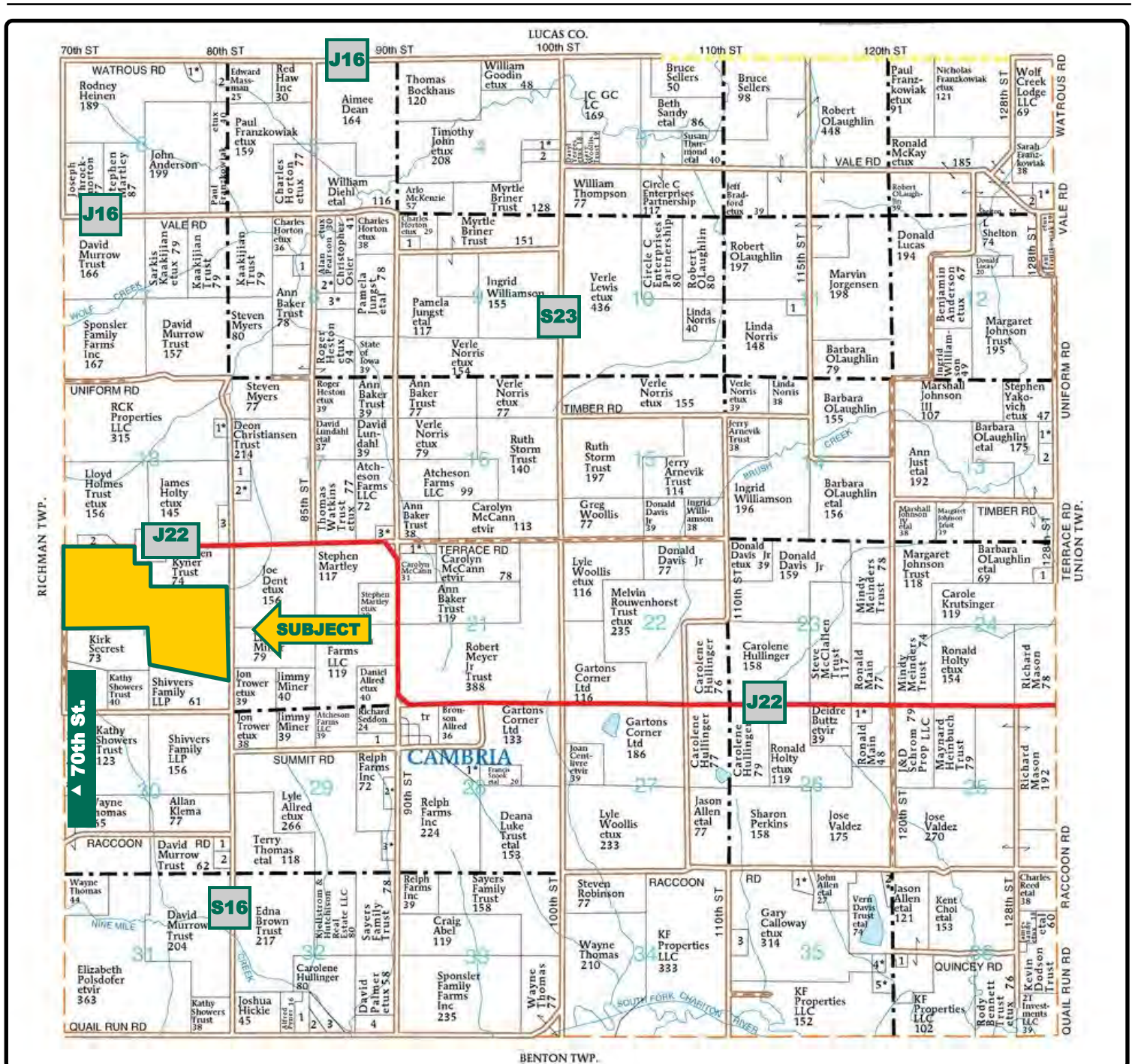


Property Key Features

- **Attractive Farm on Hard Surface Road**
- **Extensive Tiling and Terraces**
- **313.78 Crop Acres**

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Total Acres:	343.85
Crop Acres:	313.78
Corn Base Acres:	150.70
Bean Base Acres:	163.10
Soil Productivity:	57.1 CSR2

Property Information

343.85 Acres, m/l

Location

From Humeston, east 3 miles on Co. Rd. J22 to 70th St. Farm is on the south side of J22.

Legal Description

NW¼ with exception, S½ NE¼, N½ SE¼ and the North portion of the N½ S½ SE¼ of Section 19, Township 70 North, Range 22 West of the 5th p.m. (Washington Twp.)

Real Estate Tax

Taxes Payable 2018 - 2019: \$6,210
Net Taxable Acres: 338.41
Tax per Net Taxable Acre: \$18.35

FSA Data

Farm Number 2456, Tract 2427
Crop Acres: 313.78
Corn Base Acres: 150.70
Corn PLC Yield: 120 Bu.
Bean Base Acres: 163.10
Bean PLC Yield: 40 Bu.

CRP Contracts

None

Soil Types/Productivity

Primary soils are Grundy, Edina, Arispe and Clarinda. CSR2 on the FSA crop acres is 57.1 per 2018 AgriData, Inc. See soil map for detail.

Lease

Cash rent lease for 2018. Open lease for 2019.

Land Description

Rolling to gently rolling

Buildings/Improvements

None

Drainage

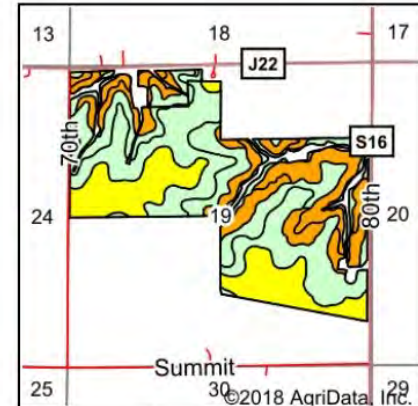
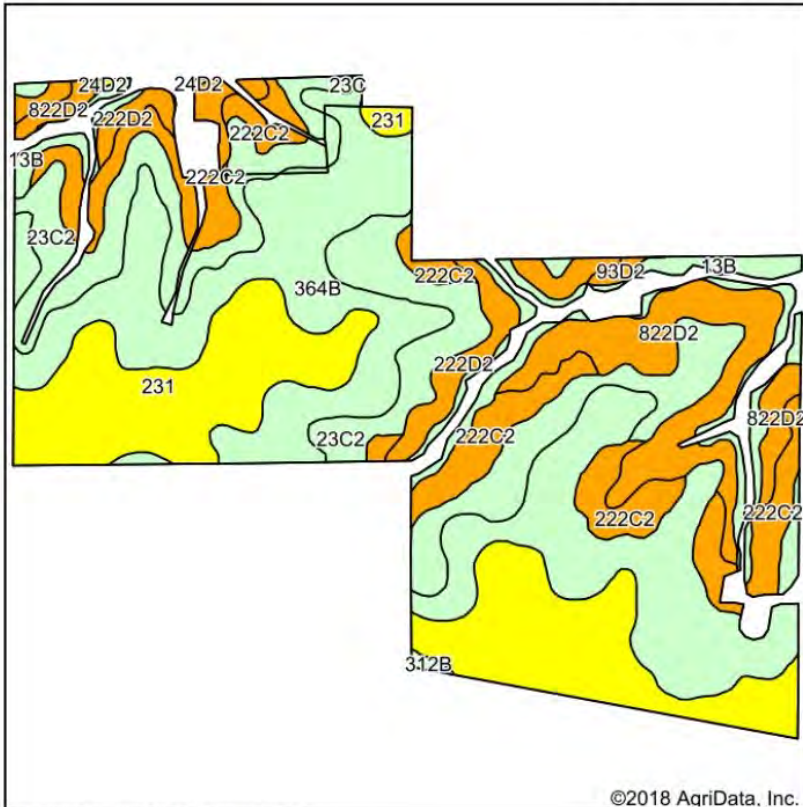
Tile and terraces. Over 18,000 feet of tile installed and 12,000 feet of terraces. There are two water retention ponds. (Maps not available).

Water & Well Information

None

Comments

Attractive, over 90% tillable farm on a hard surface road. Extensive tiling and terraces installed. Ponds and waterways are well maintained.



State: **Iowa**
 County: **Wayne**
 Location: **19-70N-22W**
 Township: **Washington**
 Acres: **313.78**
 Date: **6/20/2018**



Maps Provided By:

 surety
 CUSTOMIZED ONLINE MAPPING
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Soils data provided by USDA and NRCS.

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Area Symbol: IA185. Soil Area Version: 21

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**
364B	Grundy silty clay loam, 2 to 5 percent slopes	96.19	30.7%		Ile	72
231	Edina silt loam, 0 to 2 percent slopes	67.34	21.5%		IIIw	59
23C2	Arispe silty clay loam, 5 to 9 percent slopes, moderately eroded	55.44	17.7%		IIIe	62
222C2	Clarinda silty clay loam, 5 to 9 percent slopes, moderately eroded	38.89	12.4%		IVw	34
822D2	Lamoni silty clay loam, 9 to 14 percent slopes, moderately eroded	27.14	8.6%		IVe	29
13B	Zook-Olmitz-Vesser complex, 0 to 5 percent slopes	16.45	5.2%		IIw	68
222D2	Clarinda silty clay loam, 9 to 14 percent slopes, moderately eroded	10.54	3.4%		IVe	26
93D2	Shelby-Adair complex, 9 to 14 percent slopes, moderately eroded	0.85	0.3%		IVe	34
312B	Seymour silt loam, 2 to 5 percent slopes	0.47	0.1%		IIIe	64
24D2	Shelby clay loam, 9 to 14 percent slopes, moderately eroded	0.30	0.1%		IIIe	51
23C	Arispe silty clay loam, 5 to 9 percent slopes	0.17	0.1%		IIIe	66
Weighted Average						57.1

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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NW corner, looking East



Looking at NE corner



SE corner; retention pond



NE corner



Date: **Wed., August 29, 2018**

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

Site: **Humeston
Community Center
North Eaton Ave.
Humeston, IA 50123**

Seller

Marilyn L. Mosebach Revocable Trust
Phyllis J. Briley Trust
L. Ivalee Coffey

Agency

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

Auctioneer

Chris Smith

Attorney

Brett Osborn,
Wetsch, Abbott, Osborn, Van Vliet PLC

Method of Sale

- This 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 October 10, 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 **court approval** and the existing lease which expires February 28, 2019. Taxes will be prorated to October 10, 2018.

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