

Land Auction

ACREAGE:

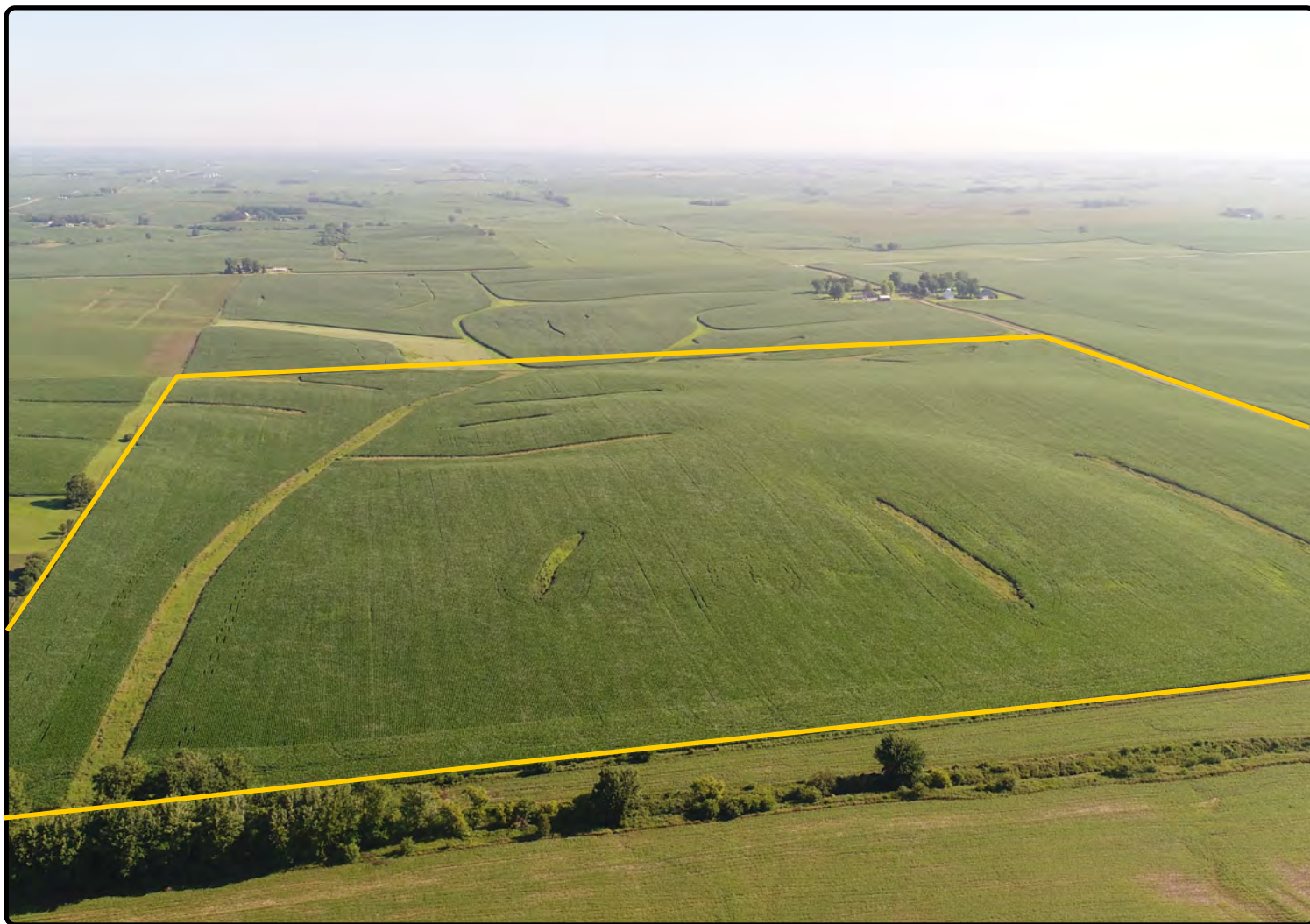
160.0 Acres, m/l
Poweshiek County, IA

DATE:

Friday
September 7, 2018
10:00 a.m.

LOCATION:

Malcom Auditorium
Malcom, IA



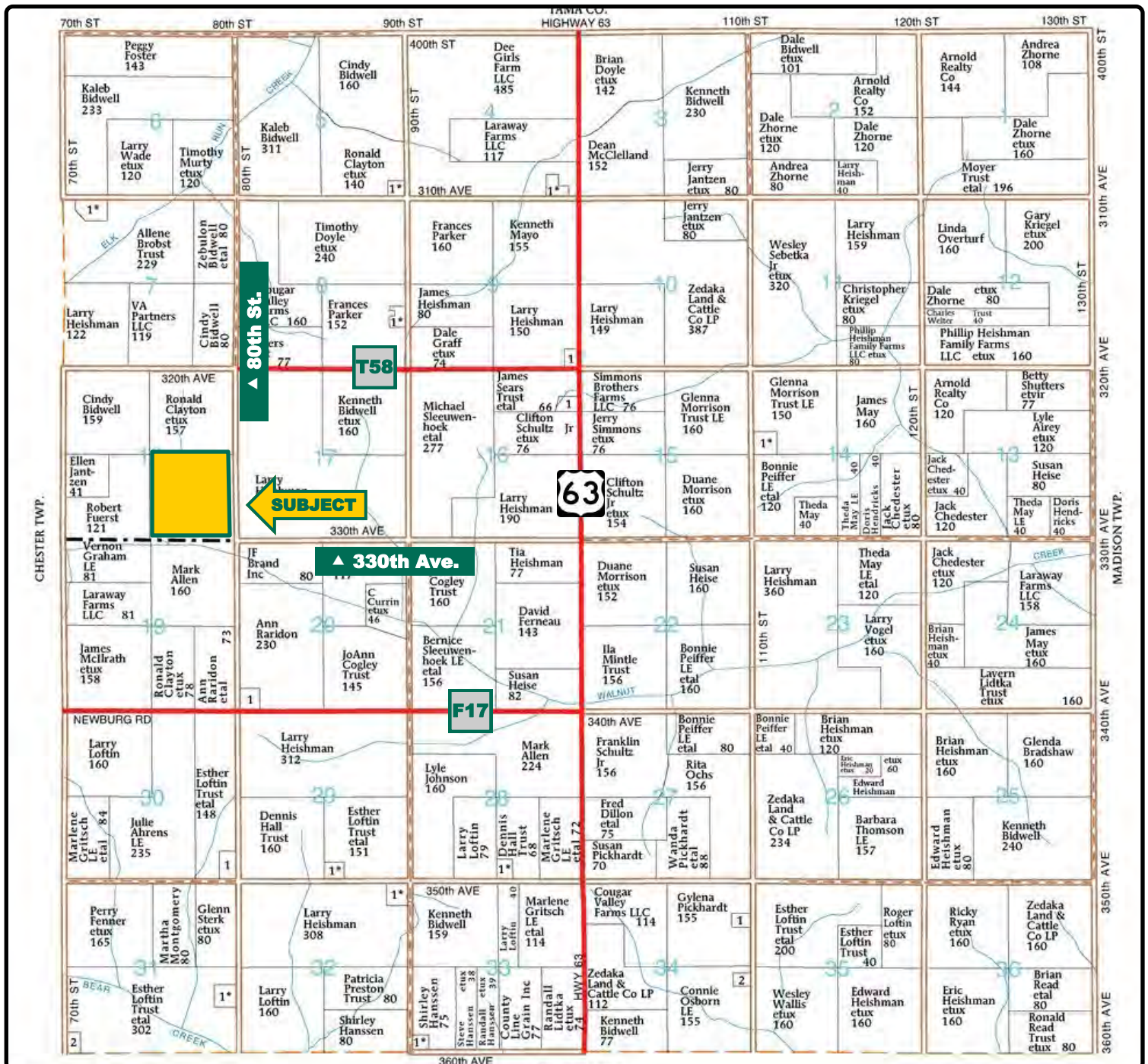
Property Key Features

- Nice Laying Farm in Poweshiek County
- 151.57 Crop Acres
- 69.2 CSR2

Marv Huntrods, ALC
Licensed in IA, NE & SD
MarvH@Hertz.ag

515-382-1500 / 800-593-5263
415 S. 11th St.
Nevada, IA 50201-0500
www.Hertz.ag

Dick Pringnitz, AFM
Licensed in IA
DickP@Hertz.ag

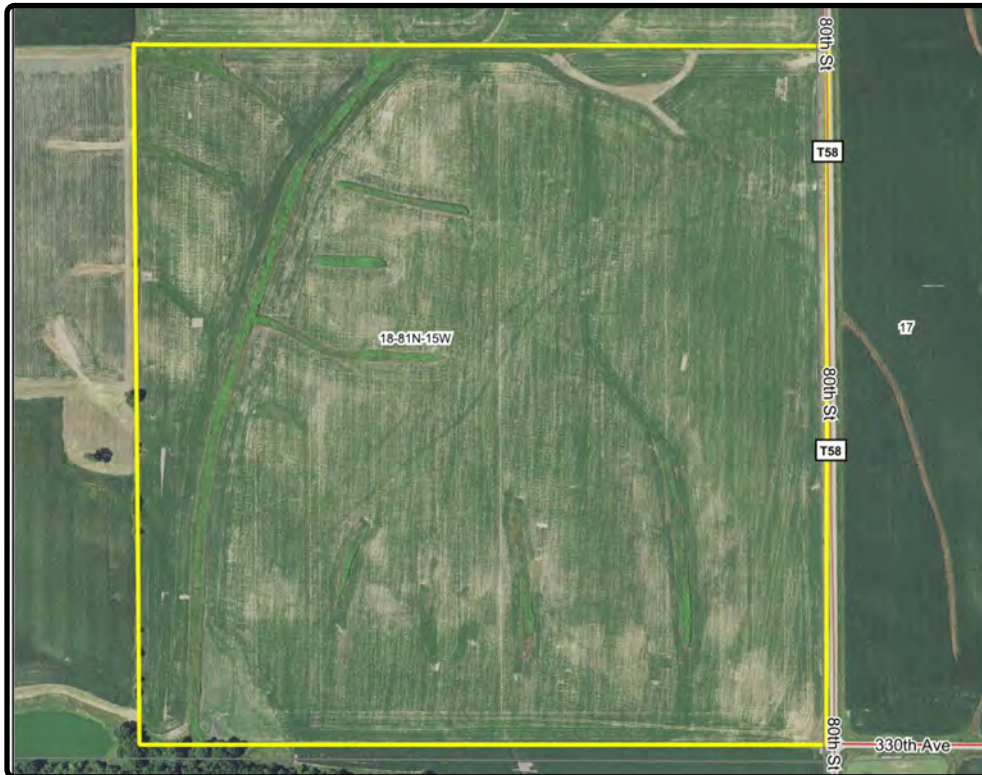


Map reproduced with permission of Farm & Home Publishers, Ltd.

Marv Hantrods, ALC
Licensed in IA, NE & SD
MarvH@Hertz.ag

515-382-1500 / 800-593-5263
415 S. 11th St.
Nevada, IA 50201-0500
www.Hertz.ag

Dick Pringnitz, AFM
Licensed in IA
DickP@Hertz.ag



Total Acres:	160.00
Crop Acres:	151.57
Corn Base Acres:	151.50
Soil Productivity:	69.2 CSR2

Property Information

160 Acres, m/l

Location

4 miles east of Grinnell on Hwy 6, then 5 miles north on 80th St. OR 2 miles north of Malcom on Hwy 63, then 4 miles west on Hwy 6 and 5 miles north on 80th St.

Legal Description

SE¼, Section 18, Township 81 North, Range 15 West of the 5th P.M. (Sheridan Twp.)

Real Estate Tax

Taxes Payable 2018-2019: \$4,058
Net Taxable Acres: 157.6
Tax per Net Taxable Acre: \$25.36

FSA Data

Farm Number 5240, Tract 1656
Crop Acres: 151.57 HEL
Corn Base Acres: 151.5
Corn PLC Yield: 165 Bu.

CRP Contracts

None

Soil Types/Productivity

Primary soils are Tama, Shelby & Coloe. CSR2 on the FSA crop acres is 69.2 per 2018 AgriData, Inc. See soil map for detail.

Land Description

Level to moderately steep

Buildings/Improvements

None

Drainage

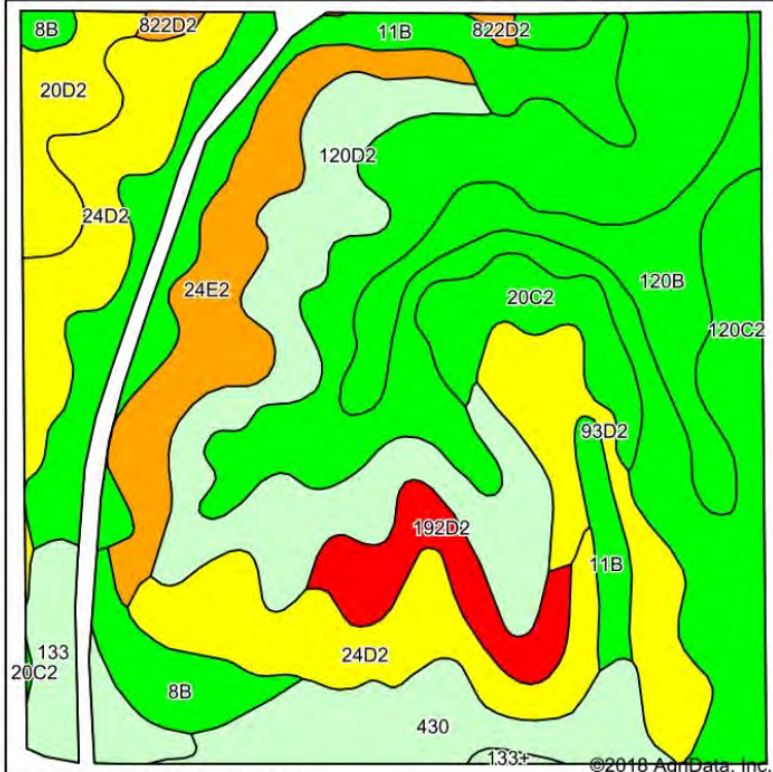
Natural plus tile (Maps available).

Water & Well Information

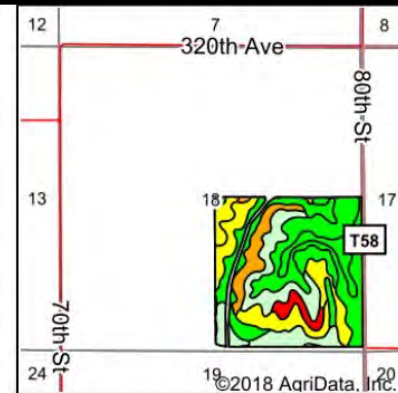
None

Comments

Nice laying Poweshiek County farm.



Soils data provided by USDA and NRCS.



State: **Iowa**
County: **Poweshiek**
Location: **18-81N-15W**
Township: **Sheridan**
Acres: **151.57**
Date: **6/18/2018**



Maps Provided By:
 **surety**
CUSTOMIZED ONLINE MAPPING
© AgriData, Inc. 2018 www.AgridataInc.com



Area Symbol: IA157, Soil Area Version: 21

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**	CSR
120C2	Tama silty clay loam, 5 to 9 percent slopes, eroded	35.92	23.7%		IIIe	87	76
120D2	Tama silty clay loam, 9 to 14 percent slopes, eroded	18.83	12.4%		IIIe	62	66
24D2	Shelby loam, 9 to 14 percent slopes, moderately eroded	18.58	12.3%		IIIe	51	49
11B	Colo-Ely complex, 0 to 5 percent slopes	15.90	10.5%		IIw	83	68
24E2	Shelby loam, 14 to 18 percent slopes, moderately eroded	10.59	7.0%		IVe	36	38
120B	Tama silty clay loam, 2 to 5 percent slopes	10.16	6.7%		Ile	95	93
430	Ackmore silt loam, 0 to 2 percent slopes	8.80	5.8%		IIw	77	83
93D2	Shelby-Adair complex, 9 to 14 percent slopes, moderately eroded	8.14	5.4%		IIIe	44	25
20C2	Killduff silty clay loam, 5 to 9 percent slopes, eroded	5.24	3.5%		IIIe	81	73
192D2	Adair clay loam, 9 to 14 percent slopes, moderately eroded	5.15	3.4%		IVe	16	15
133	Colo silty clay loam, 0 to 2 percent slopes, occasionally flooded	4.55	3.0%		IIw	78	80
20D2	Killduff silty clay loam, 9 to 14 percent slopes, eroded	4.43	2.9%		IIIe	55	65
8B	Judson silty clay loam, 2 to 5 percent slopes	4.32	2.9%		Ile	93	90
822D2	Lamoni silty clay loam, 9 to 14 percent slopes, moderately eroded	0.69	0.5%		IVe	22	15
133+	Colo silt loam, 0 to 2 percent slopes, occasionally flooded, overwash	0.27	0.2%		IIw	78	85
Weighted Average						69.2	64.5

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.

Marv Huntrods, ALC
Licensed in IA, NE & SD
MarvH@Hertz.ag

515-382-1500 / 800-593-5263
415 S. 11th St.
Nevada, IA 50201-0500
www.Hertz.ag

Dick Pringnitz, AFM
Licensed in IA
DickP@Hertz.ag

Northeast looking southwest



North looking south



South looking North



Northeast looking southwest



Date: **Fri. September 7, 2018**

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

Site: **Malcom Auditorium
212 Main St.
Malcom, IA 50157**

Seller

Altemeier Farms, Inc.

Agency

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

Auctioneer

Marvin D. Huntrods

Method of Sale

- This 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 November 14, 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 harvest of 2018 crop. Open lease for 2019. Taxes will be prorated to November 14, 2018.