

Land Auction

ACREAGE:

40.63 Acres, m/l
Hardin County, IA

DATE:

Tuesday
August 21, 2018
10:00 a.m.

LOCATION:

Hardin County
Fairgrounds
Eldora, IA



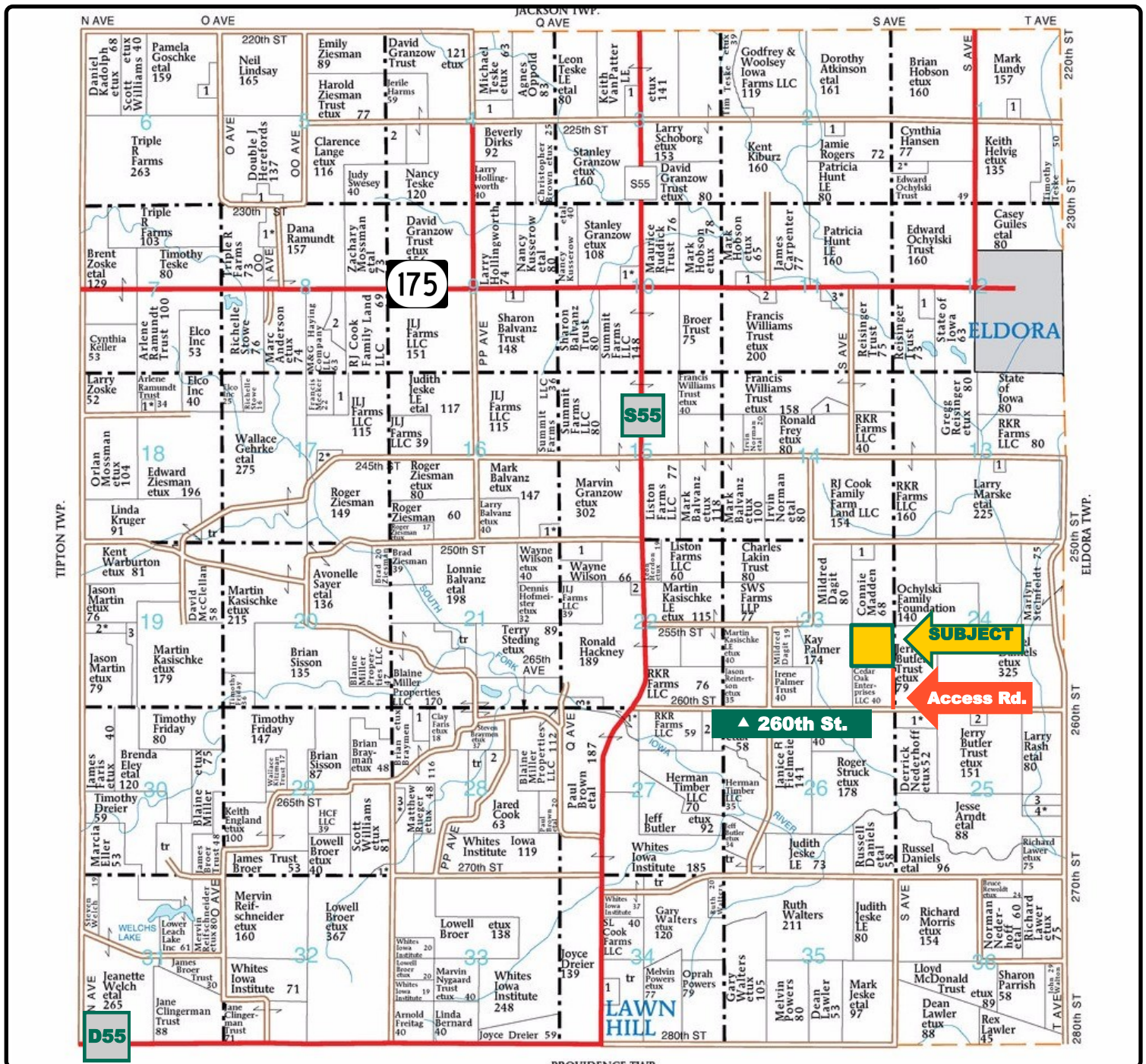
Property Key Features

- 35.9 Tillable Acres with 84.2 CSR2
- Well-Maintained Hardin County Farm
- Two Miles SW of Eldora

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

Matt Vegter
Licensed in IA
MattV@Hertz.ag

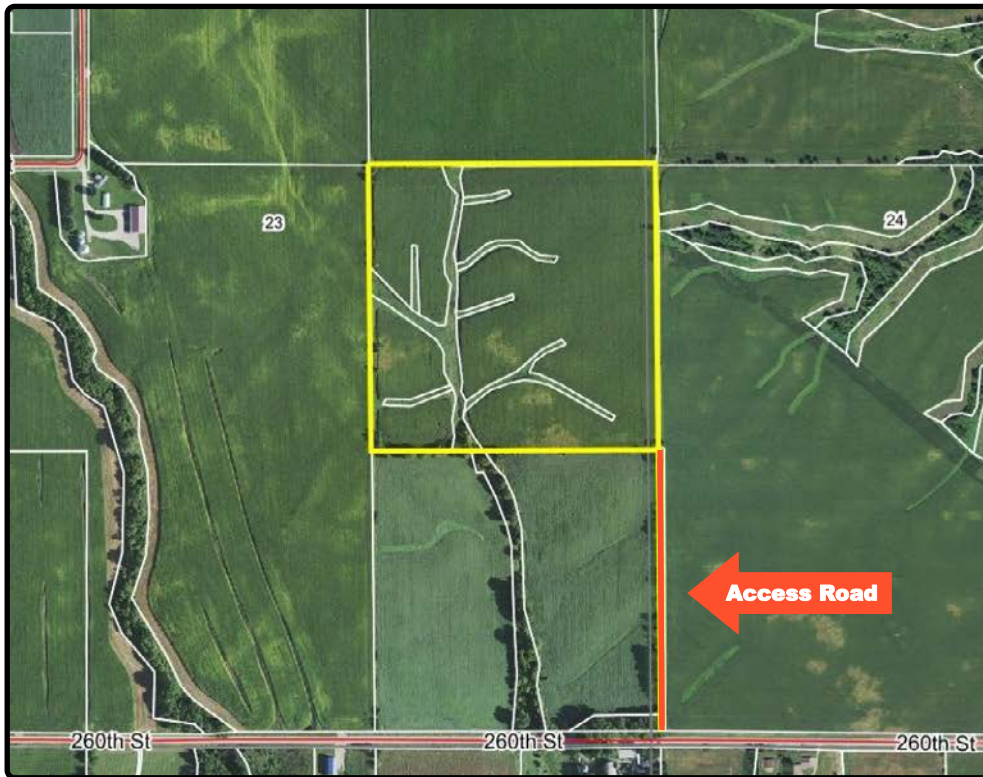


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Total Acres:	40.63
Crop Acres*:	38.12
Corn Base Acres:	21.50
Bean Base Acres:	14.30
Soil Productivity:	84.2 CSR2

Property Information

40.63 Acres, m/l

Location

Two miles southwest of Eldora off of 260th St.

Legal Description

Generally described as NE¼ SE¼ of Section 23, AND W 5/8 acres SW SW of Section 24, all in Township 87 North, Range 20 West of the 5th p.m. (Pleasant Twp.)

Real Estate Tax

Taxes Payable 2017-2018: \$1,150
Net Taxable Acres: 40.63
Tax per Net Taxable Acre: \$28.30

FSA Data

Farm Number 7141, Tract 2496

Crop Acres: 38.12*

Corn Base Acres: 21.5

Corn PLC Yield: 159 Bu.

Bean Base Acres: 14.3

Bean PLC Yield: 41 Bu.

**Includes 1.64 acres enrolled in CRP and 0.58 acre in grass waterway.*

CRP Contracts

There are 1.64 acres in a CRP contract which pays \$395 annually. The contract expires on 9/30/21.

Soil Types/Productivity

Primary soils are Clarion, Coland-Terril and Webster-Nicollet. CSR2 on 35.9 crop acres (non-CRP, non-waterway) is 84.2 per 2018 AgriData, Inc. See soil map for detail.

Land Description

Level to moderately sloping

Buildings/Improvements

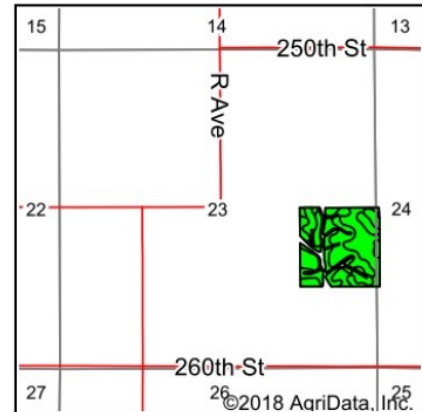
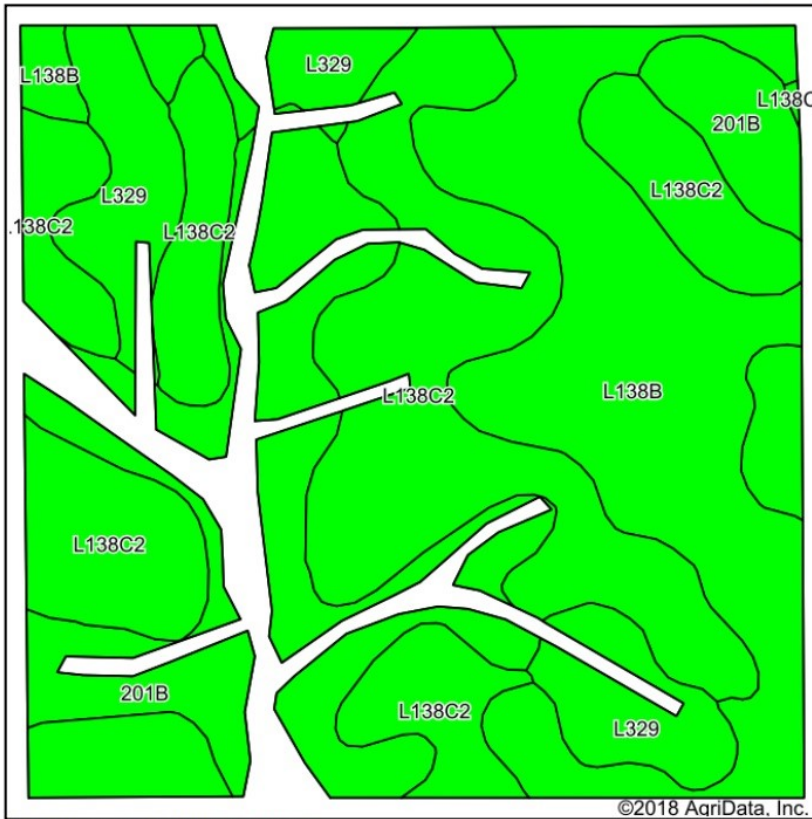
None

Drainage

Natural plus tile (No maps available).

Water & Well Information

None



State: **Iowa**
County: **Hardin**
Location: **23-87N-20W**
Township: **Pleasant**
Acres: **35.9**
Date: **7/16/2018**



Maps Provided By:

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Area Symbol: IA083, Soil Area Version: 22

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**	CSR
L138C2	Clarion loam, Bemis moraine, 6 to 10 percent slopes, moderately eroded	14.72	41.0%		IIIe	83	
L138B	Clarion loam, Bemis moraine, 2 to 6 percent slopes	9.32	26.0%		Ile	88	
201B	Coland-Terril complex, 2 to 5 percent slopes	8.17	22.8%		IIw	80	69
L329	Webster-Nicollet complex, Bemis moraine, 0 to 3 percent slopes	3.69	10.3%		IIw	89	
Weighted Average						84.2	*-

**IA has updated the CSR values for each county to CSR2.

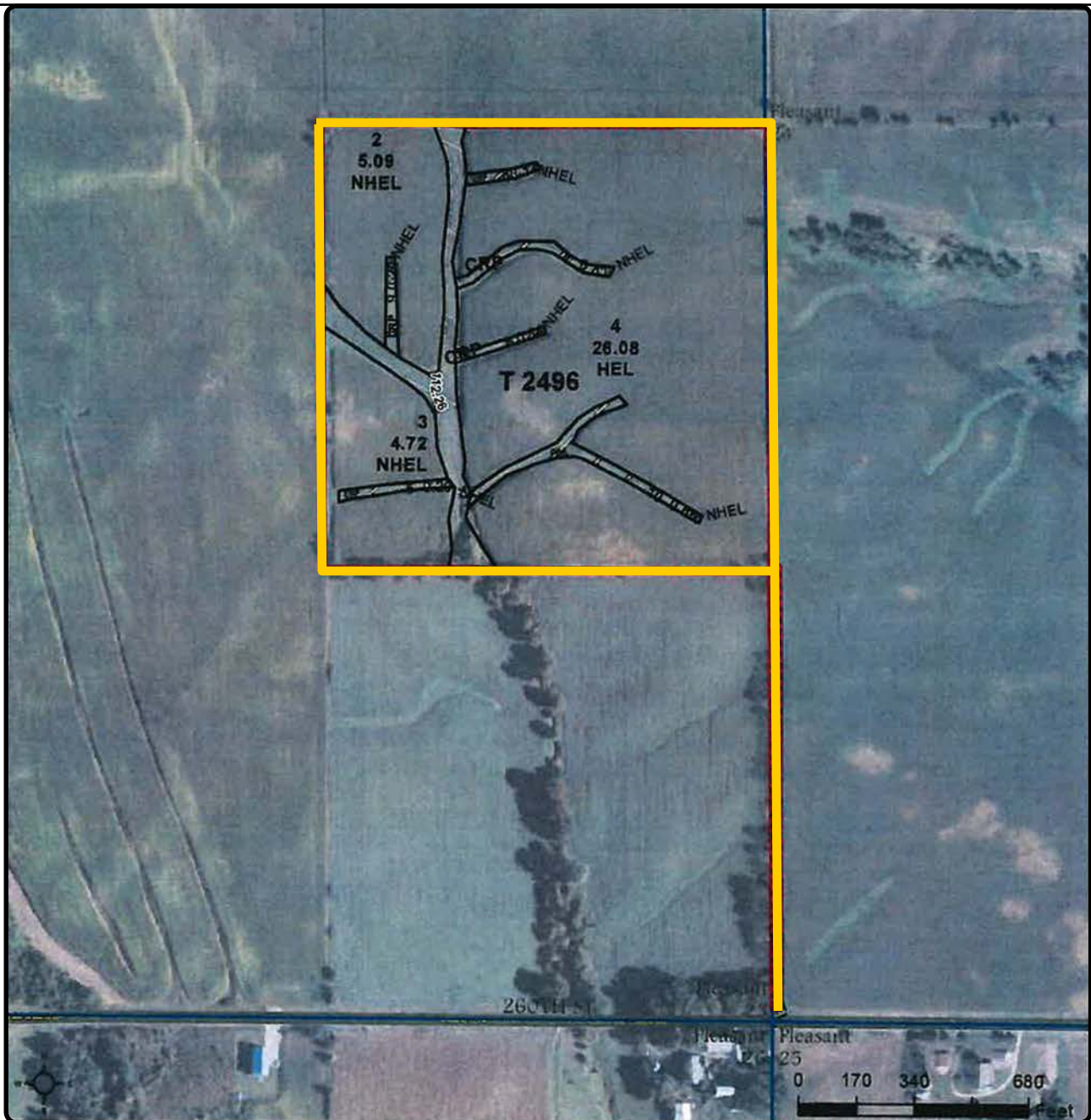
Comments

Well-maintained Hardin County farm with quality soils.

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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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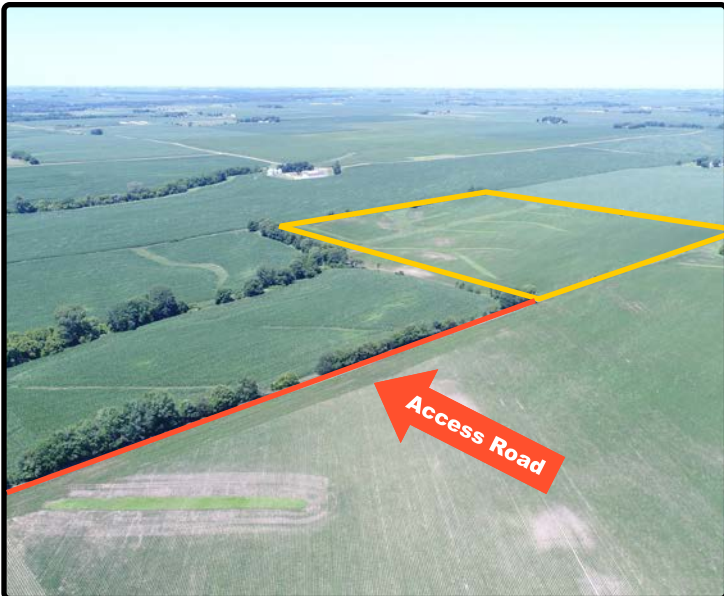
Northeast looking southwest



North of the farm looking south



Southeast looking northwest



West of the farm looking east



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Date: **Tues., August 21, 2018**

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

Site: **Hardin County
Fairgrounds
301 11th Ave.
Eldora, IA 50627**

Seller

Lawrence and Barbara Howard

Agency

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

Auctioneer

Marv Huntrods

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 September 25, 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, 2019. Taxes will be prorated to September 25, 2018.

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