

Land Auction

ACREAGE:

224.7 Acres, m/l
In 2 parcels
Pocahontas County, IA

DATE:

Thursday
May 31, 2018
1:00 p.m.

LOCATION:

Laurens Golf &
Country Club
Laurens, IA



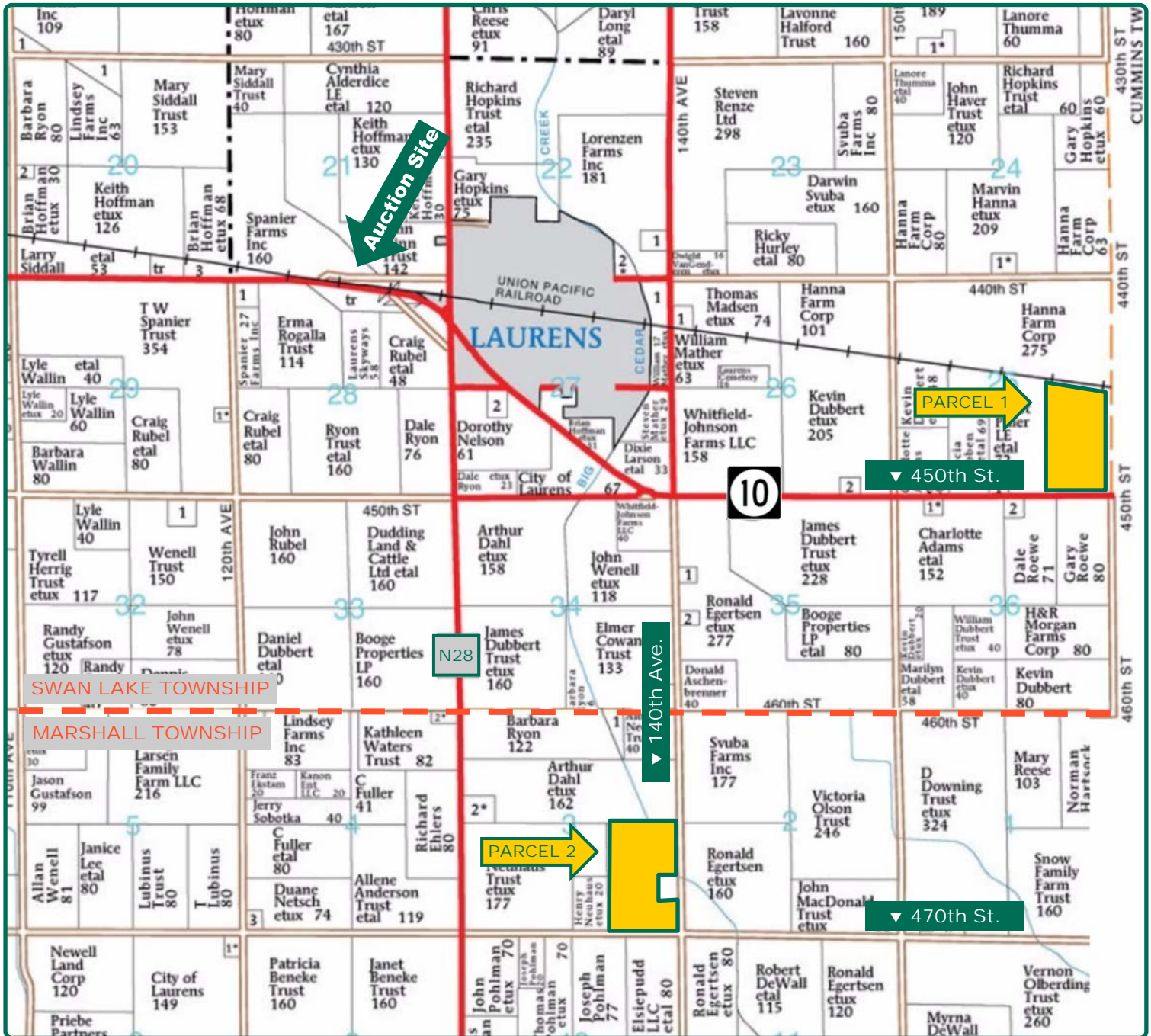
Property **Key Features**

- **Parcel 1- CSR2 of 81.7 on 104.11 Cropland Acres**
- **Parcel 2- Quality Soils with a CSR2 of 83.7 on 114.00 Cropland Acres**
- **Delayed Closing until November 9, 2018**

Kyle J. Hansen, ALC
Licensed in IA & MO
KyleH@Hertz.ag

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

224.7 Acres, m/l, in 2 Parcels, Pocahontas County, IA



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Parcel 1

Total Acres:	108.13
Crop Acres:	104.11
Corn Base Acres:	57.80
Bean Base Acres:	46.30
Soil Productivity:	81.7 CSR2

Parcel 1 Property Information 108.13 Acres, m/l

Location

From Laurens: Two miles east on Highway 10 (450th St.). Farm is on the north side of the road.

Legal Description

The 26.26 ac. W½ SE¼, part of S½ NE¼ lying South of RR AND E½ SE¼, Section 25, Township 93 North, Range 34 West AND W 23.24' of SW¼, Section 30, Township 93 North, Range 33 West of the 5th p.m. (Swan Lake & CumminsTwps.)

Real Estate Tax

Taxes Payable 2017 - 2018: \$2,684
Net Taxable Acres: 105.26
Tax per Net Taxable Acre: \$25.50

FSA Data

Farm Number 6307, Tract 12852
Crop Acres: 104.11
Corn Base Acres: 57.8
Corn PLC Yield: 171 Bu.
Bean Base Acres: 46.3
Bean PLC Yield: 46 Bu.

CRP Contracts

None

Soil Types/Productivity

Primary soils are Webster, Nicollet and Canisteo. CSR2 on the FSA crop acres is 81.7 per 2018 AgriData, Inc. See soil map for detail.

Land Description

Level to gently sloping

Buildings/Improvements

None

Drainage

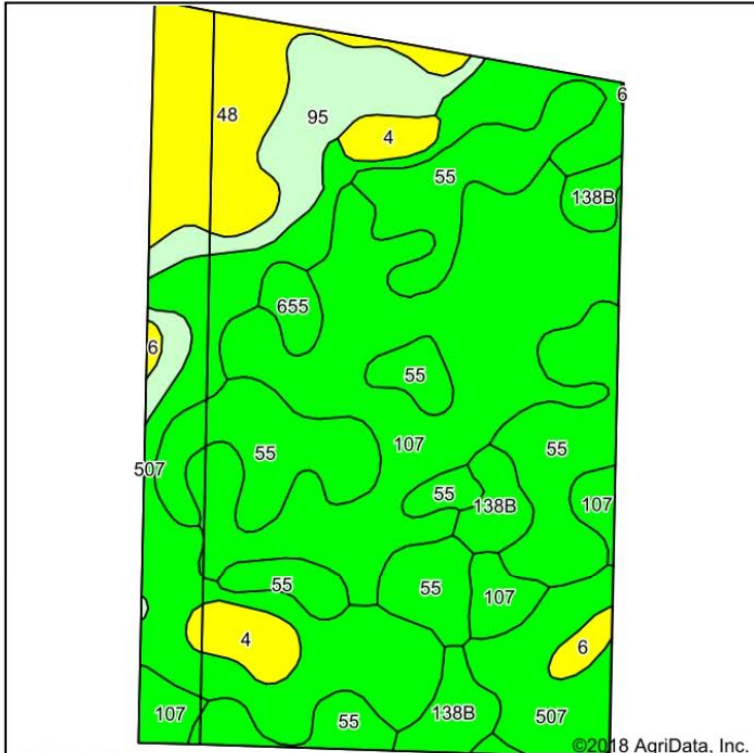
Natural, tile present. Part of Drainage District 33, DD 31 Br 6, DD 114, DD 53, JT 171.

Water & Well Information

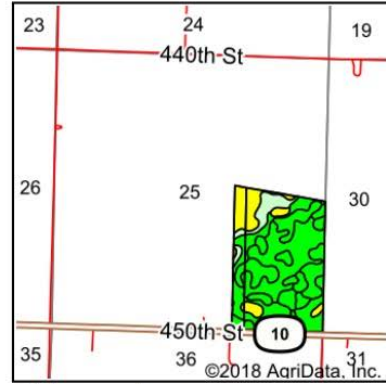
None known

Comments

Nice Pocahontas County farm on hard surface road.



Soils data provided by USDA and NRCS.






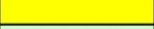





State: **Iowa**
 County: **Pocahontas**
 Location: **25-93N-34W**
 Township: **Swan Lake**
 Acres: **104.11**
 Date: **4/5/2018**



Maps Provided By:



Area Symbol: IA151, Soil Area Version: 24

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**	CSR
107	Webster clay loam, 0 to 2 percent slopes	28.78	27.6%			IIw	86 81
55	Nicollet clay loam, 1 to 3 percent slopes	25.72	24.7%			Iw	89 86
507	Canisteo clay loam, 0 to 2 percent slopes	23.13	22.2%			IIw	84 76
48	Knoke mucky silty clay loam, 0 to 1 percent slopes	9.33	9.0%			IIIw	56 53
95	Harps clay loam, 0 to 2 percent slopes	7.24	7.0%			IIw	72 60
138B	Clarion loam, 2 to 6 percent slopes	4.62	4.4%			Ile	89 78
4	Knoke silty clay loam, 0 to 1 percent slopes	3.10	3.0%			IIIw	56 51
655	Crippin loam, 1 to 3 percent slopes	1.24	1.2%			Ile	91 81
6	Okoboji silty clay loam, 0 to 1 percent slopes	0.95	0.9%			IIIw	59 55
Weighted Average						81.7	75.9

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Parcel 1 - 108.13 Acres; SW Looking NE



Parcel 1 - 108.13 Acres; NW Looking SE



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Parcel 2

Total Acres:	116.57
Crop Acres:	114.00
Corn Base Acres:	55.5
Bean Base Acres:	55.5
Soil Productivity:	83.7 CSR2

Parcel 2 Property Information 116.57Acres, m/l

Location

From Laurens: Two miles south at the corner of 140th Ave. and 470th St.

Legal Description

The E½ W½ SE¼ AND E½ Except acreage site of SE¼, Section 3, Township 92 North, Range 34 West of the 5th p.m. (Marshall Twp.)

Real Estate Tax

Taxes Payable 2017 - 2018: \$2,900
Net Taxable Acres: 109.93
Tax per Net Taxable Acre: \$26.38

FSA Data

Farm Number 6307, Tract 339
Crop Acres: 114.00 (10.95 Ac. HEL)
Corn Base Acres: 55.5
Corn PLC Yield: 171 Bu.
Bean Base Acres: 55.5
Bean PLC Yield: 46 Bu.

CRP Contracts

None

Soil Types/Productivity

Primary soils are Webster, Clarion and Canisteo. CSR2 on FSA crop acres is 83.7 per 2018 AgriData, Inc. See soil map for detail.

Land Description

Level to moderately sloping

Buildings/Improvements

None

Drainage

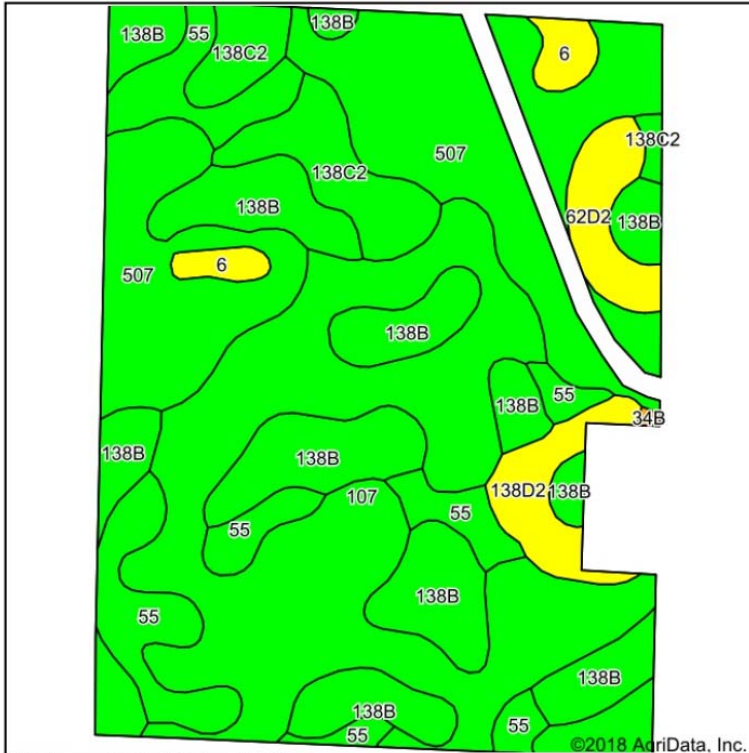
Natural, tile present. Open drainage ditch running through the northeast corner of the property. Part of Drainage District 41, DD 41 Br 38, Quad 181.

Water & Well Information

None known

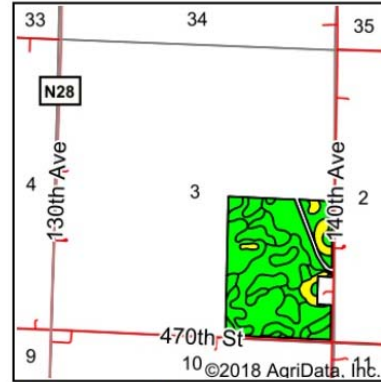
Comments

Good quality soils on nice northwest Pocahontas County farm.

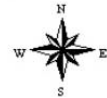


Soils data provided by USDA and NRCS.

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State: **Iowa**
County: **Pocahontas**
Location: **3-92N-34W**
Township: **Marshall**
Acres: **114**
Date: **4/5/2018**



Area Symbol: IA151, Soil Area Version: 24

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**	CSR
107	Webster clay loam, 0 to 2 percent slopes	34.88	30.6%		llw	86	81
507	Canisteo clay loam, 0 to 2 percent slopes	26.36	23.1%		llw	84	76
138B	Clarion loam, 2 to 6 percent slopes	25.11	22.0%		lle	89	78
55	Nicollet clay loam, 1 to 3 percent slopes	12.34	10.8%		lw	89	86
138C2	Clarion loam, 6 to 10 percent slopes, moderately eroded	6.89	6.0%		llle	83	62
138D2	Clarion loam, 9 to 14 percent slopes, moderately eroded	3.23	2.8%		llle	56	53
62D2	Storden loam, 10 to 16 percent slopes, moderately eroded	3.13	2.7%		lve	41	40
6	Okoboji silty clay loam, 0 to 1 percent slopes	1.96	1.7%		lllw	59	55
34B	Estherville sandy loam, 2 to 6 percent slopes	0.10	0.1%		llls	27	19
Weighted Average						83.7	76.2

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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Parcel 2 - 116.57 Acres; NE Looking SW



Parcel 2 - 116.57 Acres; SW Looking NE



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Date: Thursday, May 31, 2018

Time: 1:00 p.m.

Site: Laurens Golf & Country Club
12582 Hwy 10
Laurens, IA 50554

Seller
H&R Morgan Farms Corp.

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

Auctioneer
Kyle J. Hansen

Attorney
Bill Hanigan, Davis Brown Law Firm

Method of Sale

- Parcels will be offered as individual parcels.
- 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 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 subject to the existing lease which expires March 1, 2019. Taxes will be prorated to November 9, 2018.

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