

Land Auction

ACREAGE:

400.43 Acres, m/l
In 3 parcels
Hardin County, IA

DATE:

Tuesday
April 10, 2018
10:00 a.m.

LOCATION:

Dorothy's Senior Center
Eldora, IA

Parcel

1

.....
164.84



Parcel

2

.....
77 Ac.

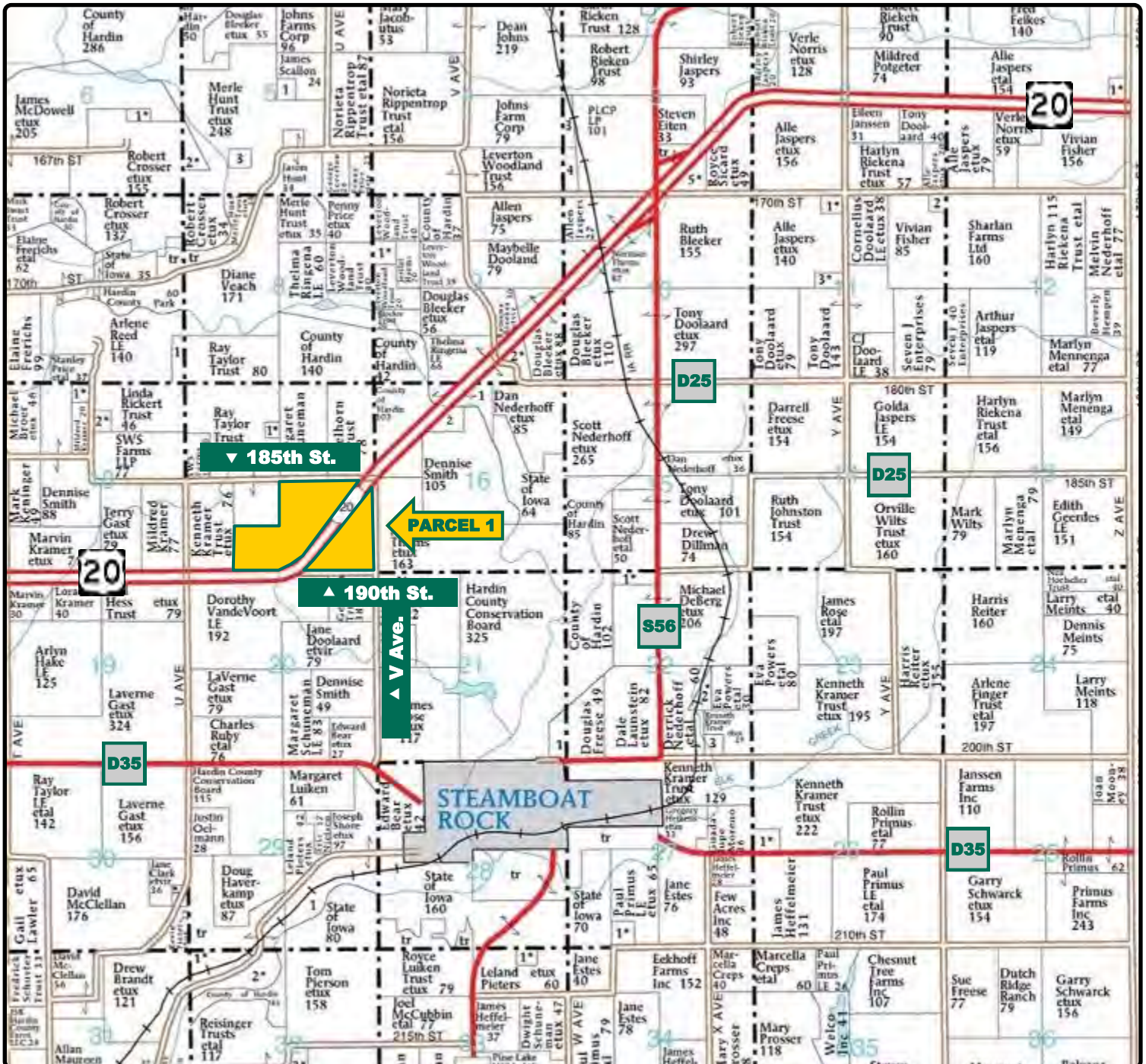
Property Key Features

- Parcel 1 - High CSR2 of 85.46 on 161.12 FSA cropland acres
- Parcel 2 - High CSR2 of 84.85 on 73.14 est. FSA cropland acres
- Parcel 3 - High CSR2 of 87.10 on 126.75 cropland acres

Cal E. Wilson
Licensed Salesperson - IA
CalW@Hertz.ag

319.234.1949
6314 Chancellor Dr. / P.O. Box 1105
Cedar Falls, IA 50613
www.Hertz.ag

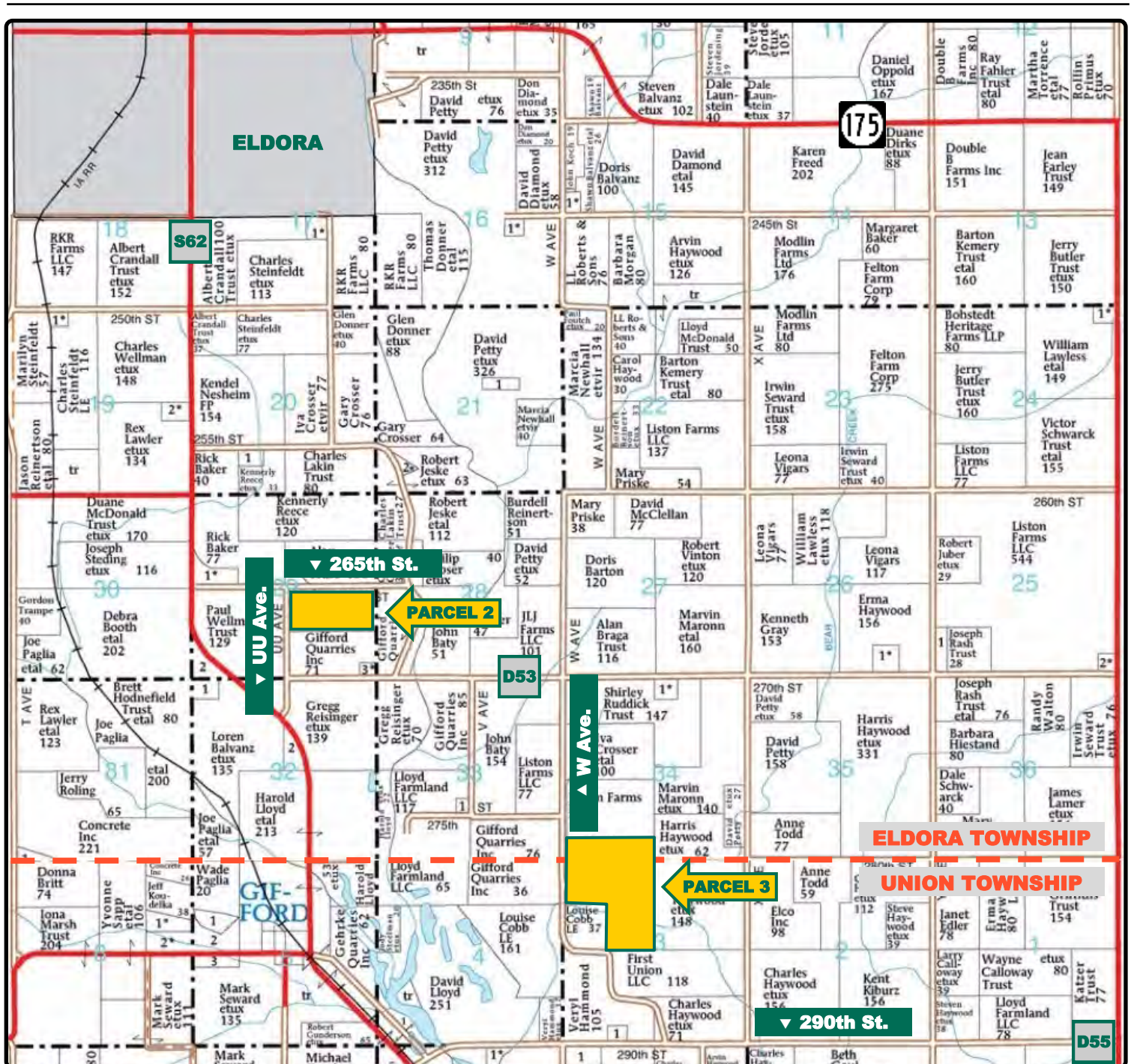
400.43 Acres, m/l, in 3 parcels, Hardin County, IA



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Parcel 1

Total Acres:	164.84
Crop Acres:	161.12
Corn Base Acres:	89
Bean Base Acres:	70.8
Soil Productivity:	85.46 CSR2

Parcel 1 Property Information 164.84 Acres, m/l

Location

Approximately 1 mile NW of Steamboat Rock, IA. 185th St. is north boundary and US Hwy. 20 runs through SE corner of property; V Ave. is east boundary and 190th St. (level "B" road dead end) is south boundary. Clay Township.

Legal Description

A parcel of land partly in the SE 1/4 of the SW 1/4, partly in the SW 1/4 of the SE 1/4; partly in the SE 1/4 of the SE 1/4 and partly in the NE 1/4 of the SE 1/4 of Section 17, Township 88 North, Range 19 West of the 5th P.M., Hardin County, IA as shown on Acquisition Plat, Exhibit "A".

Beginning at SW Corner of said SE 1/4 of the SW 1/4; thence N89°19'E, 1317.8 feet on the South line of said SE 1/4 of the SW 1/4 to the South 1/4 corner of said Section 17; thence N88°51'E, 131.2 feet along the South line of the SE 1/4 of said Section 17; thence N73°081/2'E, 1287.7 feet; thence N59°18'E, 1468.2 feet to a point on the East line of said SE 1/4; thence N00°381/2'W, 405.0 feet along said East line; thence S50°14'W, 507.7 feet; thence S59°421/2'W, 638.5 feet; thence S73°561/2'W, 640.1 feet; thence S64°511/2'W, 878.7 feet; thence S80°21'W, 880.7 feet; thence S88°28'W, 712.8 feet to a point on the West line of the SE 1/4 of the SW 1/4 of said Section 17; thence S00°46'E, 180.0 feet along said West line to the Point of Beginning, containing 27.44 acres, of which 1.44 acres are within existing road right of way.

Real Estate Tax

Taxes Payable 2017 - 2018: \$5,212
Net Taxable Acres: 164.84

FSA Data

Farm Number 230, Tract 781
Crop Acres: 161.12
Corn Base Acres 89
Corn PLC Yield: 164 Bu.
Bean Base Acres: 70.8
Bean PLC Yield: 45 Bu.

CRP Contracts

None.

Soil Types/Productivity

Primary soils are Clarion loam, Bemis moraine and Lester loam, Bemis moraine. See soil map for detail.

- **CSR2:** 85.46 per 2018 Hertz GIS, based on FSA crop acres.

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Farmstead

- 1 Story frame house built in 1950.
- 2 Bedrooms
- 1 Full Bathroom and a half bathroom
- Central Air / FHA Gas Heat
- 2 Car Attached Garage

Buildings/Improvements

- 3,200 Bushel Grain Storage Bin
- 7,000 Bushel Grain Storage Bin
- 24' x 48' Machine Shed

Drainage

No tile maps available.

Water & Well Information

There is a well.

Comments

Farmstead dwelling is a rental unit and currently occupied.

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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Soil Map Entire Property

Parcel 1 - 164.84 Acres



Soil Label	Soil Name	Acres	% of Field	NIRR Land Class	CSR2	
L138B	Clarion loam, Bemis moraine, 2 to 6 percent slopes	30.87	18.73	2	88	
L236C2	Lester loam, Bemis moraine, 6 to 10 percent slopes, moderately eroded	29.01	17.60	3	77	
L329	Webster-Nicollet complex, Bemis moraine, 0 to 3 percent slopes	25.02	15.18	2	89	
L236B	Lester loam, Bemis moraine, 2 to 6 percent slopes	23.58	14.30	2	85	
L107	Webster clay loam, Bemis moraine, 0 to 2 percent slopes	16.80	10.19	2	88	
L507	Canisteo clay loam, Bemis moraine, 0 to 2 percent slopes	15.62	9.48	2	87	
L138C2	Clarion loam, Bemis moraine, 6 to 10 percent slopes, moderately eroded	12.05	7.31	3	83	
L55	Nicollet loam, 1 to 3 percent slopes	10.93	6.63	1	91	
L95	Harps clay loam, Bemis moraine, 0 to 2 percent slopes	0.63	0.38	2	75	
6	Okoboji silty clay loam, 0 to 1 percent slopes	0.32	0.19	3	59	

Measured Tillable Acres: 164.84

Average CSR2: 85.42

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Licensed Salesperson - IA
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Soil Map Tillable Only

Parcel 1 - 164.84 Acres



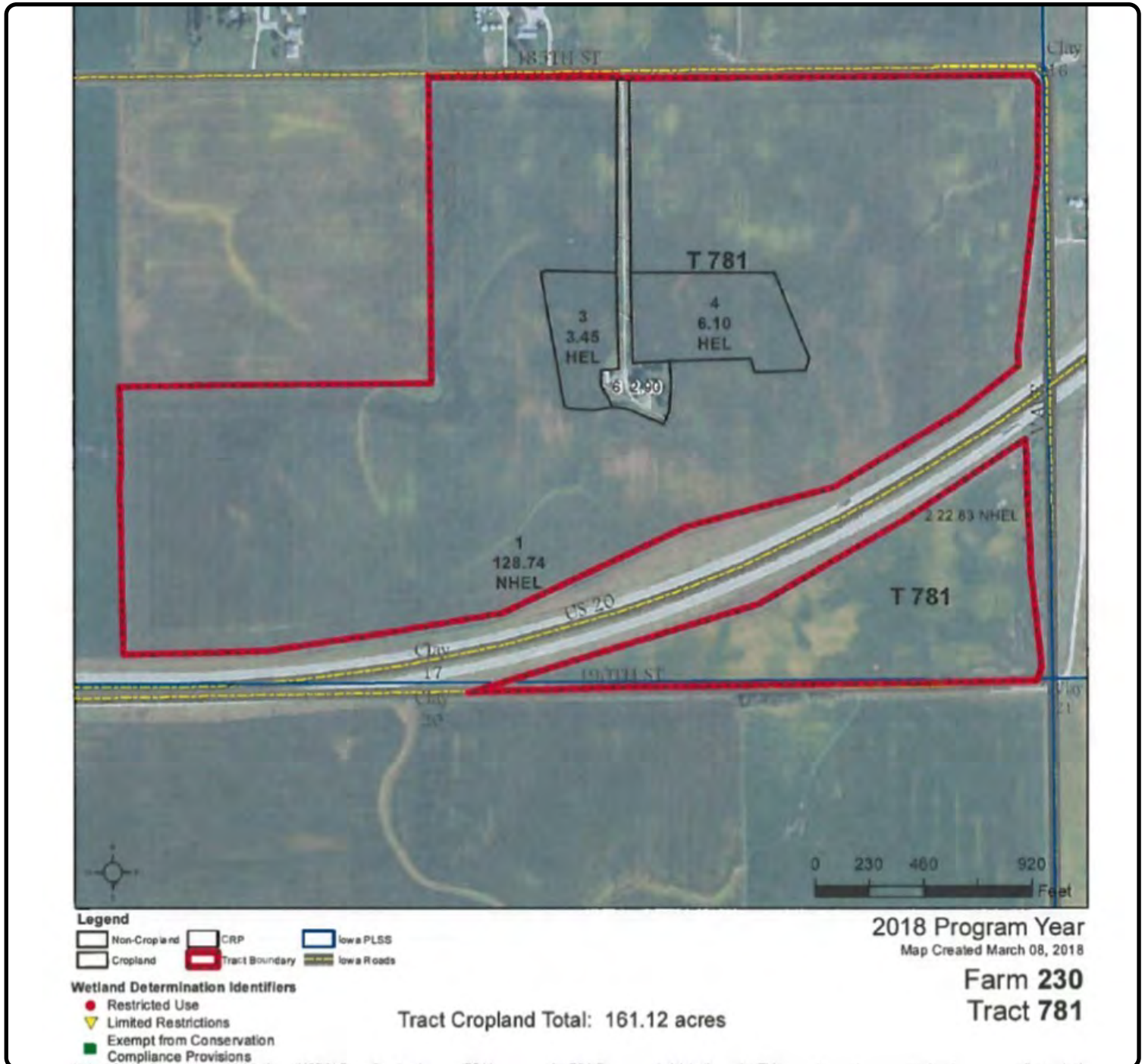
Soil Label	Soil Name	Acres	% of Field	NIRR Land Class	CSR2	
L138B	Clarion loam, Bemis moraine, 2 to 6 percent slopes	30.03	18.64	2	88	
L236C2	Lester loam, Bemis moraine, 6 to 10 percent slopes, moderately eroded	28.21	17.51	3	77	
L329	Webster-Nicollet complex, Bemis moraine, 0 to 3 percent slopes	24.77	15.37	2	89	
L236B	Lester loam, Bemis moraine, 2 to 6 percent slopes	21.51	13.35	2	85	
L107	Webster clay loam, Bemis moraine, 0 to 2 percent slopes	16.91	10.50	2	88	
L507	Canisteo clay loam, Bemis moraine, 0 to 2 percent slopes	15.77	9.79	2	87	
L138C2	Clarion loam, Bemis moraine, 6 to 10 percent slopes, moderately eroded	11.99	7.44	3	83	
L55	Nicollet loam, 1 to 3 percent slopes	10.92	6.78	1	91	
L95	Harps clay loam, Bemis moraine, 0 to 2 percent slopes	0.79	0.49	2	75	
6	Okoboji silty clay loam, 0 to 1 percent slopes	0.22	0.13	3	59	

Measured Tillable Acres: 161.12

Average CSR2: 85.46

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CalW@Hertz.ag

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Parcel 2

Total Acres:	77.0
Est. Crop Acres*:	73.14
Corn Base Acres*:	38.37
Bean Base Acres*:	28.96
Soil Productivity:	84.85 CSR2

Parcel 2 Property Information 77 Acres, m/l

Location

Approximately 2 miles S of Eldora, IA.
Corner of UU Ave. and 265th St., Eldora
Township.

Legal Description

NW SE, NE SE Section 29, Township 87
North, Range 19 West of the 5th P.M.,
Hardin County, IA

Real Estate Tax

Taxes Payable 2017 - 2018: \$2,222
Net Taxable Acres: 77
Tax per Net Taxable Acre: \$28.86

FSA Data

Part of Farm Number 5022, Tract 8308
Crop Acres*: 73.14
Corn Base Acres*: 38.37
Corn PLC Yield: 163 Bu.
Bean Base Acres*: 28.96
Bean PLC Yield: 47 Bu.

**Acres and Bases are estimated pending
parcel split. The local FSA office will
determine final Acres and Bases.*

CRP Contracts

None.

Soil Types/Productivity

Primary soils are Tama silty clay loam and
Colo-Ely silty clay loams. See soil map
for detail.

- **CSR2:** 84.85 per 2018 Hertz GIS, based
on estimated FSA crop acres.

Buildings/Improvements

None.

Drainage

Some recent tiling.

Well Information

No known well.

Comments

See Terms of Possession section for early
occupancy terms.

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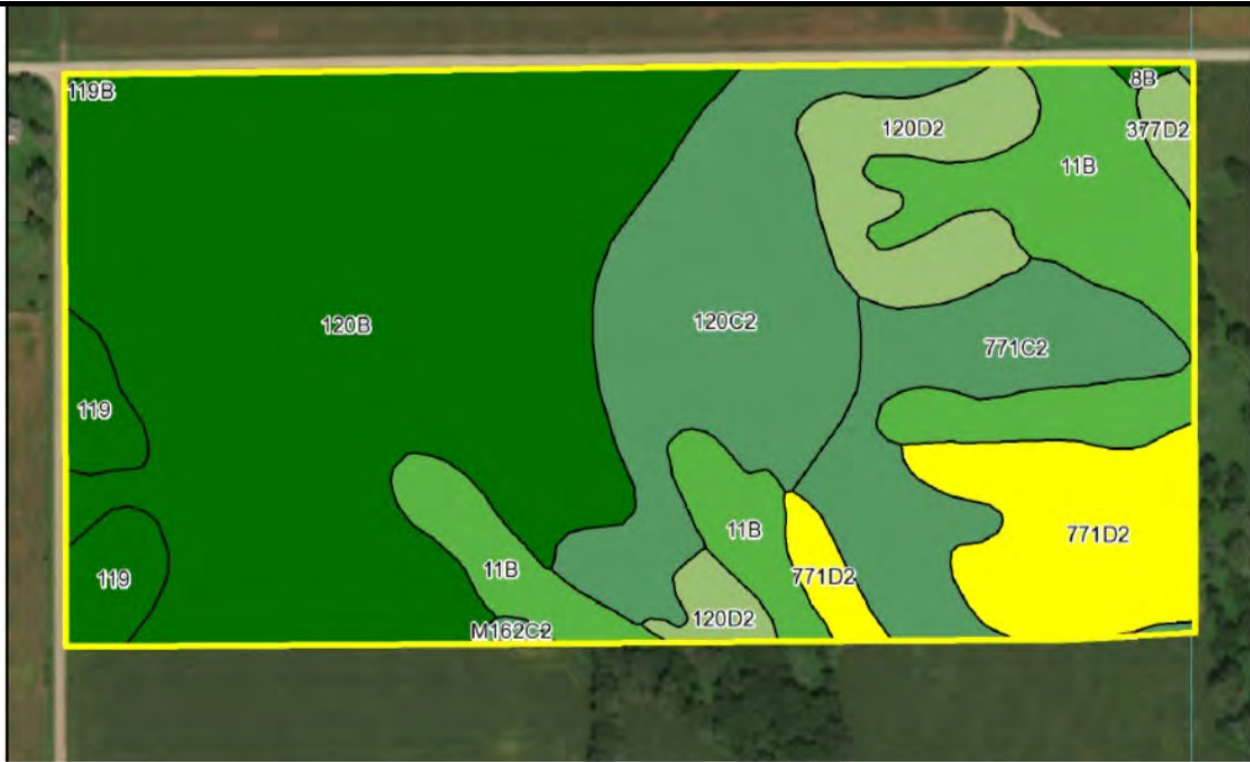
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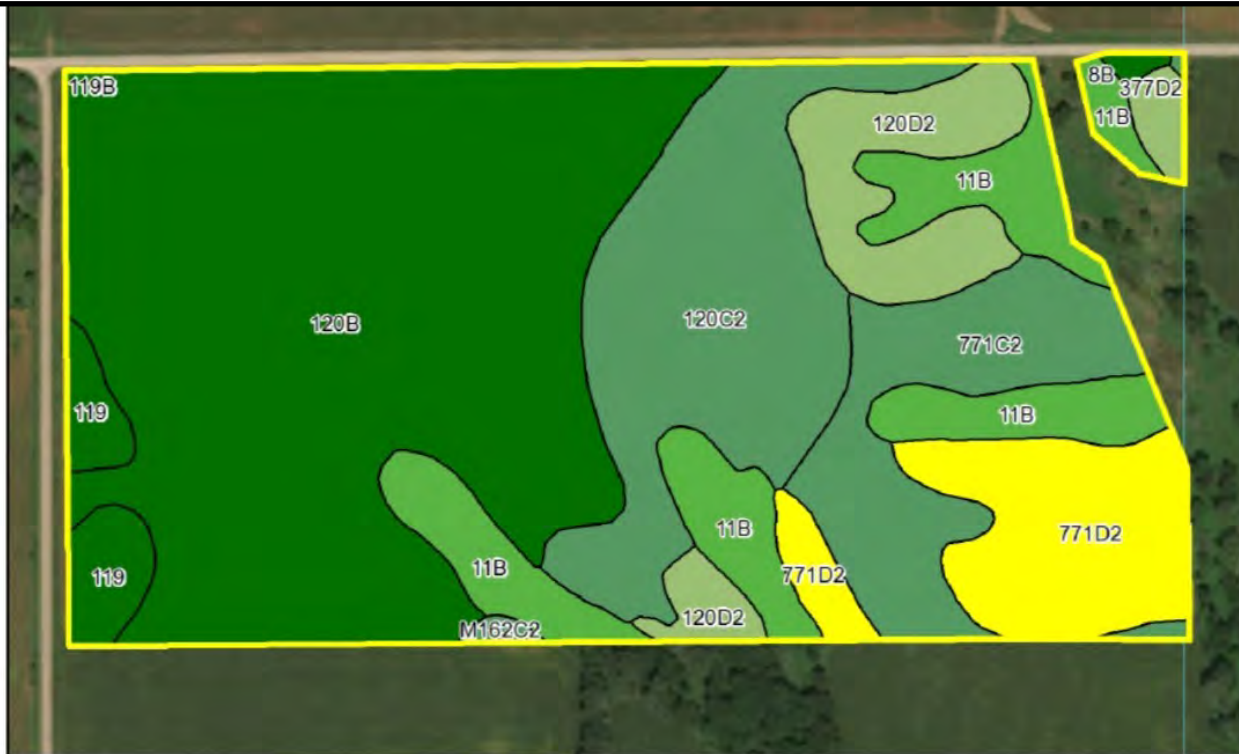
Soil Label	Soil Name	Acres	% of Field	NIRR Land Class	CSR2	
120B	Tama silty clay loam, 2 to 5 percent slopes	33.43	43.42	2	95	
120C2	Tama silty clay loam, 5 to 9 percent slopes, eroded	11.41	14.82	3	87	
11B	Colo-Ely silty clay loams, 2 to 5 percent slopes	10.86	14.10	2	77	
771C2	Waubeek silt loam, 5 to 9 percent slopes, moderately eroded	6.83	8.87	3	82	
771D2	Waubeek silt loam, 9 to 14 percent slopes, moderately eroded	6.25	8.12	3	56	
120D2	Tama silty clay loam, 9 to 14 percent slopes, eroded	4.81	6.25	3	62	
119	Muscatine silty clay loam, 0 to 2 percent slopes	2.43	3.16	1	100	
377D2	Dinsdale silty clay loam, 9 to 14 percent slopes, moderately eroded	0.61	0.79	3	61	
M162C2	Downs silt loam, till plain, 5 to 9 percent slopes, eroded	0.19	0.24		82	
8B	Judson silty clay loam, 2 to 5 percent slopes	0.14	0.18	2	94	
377C2	Dinsdale silty clay loam, 5 to 9 percent slopes, moderately eroded	0.03	0.04	3	87	
119B	Muscatine silty clay loam, 2 to 5 percent slopes	0.02	0.02	2	95	

Measured Tillable Acres: 77.00

Average CSR2: 84.75

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Soil Label	Soil Name	Acres	% of Field	NIRR Land Class	CSR2	
120B	Tama silty clay loam, 2 to 5 percent slopes	32.82	44.87	2	95	
120C2	Tama silty clay loam, 5 to 9 percent slopes, eroded	11.37	15.54	3	87	
11B	Colo-Ely silty clay loams, 2 to 5 percent slopes	8.38	11.46	2	77	
771C2	Waubeek silt loam, 5 to 9 percent slopes, moderately eroded	6.61	9.04	3	82	
771D2	Waubeek silt loam, 9 to 14 percent slopes, moderately eroded	6.24	8.53	3	56	
120D2	Tama silty clay loam, 9 to 14 percent slopes, eroded	4.81	6.58	3	62	
119	Muscatine silty clay loam, 0 to 2 percent slopes	1.94	2.65	1	100	
377D2	Dinsdale silty clay loam, 9 to 14 percent slopes, moderately eroded	0.58	0.79	3	61	
M162C2	Downs silt loam, till plain, 5 to 9 percent slopes, eroded	0.19	0.27		82	
8B	Judson silty clay loam, 2 to 5 percent slopes	0.17	0.23	2	94	
377C2	Dinsdale silty clay loam, 5 to 9 percent slopes, moderately eroded	0.04	0.05	3	87	
119B	Muscatine silty clay loam, 2 to 5 percent slopes	0.00	0.00	2	95	

Measured Tillable Acres: 73.14

Average CSR2: 84.85

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Parcel 3

Total Acres:	158.59
Crop Acres:	126.75
Corn Base Acres:	71.3
Bean Base Acres:	49.7
Soil Productivity:	87.10 CSR2

Parcel 3 Property Information 158.59 Acres, m/l

Location

Approximately 5 miles SE of Eldora, IA. W Ave. is west boundary. Eldora and Union Townships.

Legal Description

S 1/4 SW Section 34, Township 87 North, Range 19 West, NW Frl NW, NE Frl NW, SE NW Section 3, Township 86 North, Range 19 West of the 5th P.M., Hardin County, IA

Real Estate Tax

Taxes Payable 2017 - 2018: \$4,420
Net Taxable Acres: 158.59
Tax per Net Taxable Acre: \$27.87

FSA Data

Farm Number 514, Tract 2221
Crop Acres: 126.75
Corn Base Acres 71.3
Corn PLC Yield: 165 Bu.
Bean Base Acres: 49.7
Bean PLC Yield: 51 Bu.

CRP Contracts

None.

Soil Types/Productivity

Primary soils are Tama silty clay loam and Colo silty clay loam. See soil map for detail.

- **CSR2:** 87.1 per 2018 Hertz GIS, based on FSA crop acres.

Buildings/Improvements

None.

Drainage

No tile maps available.

Well Information

No known well.

Comments

See Terms of Possession section for early occupancy terms.

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Soil Label	Soil Name	Acres	% of Field	NIRR Land Class	CSR2	
120B	Tama silty clay loam, 2 to 5 percent slopes	51.77	32.64	2	95	
133	Colo silty clay loam, 0 to 2 percent slopes	47.75	30.11	2	75	
120C2	Tama silty clay loam, 5 to 9 percent slopes, eroded	21.16	13.34	3	87	
M162C2	Downs silt loam, till plain, 5 to 9 percent slopes, eroded	13.11	8.27		82	
212	Kennebec silt loam, 0 to 2 percent slopes	9.78	6.17	1	92	
428B	Ely silty clay loam, 2 to 5 percent slopes	8.00	5.05	2	87	
119B	Muscatine silty clay loam, 2 to 5 percent slopes	3.02	1.90	2	95	
177B	Saude loam, 2 to 5 percent slopes	2.83	1.79	2	55	
11B	Colo-Ely silty clay loams, 2 to 5 percent slopes	0.93	0.58	2	77	
M162B	Downs silt loam, till plain, 2 to 5 percent slopes	0.23	0.15	2	90	

Measured Tillable Acres: 158.59

Average CSR2: 85.42

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CalW@Hertz.ag

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Soil Label	Soil Name	Acres	% of Field	NIRR Land Class	CSR2	
120B	Tama silty clay loam, 2 to 5 percent slopes	50.54	39.88	2	95	
133	Colo silty clay loam, 0 to 2 percent slopes	23.88	18.84	2	75	
120C2	Tama silty clay loam, 5 to 9 percent slopes, eroded	20.34	16.05	3	87	
M162C2	Downs silt loam, till plain, 5 to 9 percent slopes, eroded	12.41	9.79		82	
428B	Ely silty clay loam, 2 to 5 percent slopes	7.97	6.29	2	87	
212	Kennebec silt loam, 0 to 2 percent slopes	5.19	4.10	1	92	
119B	Muscatine silty clay loam, 2 to 5 percent slopes	3.02	2.38	2	95	
177B	Saude loam, 2 to 5 percent slopes	2.83	2.23	2	55	
11B	Colo-Ely silty clay loams, 2 to 5 percent slopes	0.30	0.24	2	77	
M162B	Downs silt loam, till plain, 2 to 5 percent slopes	0.27	0.21	2	90	

Measured Tillable Acres: 126.75

Average CSR2: 87.10

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Licensed Salesperson - IA
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319.234.1949
6314 Chancellor Dr. / P.O. Box 1105
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Parcel 1 - 164.84 Acres - East end looking west at land south of Highway 20.



Parcel 2 - 77 Acres - Draw on east end looking south from road.



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CalW@Hertz.ag

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Parcel 3 - 158.59 Acres



Parcel 3 - 158.59 Acres - Southeast corner looking NE.



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Auction Information

Date: **Tues., April 10, 2018**

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

Site: **Dorothy's Senior Center
1306 - 17th Ave.
Eldora, IA 50627**

Seller

Faith Baptist College
Iowa Regular Baptist Camp

Agency

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

Auctioneer

Kyle J. Hansen

Method of Sale

- Parcels will be offered individually and will not be combined.
- 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 May 10, 2018 or after any objections to title have been cleared. Final settlement will require certified check or wire transfer. Taxes will be prorated to closing.

Possession will be granted after entering into sales agreement at completion of auction. Any improvements, field work, crop inputs and/or labor will be forfeited if Buyer fails to fulfill terms of sales agreement.

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