

Land Auction

ACREAGE:DATE:LOCATION:151.0 Acres, m/lTuesdayHeartland Museum
Community Room
Clarion, IAWright County, IAApril 3, 2018
10:00 a.m.Clarion, IA



Property Key Features

- 147.01 Cropland Acres with 82.9 CSR2
- Open Lease for 2018
- Nice Laying Farm on Hard Surface Road

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 Kevin Kerns, CGRPA Licensed in IA & NE KevinK@Hertz.ag

REID: 000-3444-1



Plat Map

151.0 Acres, m/l, Wright County, IA

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Betty Manning LE etal 125 Jerilyn Kay etal 40	Willowbrook Coal Co 118	John Rohrer etal 163	E&S Cattle Co 79	Timothy Pate etux 125 Morris	1 SUBJ Heritage	2	CLARION June Hagie
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Lilian Christensen LE etal 167	David Ander- Son Trust 54	CEA et	LE Maier	Pauline Krueger LE etal 153 1	Leo Everhard 100 Michael Court Chainer Harris Harri	ludith VanderVelde Sortle Sortle Schamburg Efbaumburg Robert Cummins frust Shoenhair Stoenhair	Christopher Shillington etal 160 C54
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Aerial Photo

151.0 Acres, m/l



Total Acres:	151.00
Crop Acres:	147.01
Corn Base Acres:	123.50
Bean Base Acres:	23.50
Soil Productivity:	82.9 CSR2

Property Information 151.0 Acres, m/l

Location

Located on Hwy 3, 1 1/2 miles west of Clarion on the south side of the road.

Legal Description

NW 1/4 Except the West 642 feet of the North 882.1 feet. Section 3, Township 91 North, Range 25 West of the 5th p.m. (Dayton Twp.)

Real Estate Tax

Taxes Payable 2017 - 2018: \$4,112 Net Taxable Acres: 146.50 Tax per Net Taxable Acre: \$28.07

FSA Data

Farm Number 5974, Tract 1315 Crop Acres: 147.01 Corn Base Acres: 123.5 Corn PLC Yield: 162 Bu. Bean Base Acres: 23.5 Bean PLC Yield: 48 Bu.

CRP Contracts

None

Soil Types/Productivity

Primary soils are Nicollet, Canisteo, Clarion. See soil map for detail.
CSR2: 82.9 per 2018 AgriData, Inc., based on FSA crop acres.

Land Description

Level to undulating topography

Buildings/Improvements

None

Drainage

Farm is in Drainage District #36 and Sub 1 Lateral "A" of Drainage District #36. Tile intakes and private tile. (No maps available.)

Water & Well Information None

1.0110

Lease

Open for 2018.

Comments

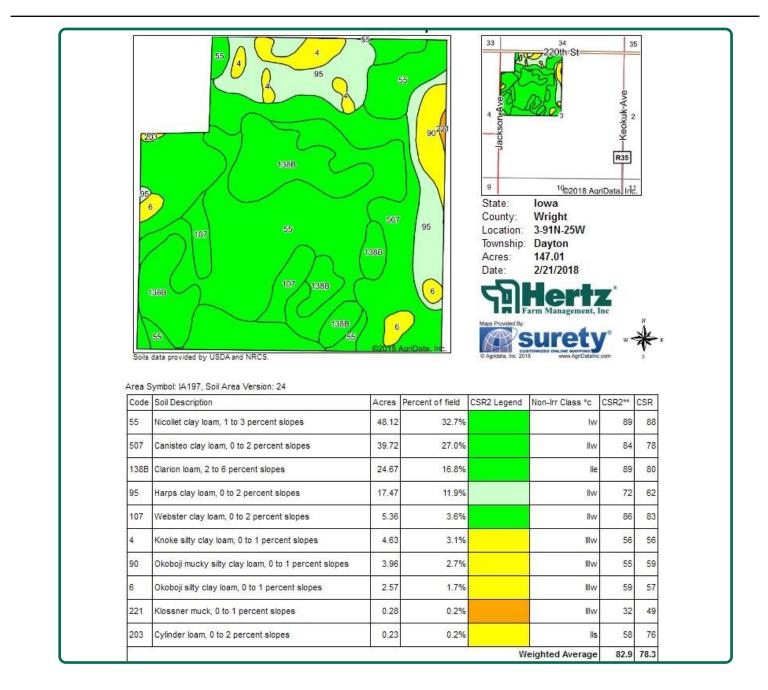
Nice laying farm on hard surface road.

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Soil Map

151.0 Acres, m/l



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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Auction Information

Date: Tues., April 3, 2018

Time: 10:00 a.m.

Site: Heartland Museum Community Room 119 9th St. SW Clarion, IA 50525

Seller

Margaret Barry Foundation

Agency

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

Auctioneer

Kyle J. Hansen, ALC

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 May 1, 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. Taxes will be prorated to May 1, 2018. 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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