

# Land Auction

**ACREAGE:**

**151.0 Acres, m/l**  
Wright County, IA

**DATE:**

Tuesday  
**April 3, 2018**  
**10:00 a.m.**

**LOCATION:**

**Heartland Museum  
Community Room**  
Clarion, IA



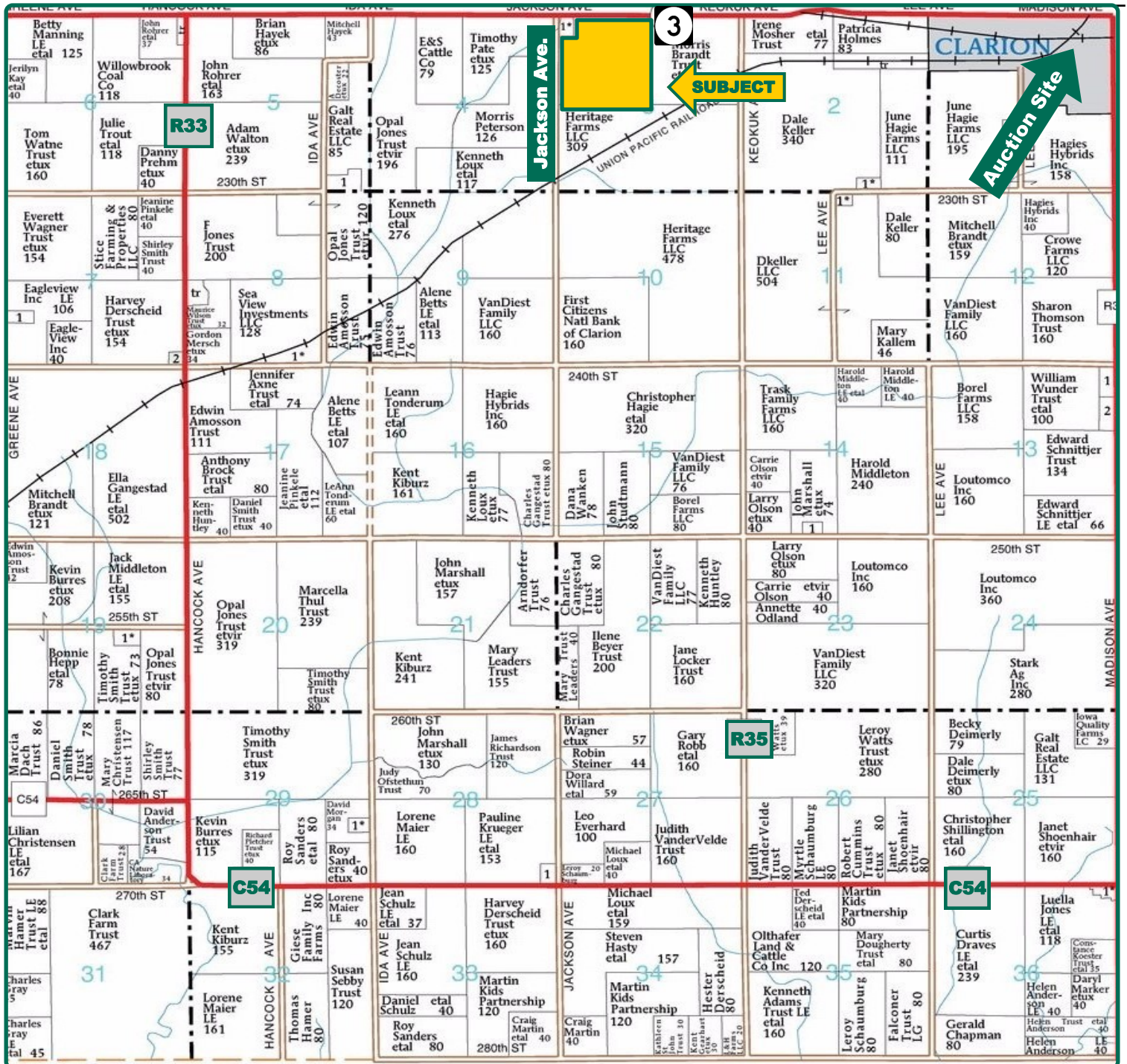
## Property Key Features

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

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<b>Total Acres:</b>	<b>151.00</b>
<b>Crop Acres:</b>	<b>147.01</b>
<b>Corn Base Acres:</b>	<b>123.50</b>
<b>Bean Base Acres:</b>	<b>23.50</b>
<b>Soil Productivity:</b>	<b>82.9 CSR2</b>

## 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

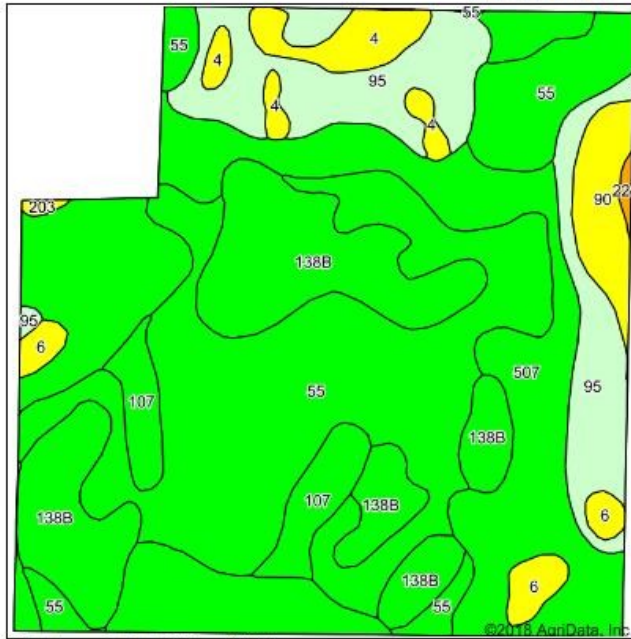
None

### Lease

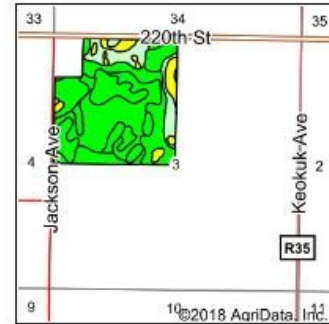
Open for 2018.

### Comments

Nice laying farm on hard surface road.



Soils data provided by USDA and NRCS.



State: Iowa  
County: Wright  
Location: 3-91N-25W  
Township: Dayton  
Acres: 147.01  
Date: 2/21/2018



Maps Provided By:  
  
CUSTOMIZED ONLINE MAPPING  
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Area Symbol: IA197, Soil Area Version: 24

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**	CSR
55	Nicollet clay loam, 1 to 3 percent slopes	48.12	32.7%		lw	89	88
507	Canisteo clay loam, 0 to 2 percent slopes	39.72	27.0%		llw	84	78
138B	Clarion loam, 2 to 6 percent slopes	24.67	16.8%		lle	89	80
95	Harps clay loam, 0 to 2 percent slopes	17.47	11.9%		llw	72	62
107	Webster clay loam, 0 to 2 percent slopes	5.36	3.6%		llw	86	83
4	Knoke silty clay loam, 0 to 1 percent slopes	4.63	3.1%		llw	56	56
90	Okoboji mucky silty clay loam, 0 to 1 percent slopes	3.96	2.7%		llw	55	59
6	Okoboji silty clay loam, 0 to 1 percent slopes	2.57	1.7%		llw	59	57
221	Klossner muck, 0 to 1 percent slopes	0.28	0.2%		llw	32	49
203	Cylinder loam, 0 to 2 percent slopes	0.23	0.2%		lls	58	76
<b>Weighted Average</b>						<b>82.9</b>	<b>78.3</b>

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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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