

Land Auction

ACREAGE:

98 Acres, m/l
Benton County, IA

DATE:

Friday
March 9, 2018
10:00 a.m.

LOCATION:

Turner Hall
Keystone, IA



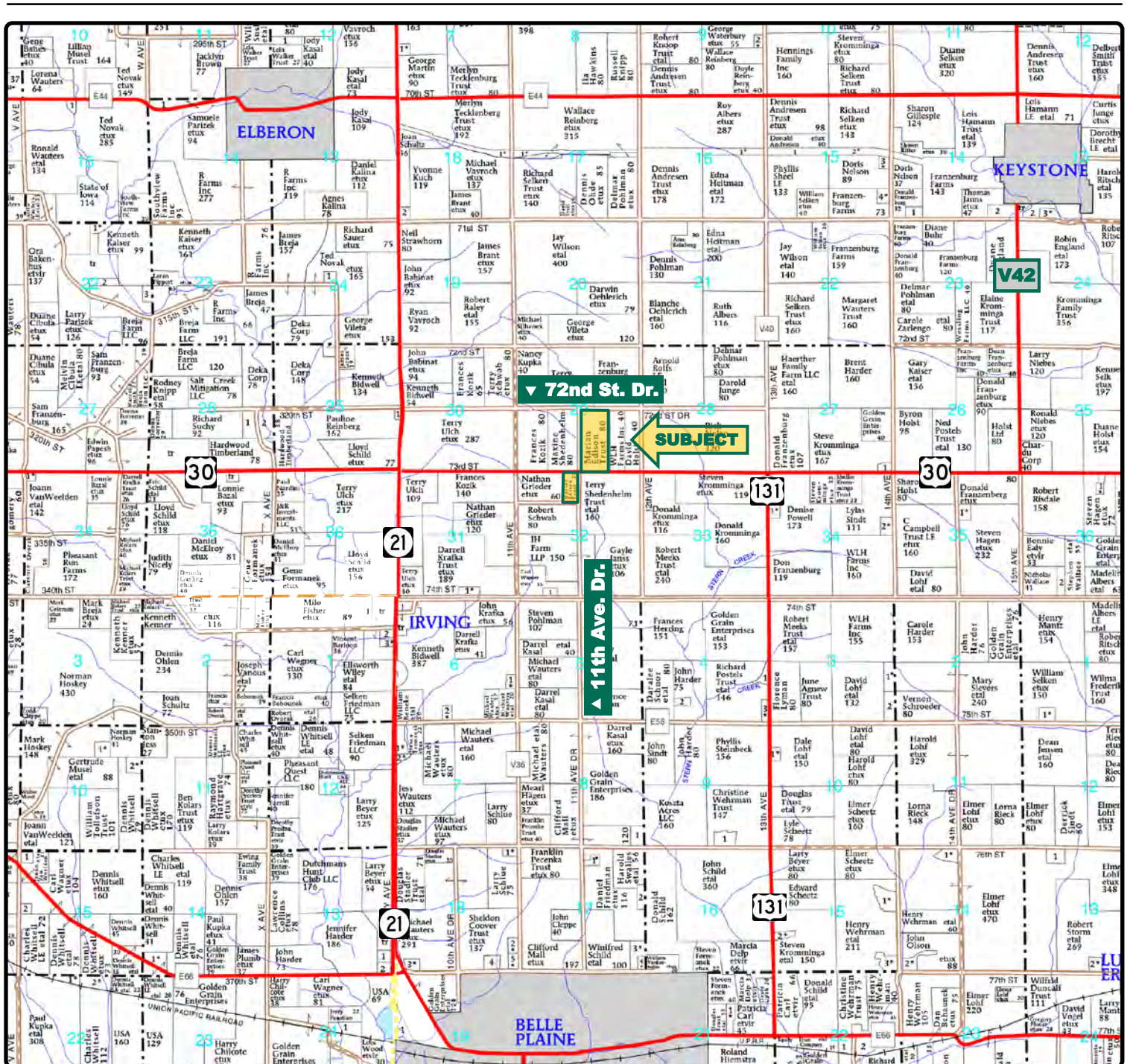
Property Key Features

- **96.6 CSR2!**
- **Located along hard surface Highway 30**
- **One of the highest quality farms in Benton County**

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PO Box 50
Mount Vernon, IA 52314

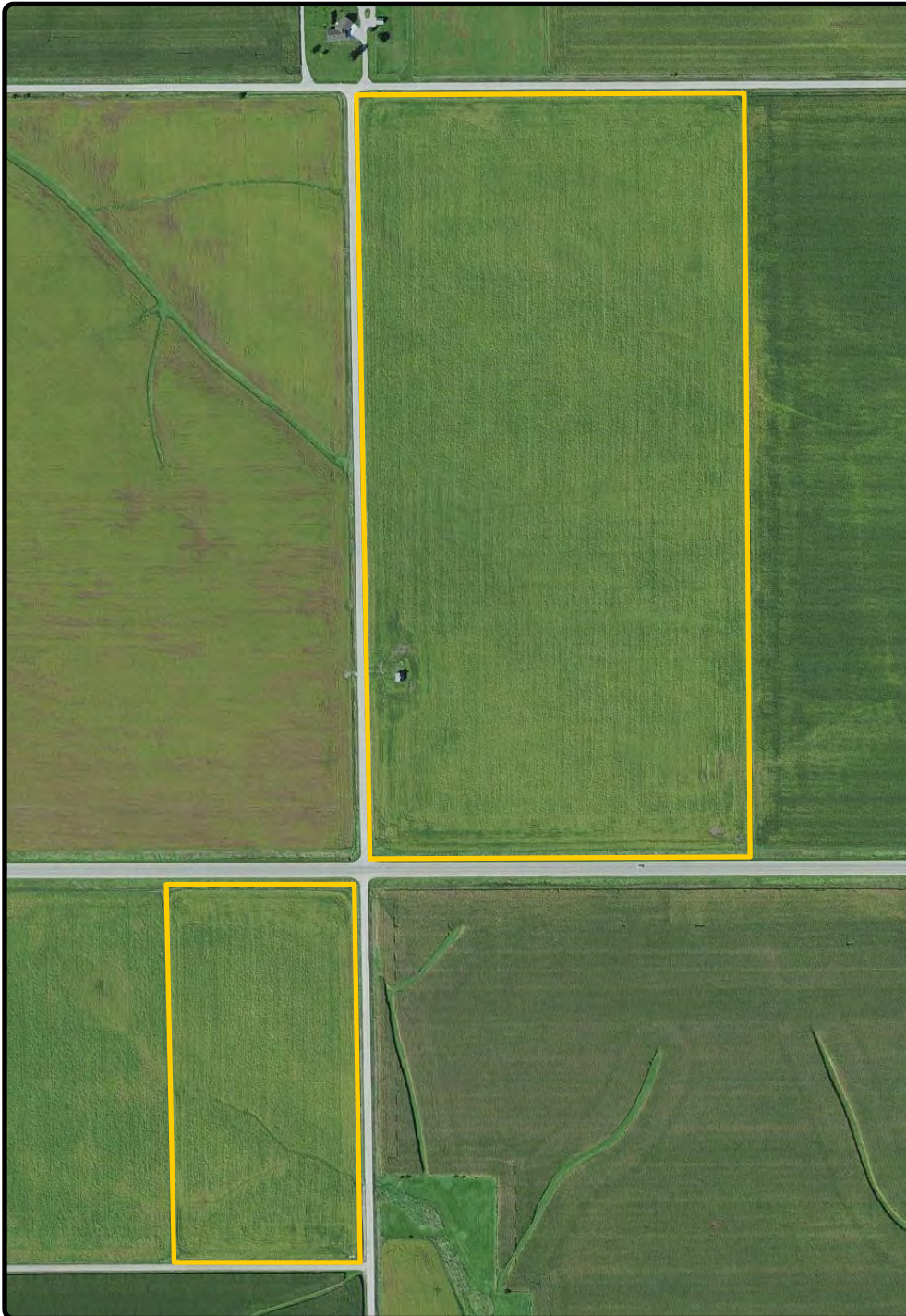
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Total Acres:	98.00
Crop Acres:	92.03
Corn Base Acres:	88.80
Soil Productivity:	96.6 CSR2

Property Information

98 Acres, m/l

Location

From the intersection of Highway 30 and Keystone Blacktop (County Road V42): 3¼ miles west on Highway 30. The farms are located on the north and south sides of the road.

Legal Description

The W½ SE¼ of Section 29 and the E½ NE¼ NW¼ of Section 32; all located in Township 83 North, Range 12 West of the 5th P.M., Benton County, Iowa.

Real Estate Tax

Taxes Payable 2017 - 2018: \$3,764.00
Net Taxable Acres: 93.65
Tax per Net Taxable Acre: \$40.19

FSA Data

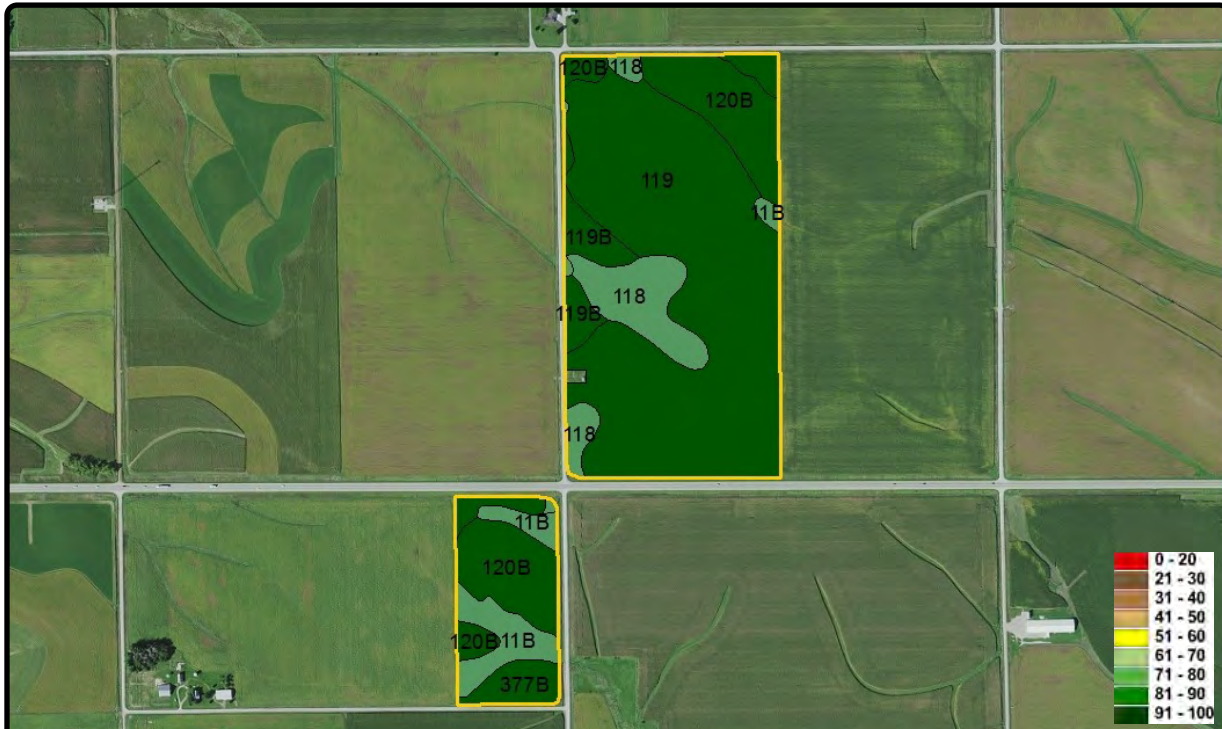
Farm Number 6621, Tract 702
Crop Acres: 92.03
Corn Base Acres: 88.8
Corn PLC Yield: 165 Bu.

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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Measured Tillable Acres		92.0	Avg. CSR		96.0	Avg. CSR2		96.6
Soil Label	Soil Name	CSR	CSR2	Percent of Field	Non_Irr Class	Acres		
119	Muscatine silty clay loam, 0 to 2	100	100	58.5%	Iw	53.85		
120B	Tama silty clay loam, 2 to 5 percent	95	95	18.4%	Ile	16.93		
118	Garwin silty clay loam, 0 to 2 percent	95	90	9.4%	IIw	8.66		
11B	Colo-Ely complex, 0 to 5 percent	68	83	6.6%	IIw	6.04		
119B	Muscatine silty clay loam, 2 to 5	95	95	4.1%	Ile	3.80		
377B	Dinsdale silty clay loam, 2 to 5	90	94	3.0%	Ile	2.74		
377C2	Dinsdale silty clay loam, 5 to 9	73	85	0.0%	IIle			

Soil Types/Productivity

Primary soils are Muscatine, Tama and Garwin. See soil map for detail.

- **CSR2:** 96.6 per 2018 AgriData, Inc., based on FSA crop acres.

Land Description

Level to gently rolling.

Buildings/Improvements

There is an old double corn crib located along the west side of the 80 acres.

Drainage

Natural plus supplemental drainage tile.

Highway 30—Four Lane

The Iowa DOT plans to build a new four-lane road that will require some land to be purchased from both the south and north

parcel. According to preliminary DOT maps, they would need to acquire 0.95 acres from the north parcel and 3.27 acres from the south parcel. Please call Cathy Cutler with the Iowa DOT at 319-364-0235 with additional questions.

Comments

Rare opportunity to purchase one of the highest quality farms in Benton County. This farm has a CSR2 of 96.6!

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Auction Information

Date: **Friday, March 9, 2018**

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

Site: **Turner Hall
91 2nd Street
Keystone, IA 52249**

Seller

Marian W. Edison Irrevocable Trust.

Agency

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

Auctioneer

Troy R. Louwagie

Method of Sale

- Parcels 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 April 12, 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 date of closing.

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