

Land Auction

ACREAGE:

170.27 Acres, m/l
Butler County, IA

DATE:

Tuesday
March 6, 2018
10:00 a.m.

LOCATION:

Amvets Post #30
Clarksville, IA

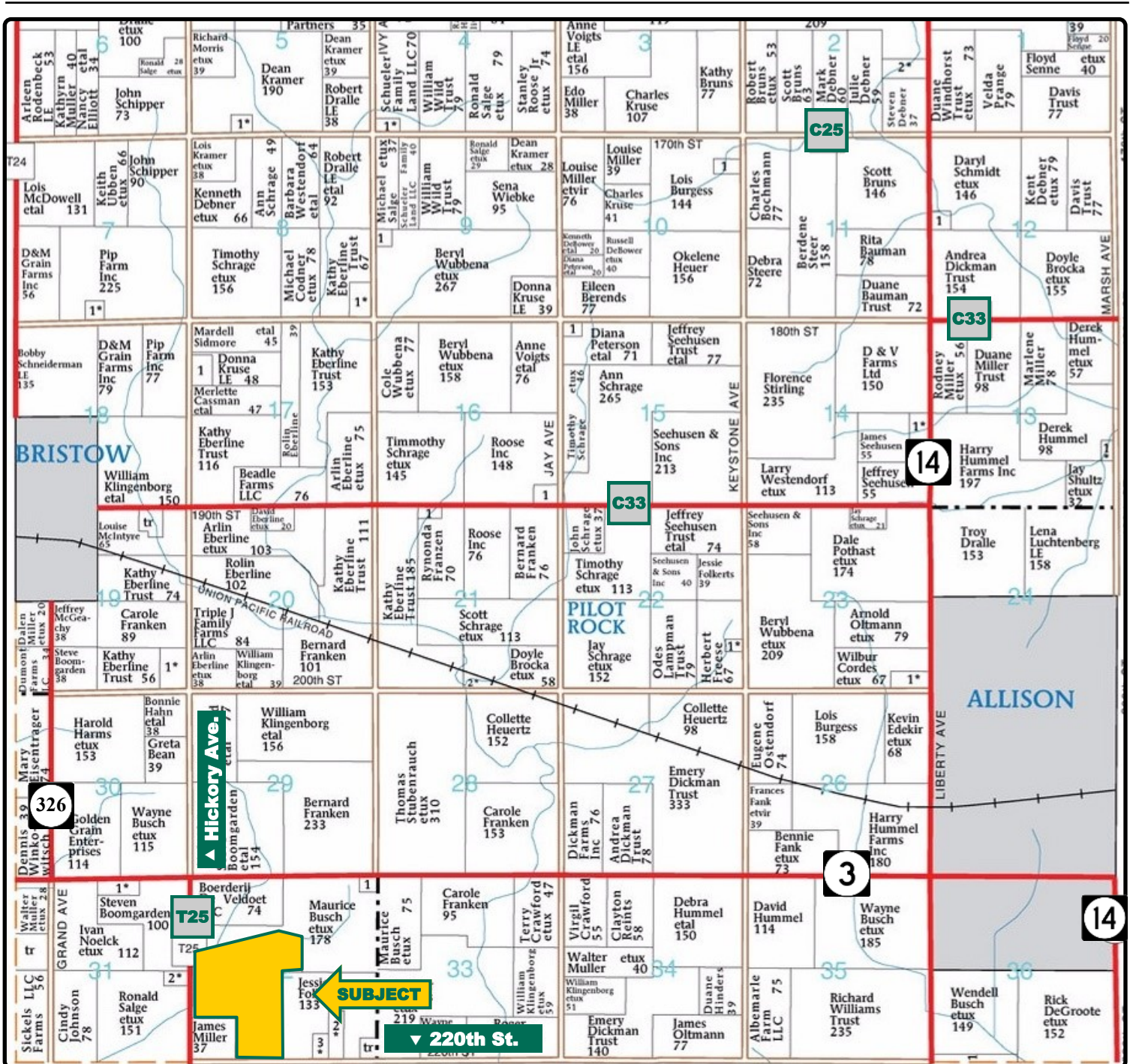


Property Key Features

- Extensively tiled
- Quality pasture set up for rotational grazing
- Open Leases for 2018

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CalW@Hertz.ag

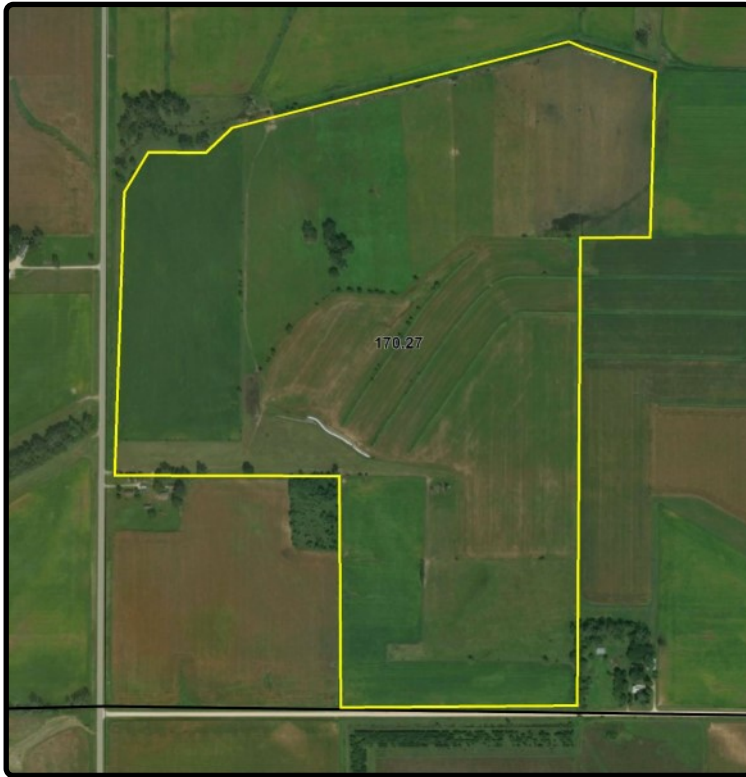
319.234.1949
340 Tower Park Drive / P.O. Box 2396
Waterloo, IA 50704
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Total Acres:	170.27
Crop Acres:	91.51
Corn Base Acres:	57.99
Bean Base Acres:	17.11
Soil Productivity:	60.80 CSR2

Property Information

170.27 Acres, m/l

Location

1/2 mile South of Hwy. 3, southwest of Allison. South boundary is 220th St., West boundary is County Rd. T25 or, (Hickory Ave.)

Legal Description

PCL D S 1/2 NW 1/4 & SE 1/4 NW 1/4, N1/2 SW 1/4 & SE SW Section 32, Township 92 North, Range 17 West of the 5th P.M., Butler County, IA. West Point Township.

Real Estate Tax

Taxes Payable 2017 - 2018: \$2,736
Net Taxable Acres: 170.27
Tax per Net Taxable Acre: \$16.07

FSA Data

Farm Number 7923, Tract 8348
Crop Acres: 91.51
Corn Base Acres 57.99
Corn PLC Yield: 110 Bu.
Bean Base Acres: 17.11
Bean PLC Yield: 38 Bu.

CRP Contracts

None.

Soil Types/Productivity

Primary soils are Hoopston fine sandy loam and Sparta loamy fine sand. See soil map for detail.

- **CSR2:** 60.8 per 2018 Hertz GIS, based on FSA crop acres.

Land Description

Rolling to flat.

Buildings/Improvements

None.

Water & Well Information

No well. Water rights of creek and well for pasture leased from adjacent neighbor for use.

Drainage

Extensively tiled, current tenant described cropland as being pattered tiled. Clay and plastic.

Comments

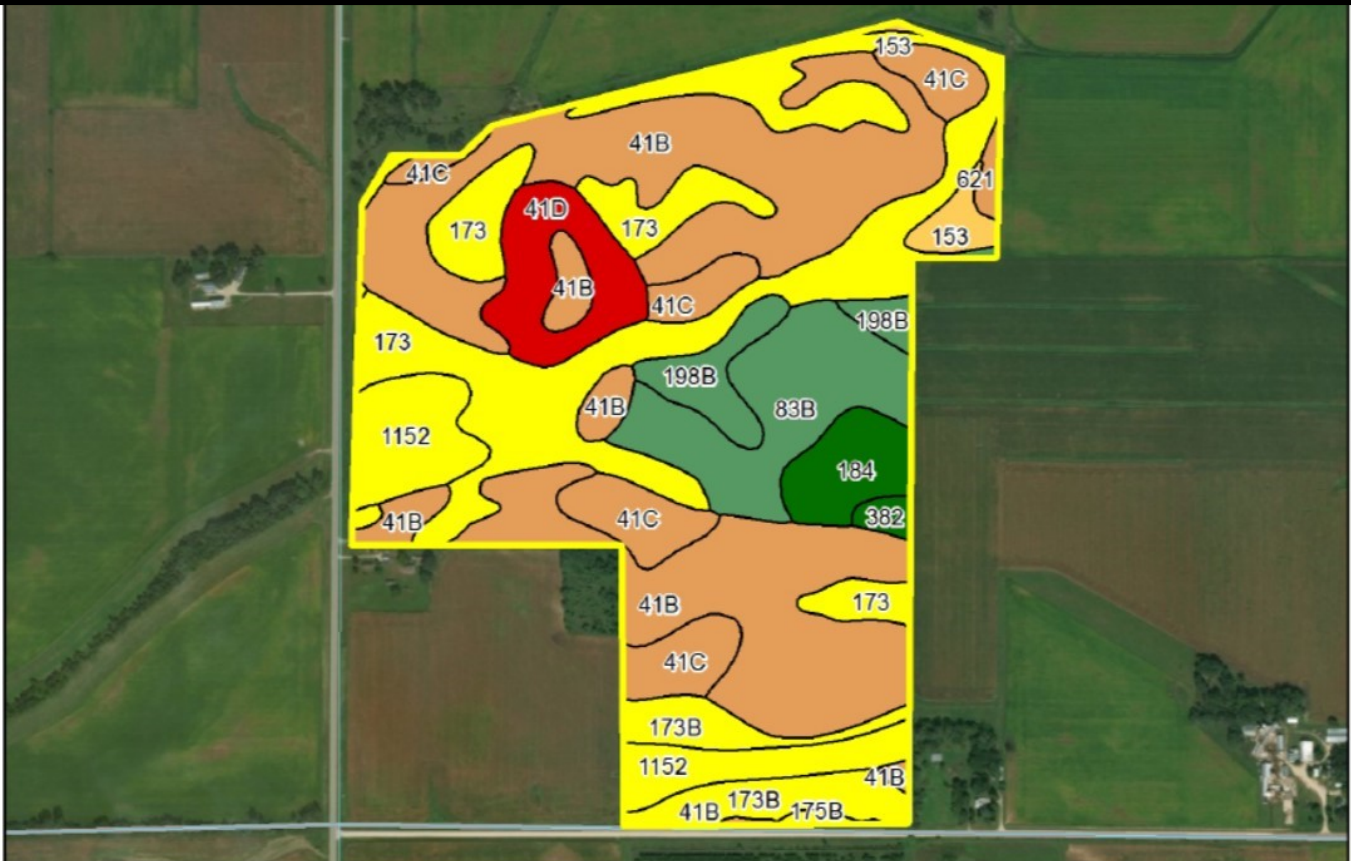
Excellent opportunity to own a farm with both cropland and quality pasture. Pasture set up for rotational grazing. Open leases for 2018.

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Soil Label	Soil Name	Acres	% of Field	NIRR Land Class	CSR2	
41B	Sparta loamy fine sand, 2 to 5 percent slopes	59.75	35.09	4e	39	
173	Hoopeston fine sandy loam, 0 to 2 percent slopes	38.79	22.78	2	59	
83B	Kenyon loam, 2 to 5 percent slopes	14.42	8.47	2	90	
41C	Sparta loamy fine sand, 5 to 9 percent slopes	12.80	7.52	4e	34	
1152	Marshan clay loam, 0 to 2 percent slopes, rarely flooded	12.29	7.22	2	54	
173B	Hoopeston fine sandy loam, 2 to 5 percent slopes	8.72	5.12	2	55	
41D	Sparta loamy fine sand, 9 to 14 percent slopes	8.35	4.90	6	8	
198B	Floyd loam, 1 to 4 percent slopes	5.51	3.24	2	89	
184	Klinger silty clay loam, 1 to 3 percent slopes	5.29	3.11	2	95	
153	Shandep clay loam, 0 to 1 percent slopes	2.15	1.26	3	50	
382	Maxfield silty clay loam, 0 to 2 percent slopes	0.95	0.56	2	94	
621	Houghton muck, 0 to 2 percent slopes	0.80	0.47	3	33	
175B	Dickinson fine sandy loam, 2 to 5 percent slopes	0.45	0.27	3	51	

Measured Tillable Acres: 170.27

Average CSR2: 51.69

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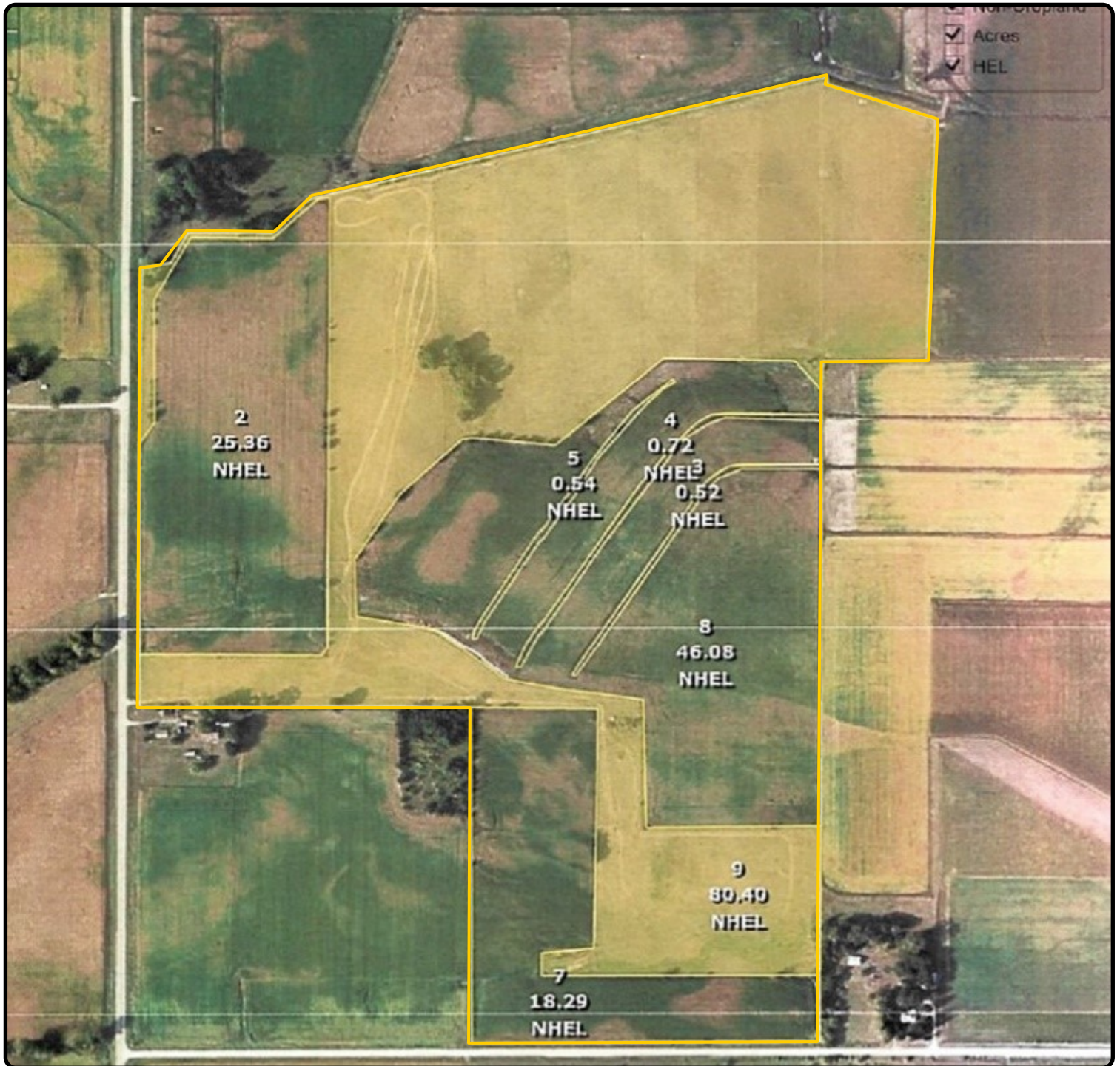
Soil Label	Soil Name	Acres	% of Field	NIRR Land Class	CSR2	
173	Hoopeston fine sandy loam, 0 to 2 percent slopes	21.12	23.08	2	59	
41B	Sparta loamy fine sand, 2 to 5 percent slopes	21.12	23.08	4e	39	
83B	Kenyon loam, 2 to 5 percent slopes	14.42	15.75	2	90	
1152	Marshan clay loam, 0 to 2 percent slopes, rarely flooded	9.46	10.34	2	54	
173B	Hoopeston fine sandy loam, 2 to 5 percent slopes	7.36	8.05	2	55	
41C	Sparta loamy fine sand, 5 to 9 percent slopes	5.40	5.90	4e	34	
198B	Floyd loam, 1 to 4 percent slopes	5.33	5.82	2	89	
184	Klinger silty clay loam, 1 to 3 percent slopes	5.29	5.78	2	95	
382	Maxfield silty clay loam, 0 to 2 percent slopes	0.95	1.04	2	94	
41D	Sparta loamy fine sand, 9 to 14 percent slopes	0.54	0.59	6	8	
175B	Dickinson fine sandy loam, 2 to 5 percent slopes	0.50	0.55	3	51	

Measured Tillable Acres: 91.51

Average CSR2: 60.80

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Date: **Tues., March 6, 2018**

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

Site: **Amvets Post #30
102 E Greene St.
Clarksville, IA 50619**

Seller

Golden Grain Enterprises

Agency

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

Auctioneer

Troy Louwagie

Attorney

Jennifer L. Zahradnik of
Kollmorgen, Schlue & Zahradnik P.C.

Method of Sale

- Parcel will be offered as a single parcel 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 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 date of closing.

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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