

Land Auction

ACREAGE:

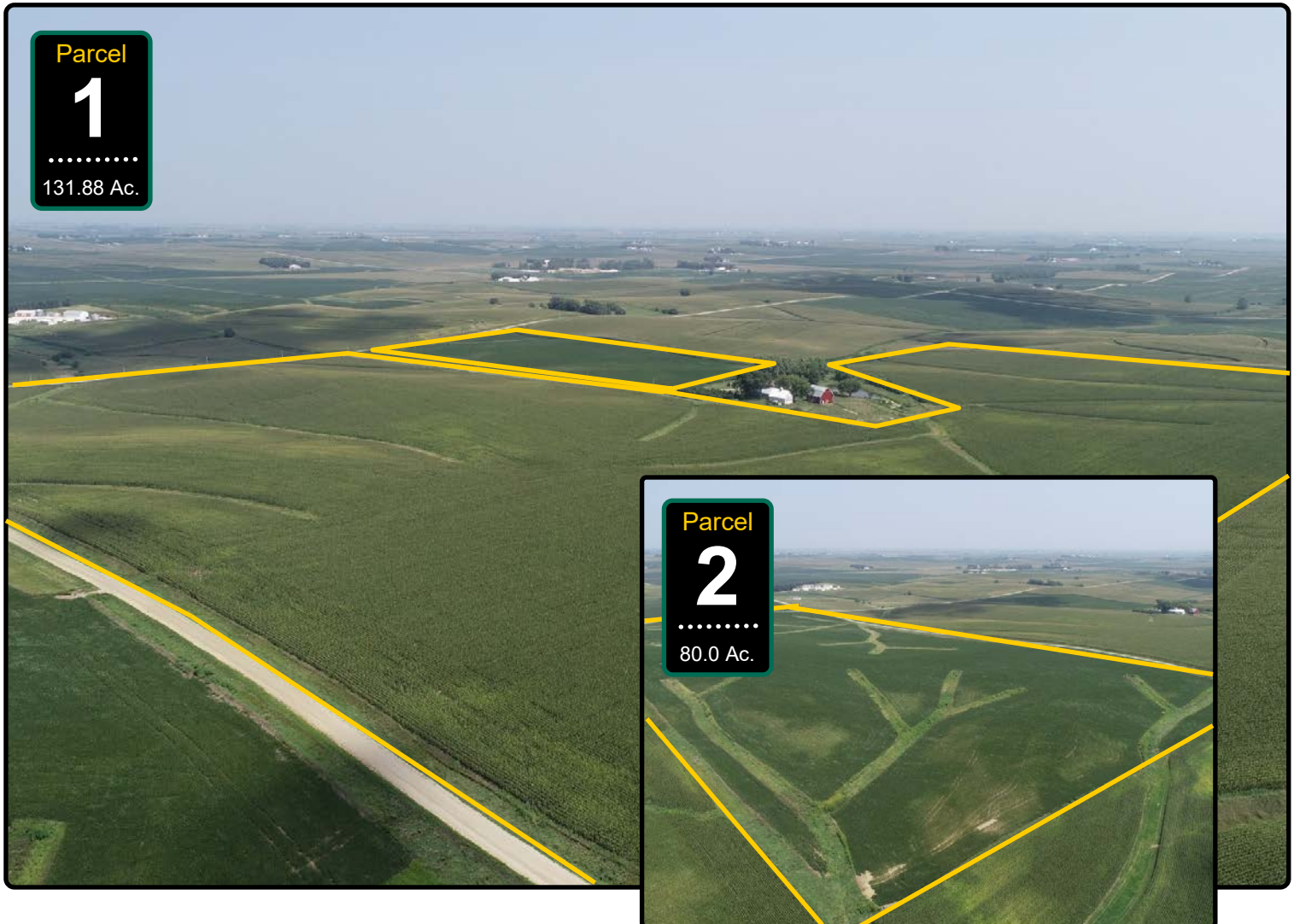
211.88 Acres, m/l
In 2 parcels
Carroll County, IA

DATE:

Thursday
November 8, 2018
10:00 a.m.

LOCATION:

**American
Legion Hall**
Carroll, IA



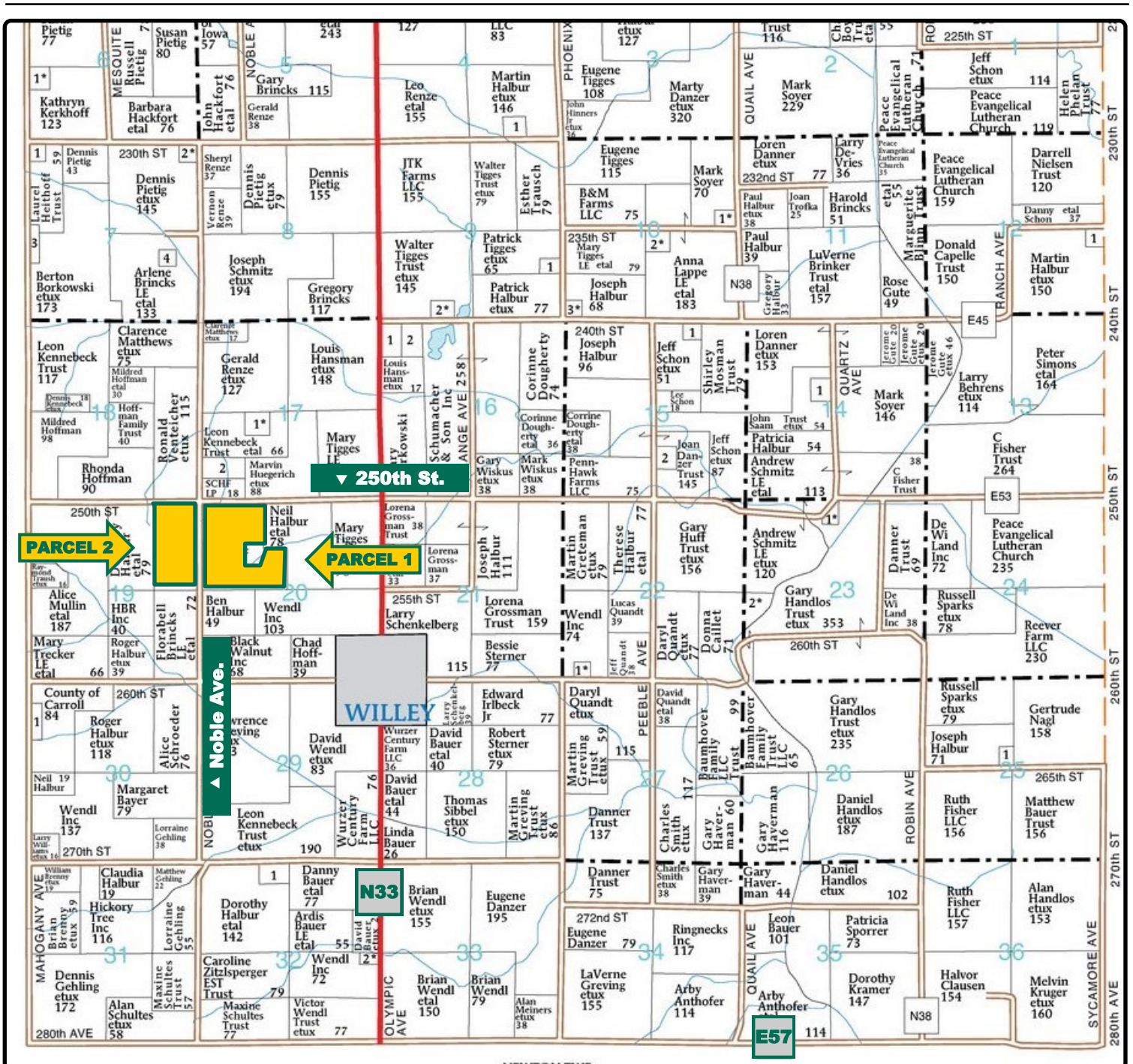
Property Key Features

- One Mile North of Willey
- 187.67 Cropland Acres (15.9 acres currently enrolled in CRP)
- SCHF Limited Partnership Farm

Chris Smith, ALC
Licensed in IA
ChrisS@Hertz.ag

515-382-1500 / 800-593-5263
415 S. 11th St.
Nevada, IA 50201-0500
www.Hertz.ag

211.88 Acres, m/l, in 2 parcels, Carroll County, IA

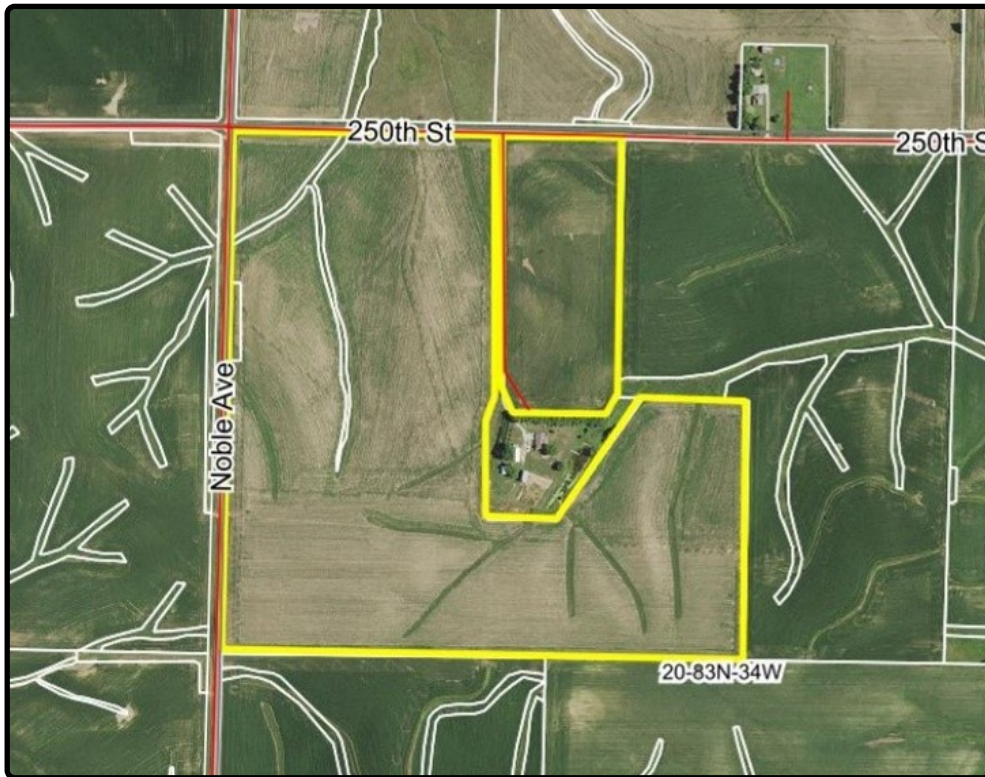


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Parcel 1

Total Acres:	131.88
Crop Acres*:	127.39
Corn Base Acres:	118.68
CRP Acres:	6.6
Soil Productivity:	72.8 CSR2

Parcel 1 Property Information 131.88 Acres, m/l

Location

From Willey, go one mile north on N33, then left on 250th St. Property will be 3/4 mile off of N33, on the south side of 250th St.

Legal Description

NW $\frac{1}{4}$ NW $\frac{1}{4}$, SW $\frac{1}{4}$ NW $\frac{1}{4}$ except part of Lot 1 NW $\frac{1}{4}$, SE $\frac{1}{4}$ NW $\frac{1}{4}$ except part of Lot 1 NW $\frac{1}{4}$, West 20 acres of NE $\frac{1}{4}$ NW $\frac{1}{4}$ except part of Lot 1 NW $\frac{1}{4}$ all in Section 20, Township 83 North, Range 34 West of the 5th p.m. (Pleasant Valley Twp.)

Real Estate Tax

Taxes Payable 2018 - 2019: \$2,354
Net Taxable Acres: 128.10
Tax per Net Taxable Acre: \$18.38

FSA Data

Part of Farm Number 4483, Tract 1111
Crop Acres*: 127.39
Corn Base Acres: 118.68
Corn PLC Yield: 143.0 Bu.
**Includes 6.6 acres enrolled in CRP.*

CRP Contracts

There are 6.6 acres enrolled in a CRP contract which pays \$1,530 annually and expires on 9/30/20.

Soil Types/Productivity

Primary soils are Exira, Marshall & Colodjudson. CSR2 on the FSA crop acres is 72.8 per 2018 AgriData, Inc. See soil map for detail.

Land Description

Sloping to gently rolling.

Buildings/Improvements

None

Drainage

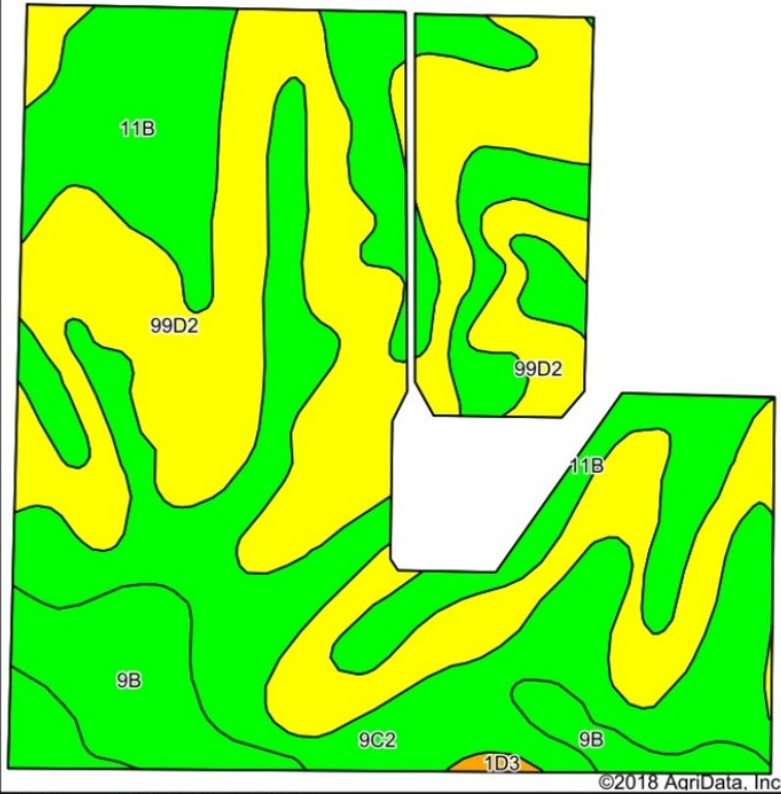
Natural

Water & Well Information

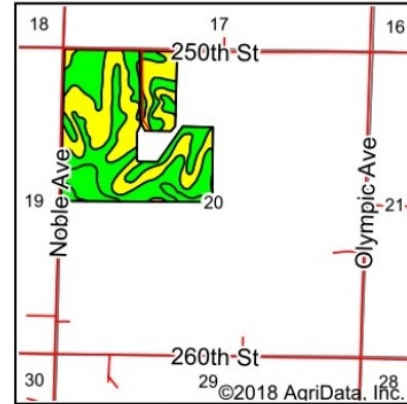
None

Comments

Quality farm in a strong community.



Soils data provided by USDA and NRCS.








State: **Iowa**
 County: **Carroll**
 Location: **20-83N-34W**
 Township: **Pleasant Valley**
 Acres: **127.39**
 Date: **9/18/2018**



Maps Provided By:



Area Symbol: IA027, Soil Area Version: 22

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**	CSR
99D2	Exira silty clay loam, 9 to 14 percent slopes, moderately erode	54.11	42.5%		IIIe	56	55
9C2	Marshall silty clay loam, 5 to 9 percent slopes, eroded	36.10	28.3%		IIIe	87	66
11B	Colo-Judson silty clay loams, 0 to 5 percent slopes, occasionally flooded	26.74	21.0%		IIw	80	64
9B	Marshall silty clay loam, 2 to 5 percent slopes	10.09	7.9%		IIe	95	84
1D3	Ida silt loam, 9 to 14 percent slopes, severely eroded	0.35	0.3%		IIIe	32	39
Weighted Average						72.8	62.3

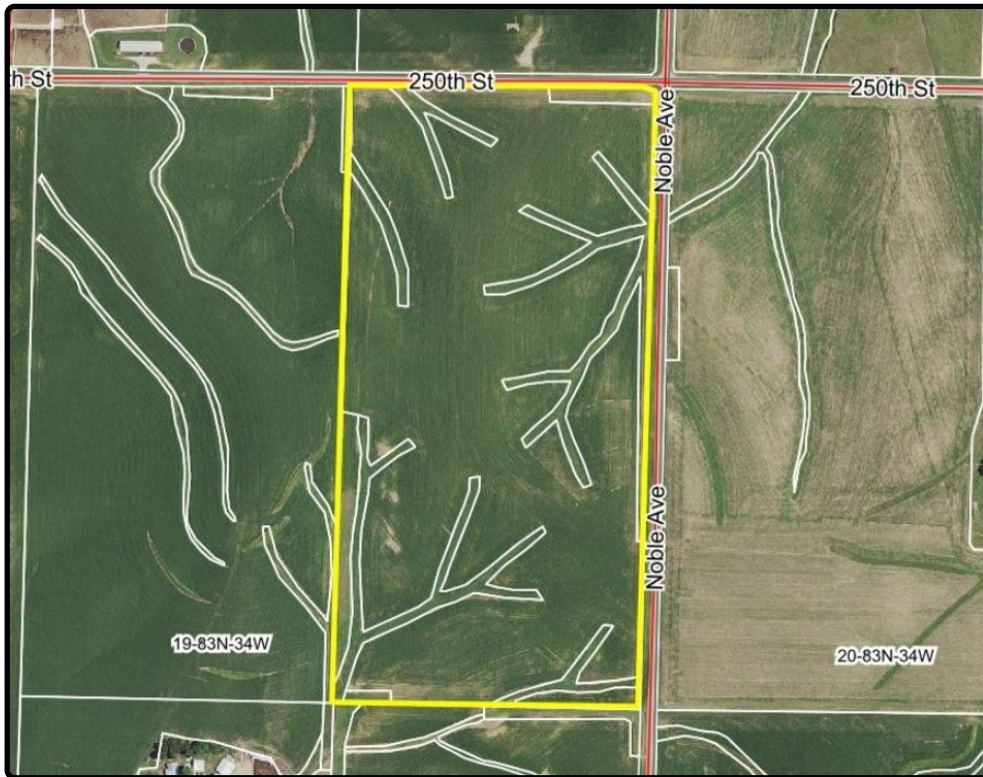
**IA has updated the CSR values for each county to CSR2.

*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.

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Parcel 2

Total Acres:	80.00
Crop Acres:	66.88
Corn Base Acres:	65.72
CRP Acres:	9.3
Soil Productivity:	64.3 CSR2

Parcel 2 Property Information 80 Acres, m/l

Location

From Willey, go one mile north on N33, then left on 250th St. Property will be 3/4 mile off of N33, on the SW corner of 250th St. and Noble Ave. intersection.

Legal Description

NE¼ NE¼, SE¼ NE¼ of Section 19, Township 83 North, Range 34 West of the 5th p.m. (Pleasant Valley Twp.)

Real Estate Tax

Taxes Payable 2018 - 2019: \$1,224
Net Taxable Acres: 76.78
Tax per Net Taxable Acre: \$15.94

FSA Data

Part of Farm Number 4483, Tract 2270
Crop Acres: 66.88
Corn Base Acres: 65.72
Corn PLC Yield: 143.0 Bu.

CRP Contracts

There are 5.6 acres enrolled in a CRP contact that pays \$1,390 annually and expires on 9/30/22.

There are 3.7 acres enrolled in a CRP contract that pays \$1,243 annually and expires on 9/30/23.

Soil Types/Productivity

Primary soils are Exira, Marshall & Colo-Judson. CSR2 on the FSA crop acres is 64.3 per 2018 AgriData, Inc. See soil map for detail.

Land Description

Sloping to gently rolling

Buildings/Improvements

None

Drainage

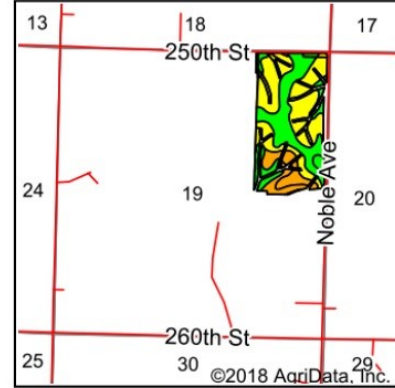
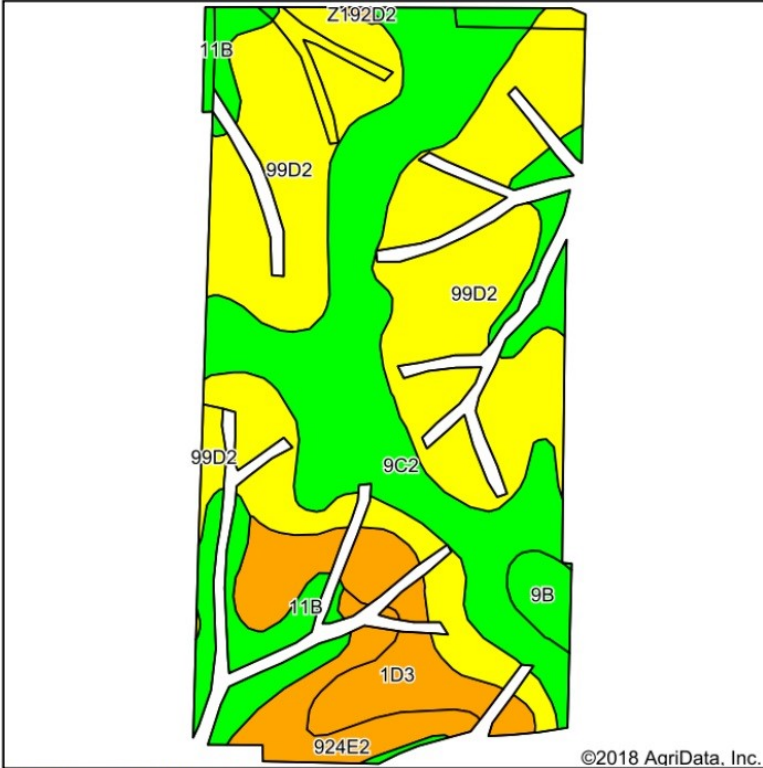
Natural

Water & Well Information

None

Comments

Quality farm in a strong community.



State: **Iowa**
 County: **Carroll**
 Location: **19-83N-34W**
 Township: **Pleasant Valley**
 Acres: **66.88**
 Date: **7/26/2018**



Maps Provided By:








 CUSTOMIZED ONLINE MAPPING
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Soils data provided by USDA and NRCS.

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Area Symbol: IA027, Soil Area Version: 22

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**	CSR
99D2	Exira silty clay loam, 9 to 14 percent slopes, moderately erode	30.66	45.8%		IIIe	56	55
9C2	Marshall silty clay loam, 5 to 9 percent slopes, eroded	18.46	27.6%		IIIe	87	66
11B	Colo-Judson silty clay loams, 0 to 5 percent slopes, occasionally flooded	6.66	10.0%		IIw	80	64
1D3	Ida silt loam, 9 to 14 percent slopes, severely eroded	6.44	9.6%		IIIe	32	39
924E2	Burchard-Adair clay loams, 14 to 18 percent slopes, moderately eroded	3.33	5.0%		V/e	36	13
9B	Marshall silty clay loam, 2 to 5 percent slopes	1.23	1.8%		IIe	95	84
Z192D2	Adair clay loam, deep loess, 9 to 14 percent slopes, eroded	0.10	0.1%		IVe	28	
Weighted Average						64.3	*-

**IA has updated the CSR values for each county to CSR2.

*- CSR weighted average cannot be calculated on the current soils data, use prior data version for csr values.

*c: Using Capabilities Class Dominant Condition Aggregation Method

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Parcel 1 - Looking to the South



Parcel 1 - Looking East



Parcel 2 - Looking to the South



Parcel 2 - Looking Northeast



Date: **Thurs., November 8, 2018**

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

Site: **American Legion Hall
1124 Heires Ave.
Carroll, IA 51401**

Seller

SCHF Limited Partnership

Agency

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

Auctioneer

Chris Smith

Method of Sale

- This land will be offered by the Choice and Privilege Method with the choice to the high bidder to take one or both parcels. Should the high bidder not select both parcels, the contending bidder will have the privilege to select the remaining parcel at the high bid. Should the contending bidder elect not to purchase the parcel that remains, the remaining parcel will be offered with another round of bidding.
- 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. Parcel 1 to close on or before January 18, 2019 or after any objections to title have been cleared. Parcel 2 to close on or before December 13, 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 subject to the existing lease which expires February 28, 2019. Taxes will be prorated to January 18, 2019, for Parcel 1 and December 13, 2018, for Parcel 2.

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