

Land Auction

ACREAGE:

237 Acres, m/l
In 2 parcels
Boone County, IA

DATE:

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

LOCATION:

Iowa Arboretum
Madrid, IA



Parcel
1
.....
120 Ac.

Parcel
2
.....
117 Ac.

Property Key Features

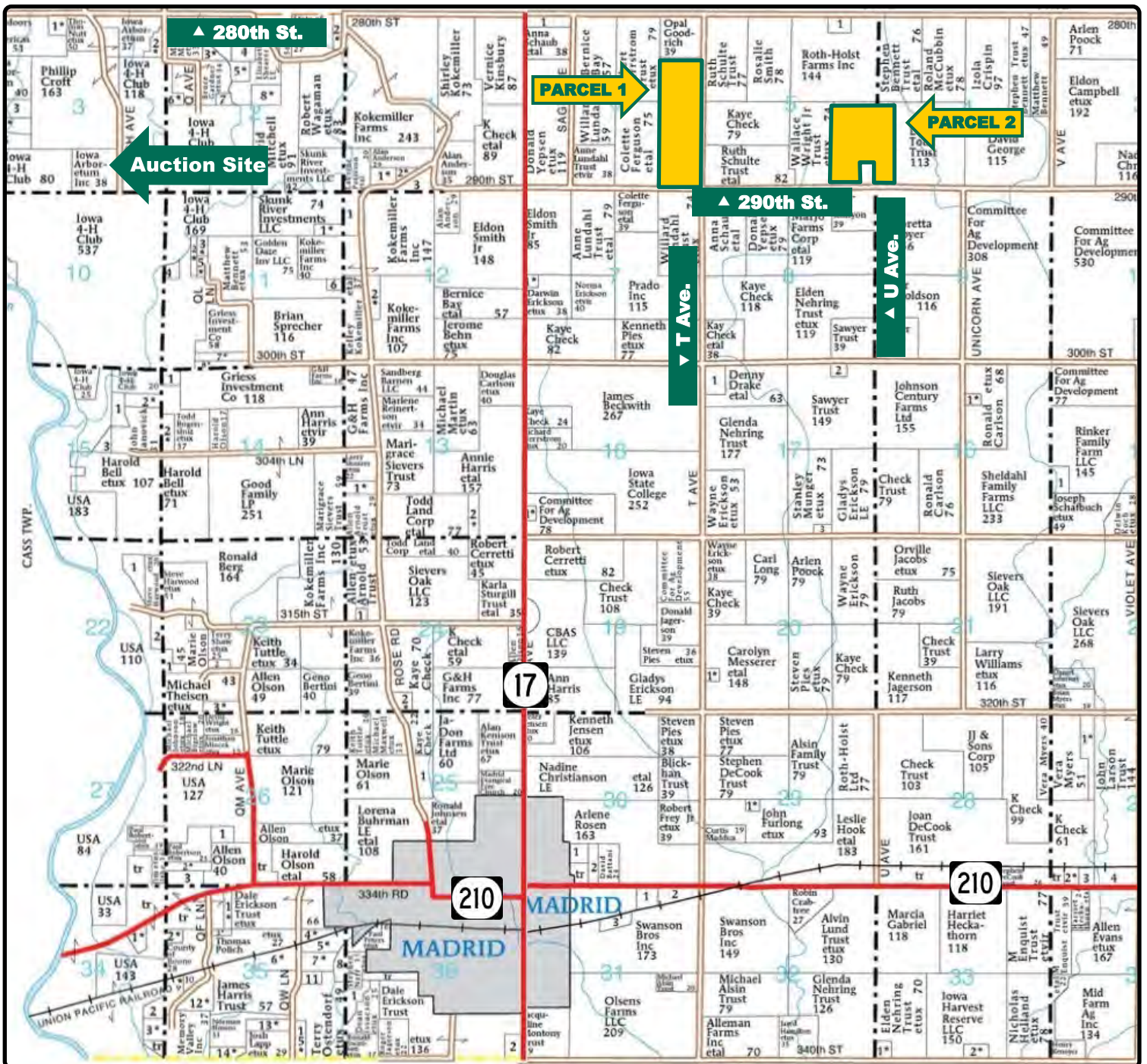
- Productive, Quality Farms in Boone County
- Extensive Tiling
- Prado, Inc. Farms

Tim Fevold, AFM
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TimF@Hertz.ag

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

Marv Huntrods, ALC
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237 Acres, m/l, in 2 parcels, Boone County, IA



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Parcel 1

Total Acres:	120.00
Crop Acres:	115.87
Corn Base Acres:	65.79
Bean Base Acres:	50.08
Soil Productivity:	83.8 CSR2

Parcel 1 Property Information 120 Acres, m/l

Location

4 miles north and 1 mile east of Madrid at the intersection of T Ave. and 290th St. Farm is on the north side of 290th St.

Legal Description

E½ SE¼ and SE¼ NE¼ of Section 6, Township 82 North, Range 25 West of the 5th P.M. (Garden Twp.)

Real Estate Tax

Taxes Payable 2018 - 2019: \$2,726
Net Taxable Acres: 116.0
Tax per Net Taxable Acre: \$23.50

FSA Data

Farm Number 4503, Tract 3127
Crop Acres: 115.87
Corn Base Acres: 65.79
Corn PLC Yield: 148 Bu.
Bean Base Acres: 50.08
Bean PLC Yield: 46 Bu.

CRP Contracts

None

Soil Types/Productivity

Primary soils are Canisteo, Nicollet, Harps, and Clarion. CSR2 on the FSA crop acres is 83.8 per 2018 AgriData, Inc. See soil map for detail.

Land Description

Level to moderately sloping

Buildings/Improvements

None

Drainage

Natural plus extensive County and private tiling. Located in Drainage District 17. (Tile maps available upon request.)

Water & Well Information

None

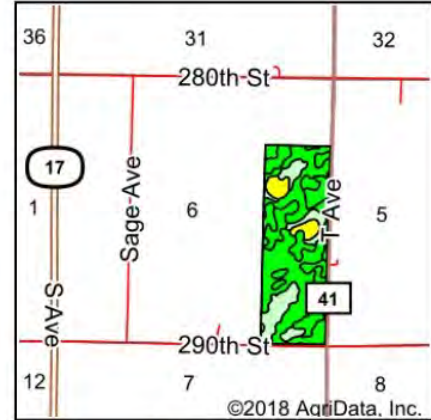
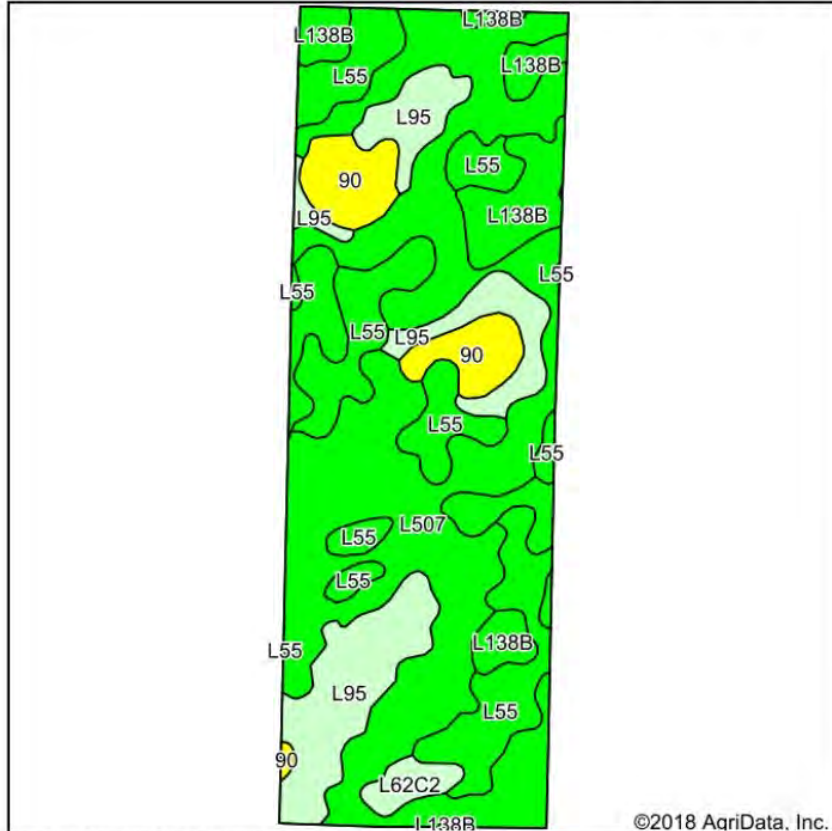
Comments

Good quality farm in Boone County.

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


State: **Iowa**
 County: **Boone**
 Location: **6-82N-25W**
 Township: **Garden**
 Acres: **115.87**
 Date: **9/26/2018**



Soils data provided by USDA and NRCS.

Area Symbol: IA015. Soil Area Version: 24

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**	CSR
L507	Canisteo clay loam, Bemis moraine, 0 to 2 percent slopes	51.46	44.4%		IIw	87	
L55	Nicollet loam, 1 to 3 percent slopes	23.20	20.0%		Ie	91	
L95	Harps clay loam, Bemis moraine, 0 to 2 percent slopes	17.43	15.0%		IIw	75	
L138B	Clarion loam, Bemis moraine, 2 to 6 percent slopes	14.55	12.6%		Ile	88	
90	Okoboji mucky silt loam, 0 to 1 percent slopes	7.39	6.4%		IIIw	56	61
L62C2	Storden loam, Bemis moraine, 6 to 10 percent slopes, moderately eroded	1.84	1.6%		IIIe	64	
Weighted Average						83.8	*-

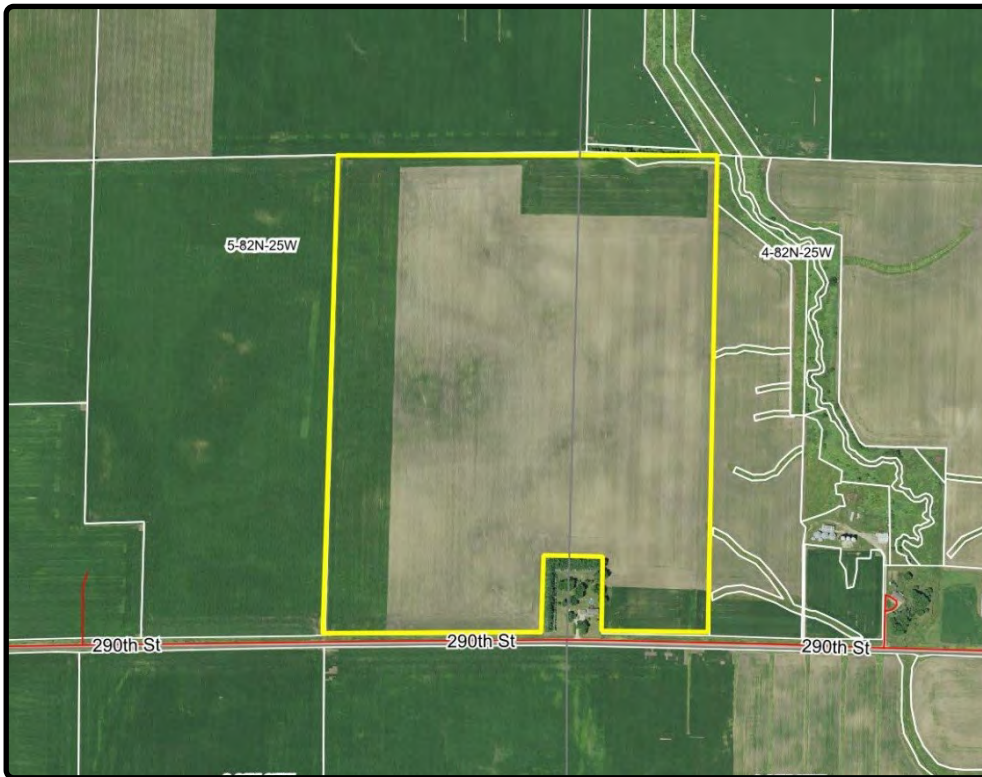
**IA has updated the CSR values for each county to CSR2.

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

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Parcel 2

Total Acres:	117.00
Crop Acres:	120.31
Corn Base Acres:	64.81
Bean Base Acres:	55.50
Soil Productivity:	78.6 CSR2

Parcel 2 Property Information 117 Acres, m/l

Location

4 miles north and 2 miles east of Madrid on 290th St. The farm is on the north side of 290th St.

Legal Description

E½ SE¼ of Section 5 AND W½ W½ SW¼ of Section 4, except acreage site, all in Township 82 North, Range 25 West of the 5th P.M. (Garden Twp.)

Real Estate Tax

Taxes Payable 2018 - 2019: \$2,542
Net Taxable Acres: 115.51
Tax per Net Taxable Acre: \$22.01

FSA Data

Farm Number 5892, Tract 4920
Crop Acres: 120.31
Corn Base Acres: 64.81
Corn PLC Yield: 171 Bu.
Bean Base Acres: 55.5
Bean PLC Yield: 44 Bu.

CRP Contracts

None

Soil Types/Productivity

Primary soils are Canisteo, Nicollet, Harps and Clarion. CSR2 on the FSA crop acres is 78.6 per 2018 AgriData, Inc. See soil map for detail.

Land Description

Nearly level to moderately sloping

Buildings/Improvements

None

Drainage

Natural plus extensive County and private tiling. In Drainage Districts 17 & 86. (Tile maps available upon request.)

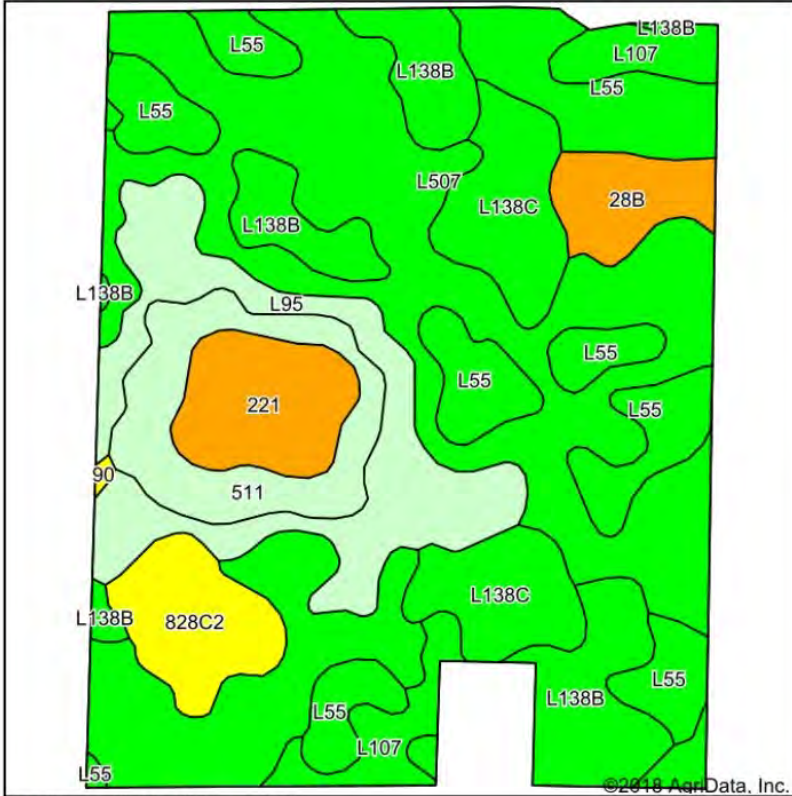
Water & Well Information

None

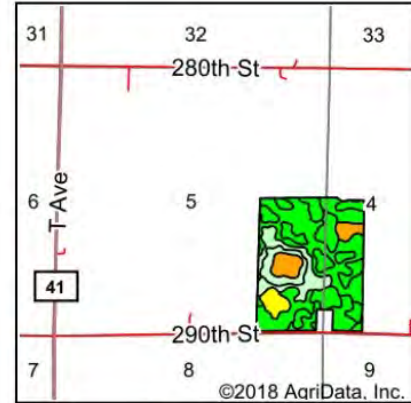
Comments

Productive Boone County farm.

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.



Soils data provided by USDA and NRCS.



State: **Iowa**
 County: **Boone**
 Location: **4-82N-25W**
 Township: **Garden**
 Acres: **120.31**
 Date: **9/26/2018**



Maps Provided By:



Area Symbol: IA015, Soil Area Version: 24

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**	CSR
L507	Canisteo clay loam, Bemis moraine, 0 to 2 percent slopes	40.65	33.8%		IIw	87	
L55	Nicollet loam, 1 to 3 percent slopes	18.99	15.8%		Ie	91	
L95	Harps clay loam, Bemis moraine, 0 to 2 percent slopes	12.97	10.8%		IIw	75	
L138B	Clarion loam, Bemis moraine, 2 to 6 percent slopes	11.57	9.6%		Ile	88	
L138C	Clarion loam, Bemis moraine, 6 to 10 percent slopes	9.65	8.0%		IIle	84	
511	Blue Earth mucky silt loam, 0 to 1 percent slopes	7.37	6.1%		IIIw	66	56
221	Klossner muck, 0 to 1 percent slopes	5.57	4.6%		IIIw	32	51
828C2	Zenor sandy loam, 5 to 9 percent slopes, moderately eroded	5.11	4.2%		IIle	44	29
L107	Webster clay loam, Bemis moraine, 0 to 2 percent slopes	4.77	4.0%		Iw	88	
28B	Dickman fine sandy loam, 1 to 5 percent slopes	3.53	2.9%		IIle	22	46
90	Okoboji mucky silt loam, 0 to 1 percent slopes	0.13	0.1%		IIw	56	61
Weighted Average						78.6	*-

**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.

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Parcel 1 - SW looking NE



Parcel 1 - North looking South



Parcel 1 - NW looking SE



Parcel 1 - South looking North



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Parcel 2 - NE looking SW



Parcel 2 - NW looking SE



Parcel 2 - SE looking NW



Parcel 2 - West looking East



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Date: **Fri., November 09, 2018**

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

Site: **Iowa Arboretum
1875 Peach Ave.
Madrid, IA 50156**

Seller

Prado, Inc.

Agency

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

Auctioneer

Marv Huntrods

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 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 on or before December 14, 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 March 1, 2019. Taxes will be prorated to December 14, 2018.

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