

Land Auction

ACREAGE:

114 Acres, m/l
In 2 parcels
Marshall County, IA

DATE:

Friday
November 16 2018
10:00 a.m.

LOCATION:

**Iowa Valley
Conference Center**
Marshalltown, IA



Property Key Features

- Located on the Western Edge of Marshalltown
- Parcel 1- Zoned as Low Density Residential in Future Use Plans
- Roger E. Harrison Trust Farms

Marv Huntrods, ALC
Licensed in IA, NE & SD
MarvH@Hertz.ag

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

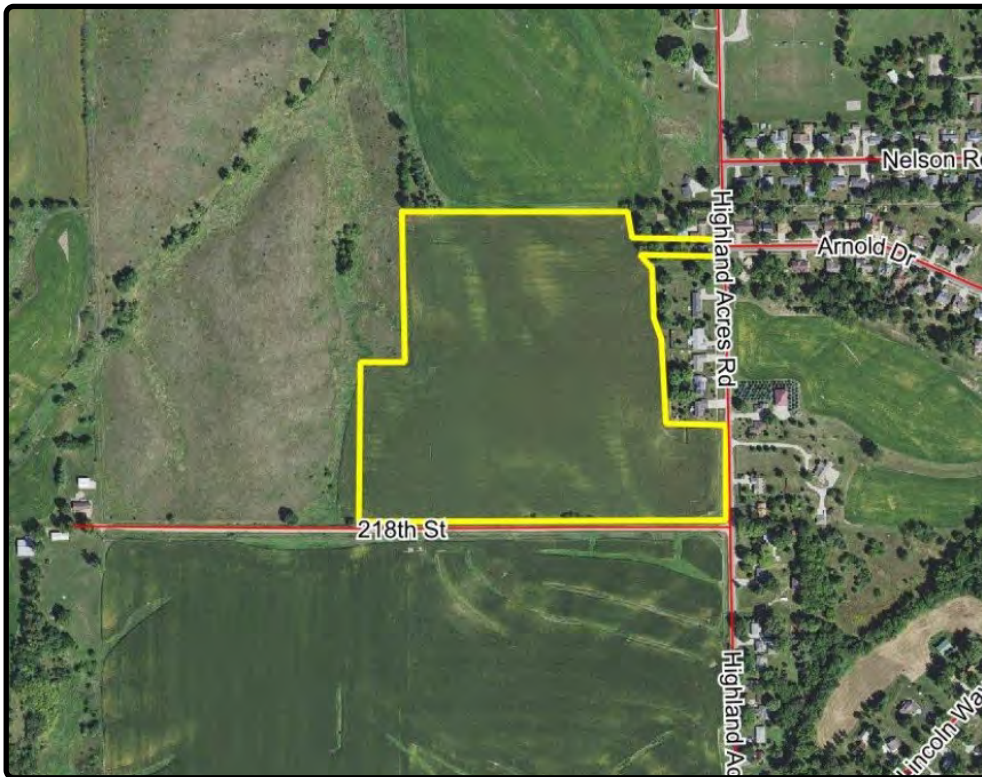
114 Acres, m/l, in 2 parcels, Marshall County, IA



Marv Huntrods, ALC
Licensed in IA, NE & SD
MarvH@Hertz.ag

515-382-1500 / 800-593-5263

415 S. 11th St.
Nevada, IA 50201-0500
www.Hertz.ag



Parcel 1

Total Acres:	39.00
Crop Acres*:	38.41
Corn Base*:	35.40
Soil Productivity:	71.4 CSR2

**Acres and bases are estimated*

Parcel 1 Property Information 39 Acres, m/l

Location

West side of Marshalltown, ½ mile north of W. Lincoln Way or ½ mile south of Main St. on Highland Acres Rd. at 218th St. The farm is on the north side of 218th St.

Legal Description

Lots 3,5,6,7, & 8 of Pleasant Run Addition, N½ NW NE SE and Subdivision NE SE Lot 9 except N½ NW NE SE; and E½ SE NW SE and except south 26' thereof and except east 100' of north 200' of Lot 9 and except Pleasant Run Addition, all in Section 32, Township 84 North, Range 18 West of the 5th P.M.

Real Estate Tax

Taxes Payable 2018-2019: \$1,156
Net Taxable Acres: 38.4
Tax per Net Taxable Acre: \$30.10

FSA Data

Part of Farm Number 2316, Tract 313

Crop Acres*: 38.41 HEL

Corn Base*: 35.4

Corn PLC Yield: 180 Bu.

**Final crop acres and bases will be determined by the FSA office after parcel split.*

CRP Contracts

None

Soil Types/Productivity

Primary soils are Tama and Kilduff. CSR2 on the FSA crop acres is 71.4 per 2018 AgriData, Inc. See soil map for detail.

Land Description

Gently sloping to moderately steep

Buildings/Improvements

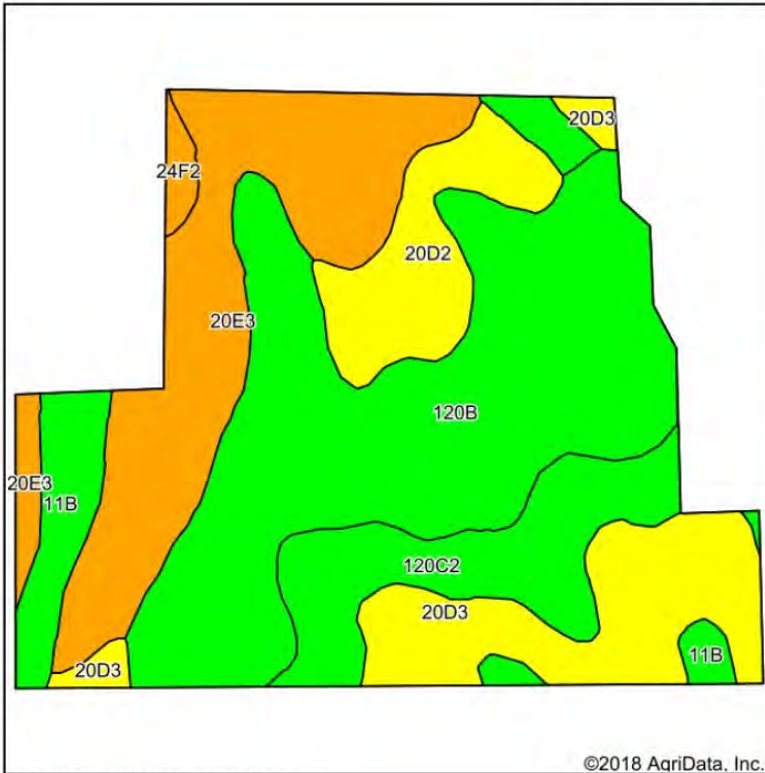
One older corn crib

Drainage

Natural, no tile maps

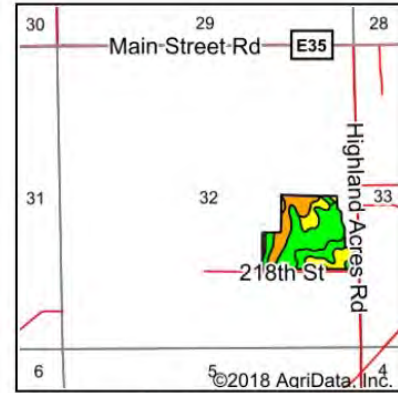
Water and Well Information

There is city sewer at the southeast corner of the property.



Soils data provided by USDA and NRCS.




©2018 AqriData, Inc.



State: **Iowa**
 County: **Marshall**
 Location: **32-84N-18W**
 Township: **Taylor**
 Acres: **38.41**
 Date: **10/8/2018**



Area Symbol: IA127. Soil Area Version: 22

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**	CSR
120B	Tama silty clay loam, 2 to 5 percent slopes	14.53	37.8%		Ile	95	95
20E3	Killduff silty clay loam, 14 to 18 percent slopes, severely eroded	8.34	21.7%		Vle	39	50
20D3	Killduff silty clay loam, 9 to 14 percent slopes, severely eroded	5.09	13.3%		IVe	51	60
120C2	Tama silty clay loam, 5 to 9 percent slopes, eroded	4.86	12.7%		IIIe	87	78
20D2	Killduff silty clay loam, 9 to 14 percent slopes, eroded	3.12	8.1%		IIIe	55	63
11B	Colo-Ely complex, 0 to 5 percent slopes	2.12	5.5%		IIw	83	68
24F2	Shelby loam, 18 to 25 percent slopes, moderately eroded	0.35	0.9%		Vle	21	18
Weighted Average						71.4	73.6

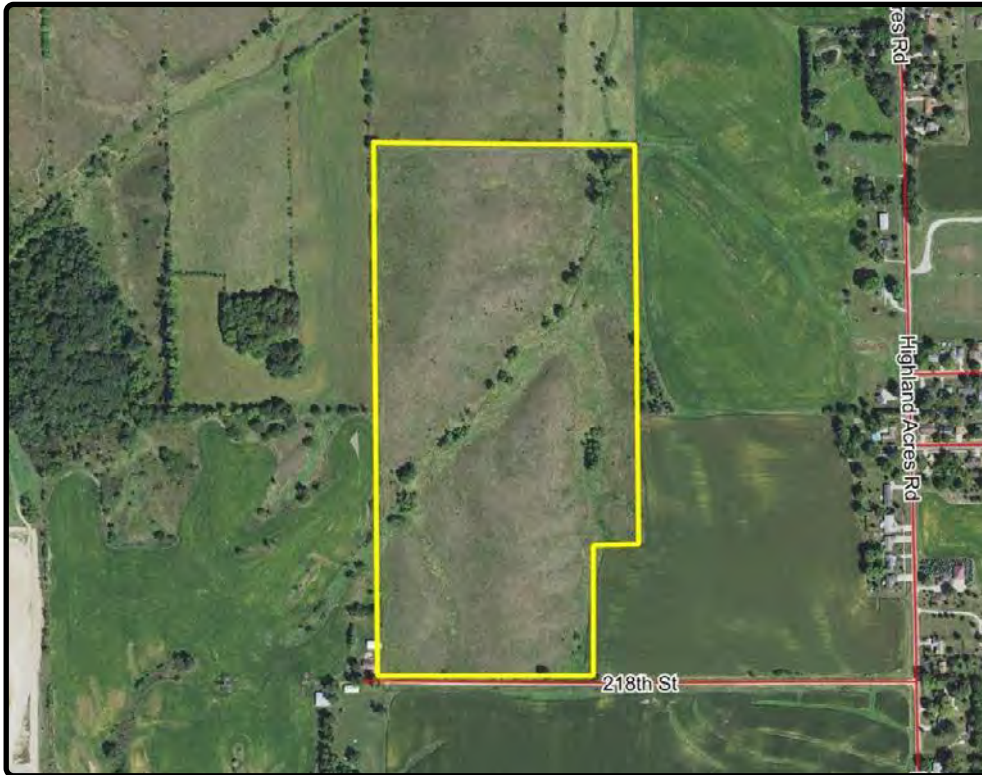
**IA has updated the CSR values for each county to CSR2.

Comments

The City of Marshalltown Future Use Plans has this property zoned as Low Density Residential.

Marv Hantrods, ALC
 Licensed in IA, NE & SD
MarvH@Hertz.ag

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



Parcel 2

Total Acres:	75.00
Crop Acres*:	64.20
Corn Base*:	60.20
Soil Productivity:	51.6 CSR2

**Acres and bases are estimated*

Parcel 2 Property Information 75 Acres, m/l

Location

½ mile north of W. Lincoln Way or ½ mile south of Main St. on Highland Acres Rd. at 218th St. The farm is on the north side of 218th St.

Legal Description

SW¼ NE¼ and NW¼ SE¼ except south 26' and except E½ SE NW SE, all in Section 32, Township 84 North, Range 18 West of the 5th P.M.

Real Estate Tax

Taxes Payable 2018 - 2019: \$1,640
Net Taxable Acres: 74.41
Tax per Net Taxable Acre: \$22.04

FSA Data

Part of Farm Number 2316, Tract 313
Crop Acres*: 64.20 HEL
Corn Base*: 60.20
Corn PLC Yield: 180 Bu.
** Final crop acres and bases will be determined by the FSA office after parcel split.*

CRP Contracts

CRP contract ended in 2017; fallow in 2018. May be cropped in 2019 under no-till practice.

Soil Types/Productivity

Primary soils are Kilduff, Tama and Shelby. CSR2 on the FSA crop acres is 51.6 per 2018 Agridata, Inc. See soil map for detail.

Land Description

Gently sloping to moderately steep

Buildings/Improvements

None

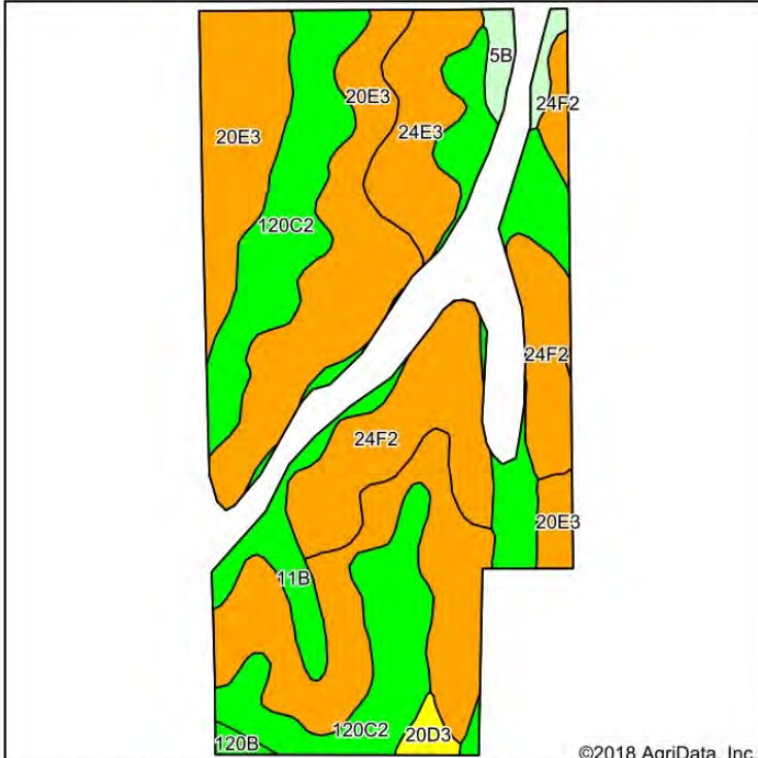
Drainage

Natural, no tile maps

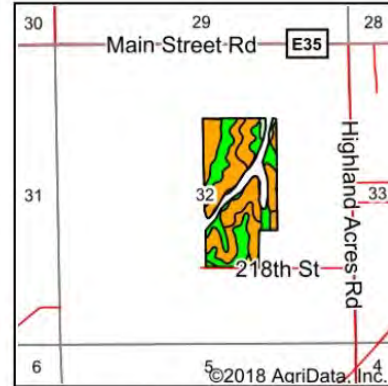
Water & Well Information

None

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: **Marshall**
 Location: **32-84N-18W**
 Township: **Taylor**
 Acres: **64.2**
 Date: **10/8/2018**



Maps Provided By:



Area Symbol: IA127, Soil Area Version: 22

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**	CSR
20E3	Killduff silty clay loam, 14 to 18 percent slopes, severely eroded	25.73	40.1%		Vle	39	50
120C2	Tama silty clay loam, 5 to 9 percent slopes, eroded	12.86	20.0%		IIIe	87	78
24F2	Shelby loam, 18 to 25 percent slopes, moderately eroded	10.75	16.7%		Vle	21	18
11B	Colo-Ely complex, 0 to 5 percent slopes	8.05	12.5%		IIw	83	68
24E3	Shelby clay loam, 14 to 18 percent slopes, severely eroded	4.57	7.1%		Vle	30	35
5B	Ackmore-Colo complex, 2 to 5 percent slopes	1.31	2.0%		IIw	77	70
20D3	Killduff silty clay loam, 9 to 14 percent slopes, severely eroded	0.61	1.0%		IVe	51	60
120B	Tama silty clay loam, 2 to 5 percent slopes	0.32	0.5%		IIe	95	95
Weighted Average						51.6	52.2

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

*c: Using Capabilities Class Dominant Condition Aggregation Method

Marv Hantrods, ALC
 Licensed in IA, NE & SD
MarvH@Hertz.ag

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

Parcel 1 - Southeast looking Northwest



Parcel 1 - Southwest looking Northeast



Marv Huntrods, ALC
Licensed in IA, NE & SD
MarvH@Hertz.ag

515-382-1500 / 800-593-5263

415 S. 11th St.
Nevada, IA 50201-0500

www.Hertz.ag

Parcel 2 - South looking north



Parcel 2 - North looking south



Parcel 2 - Northwest looking southeast



Parcel 2 - North looking South



Date: **Fri., November 16, 2018**

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

Site: **Iowa Valley
Conference Center
3702 S. Center St.
Marshalltown, IA 50158**

Seller

Roger E. Harrison Trust

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 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 on or before December 20, 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 December 20, 2018.