

Land Auction

ACREAGE:

80 Acres, m/l
Wright County, IA

DATE:

Friday
December 7, 2018
10:00 a.m.

LOCATION:

Woolstock Community Hall
Woolstock, IA

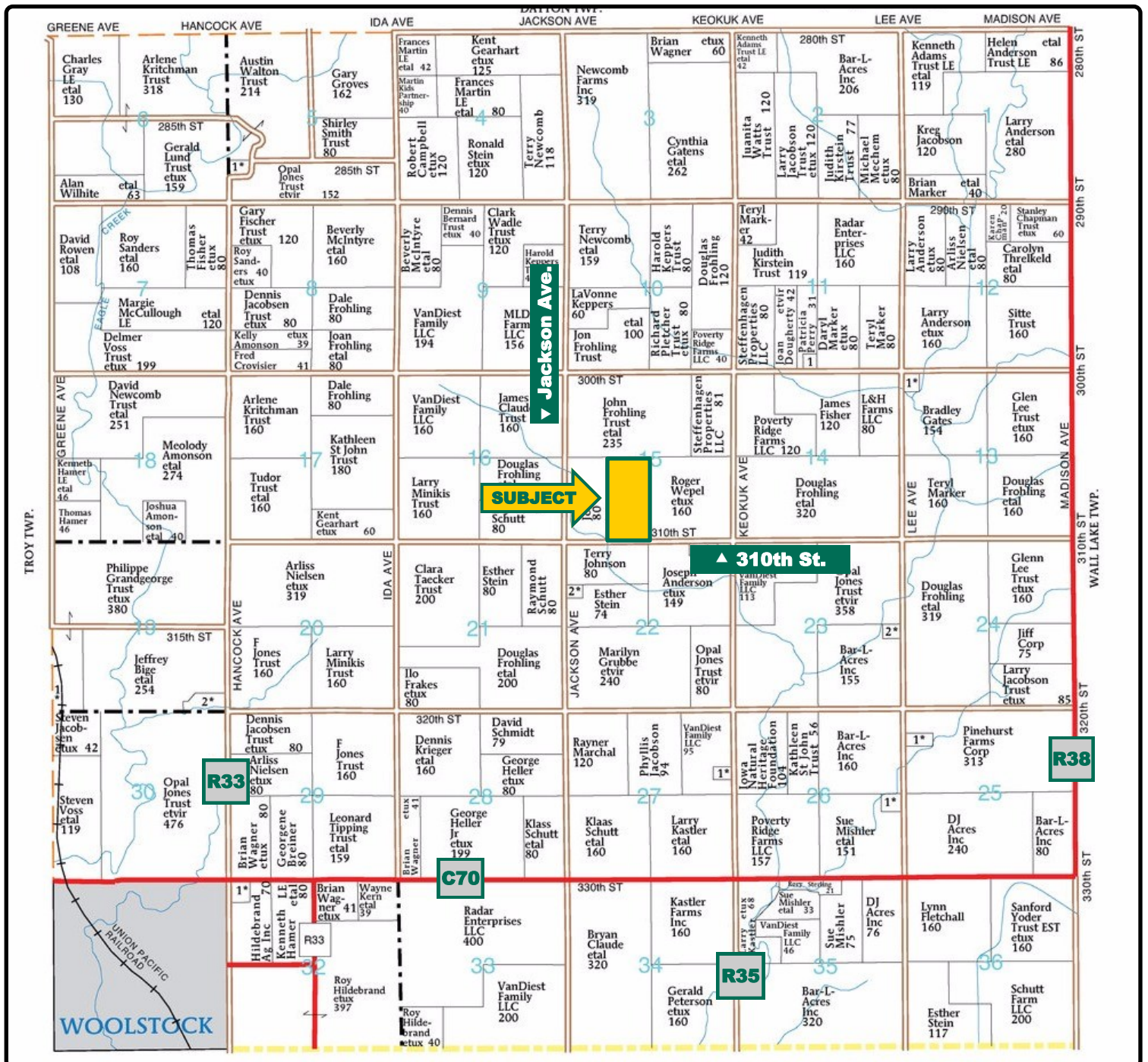


Property Key Features

- Located 2 miles NE of Woolstock, IA
- 77.91 FSA Crop Acres with 79.2 CSR2
- Nice-Laying Farm in Wright County

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

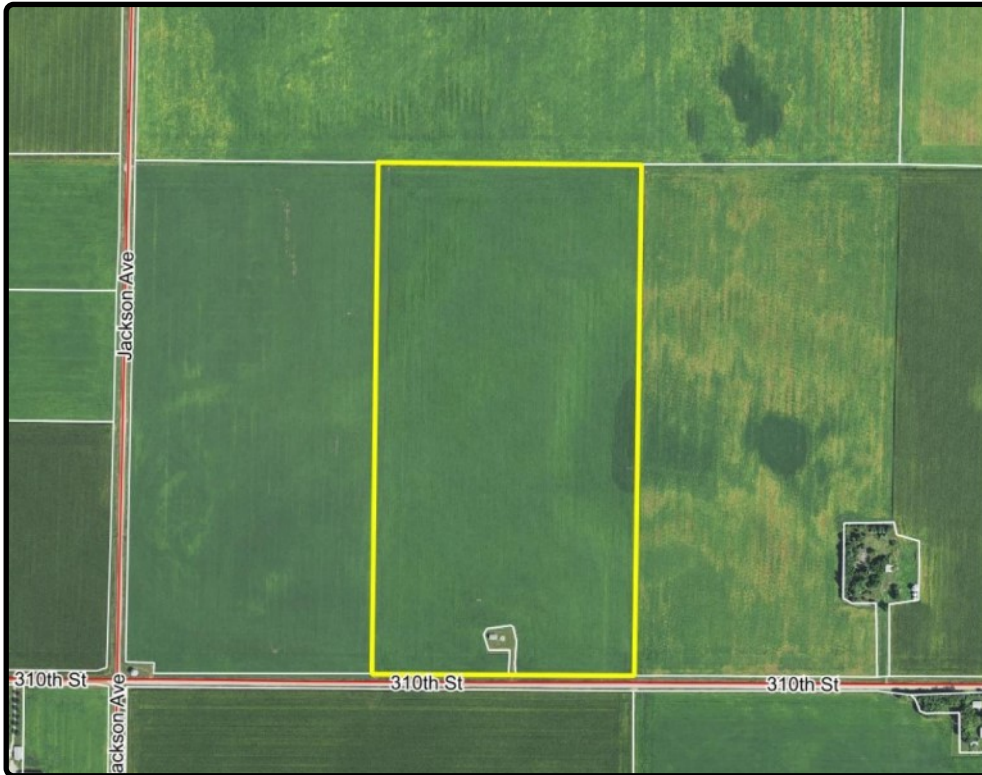


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Total Acres:	80.00
Crop Acres:	77.91
Corn Base Acres:	38.80
Bean Base Acres:	38.80
Soil Productivity:	79.2 CSR2

Property Information

80 Acres, m/l

Location

Located 2 miles east of Woolstock, IA on C-70, then 2 miles north on Jackson Ave., then ¼ mile east on 310th St.

Legal Description

E½ SW¼ Section 15, Township 90 North, Range 25 West of the 5th P.M. (Woolstock Twp.)

Real Estate Tax

Taxes Payable 2018-2019: \$2,494
Net Taxable Acres: 79
Tax per Net Taxable Acre: \$31.57

FSA Data

Farm Number 6359, Tract 5242
Crop Acres: 77.91 NHEL
Corn Base Acres: 38.8
Corn PLC Yield: 149 Bu.
Bean Base Acres: 38.8
Bean PLC Yield: 43 Bu.

CRP Contracts

None

Soil Types/Productivity

Primary soils are Ottosen and Brownton. CSR2 on the FSA crop acres is 79.2 per 2018 AgriData, Inc. See soil map for detail.

Land Description

Level to gently sloping

Buildings/Improvements

Open-front shed. (No value)

Drainage

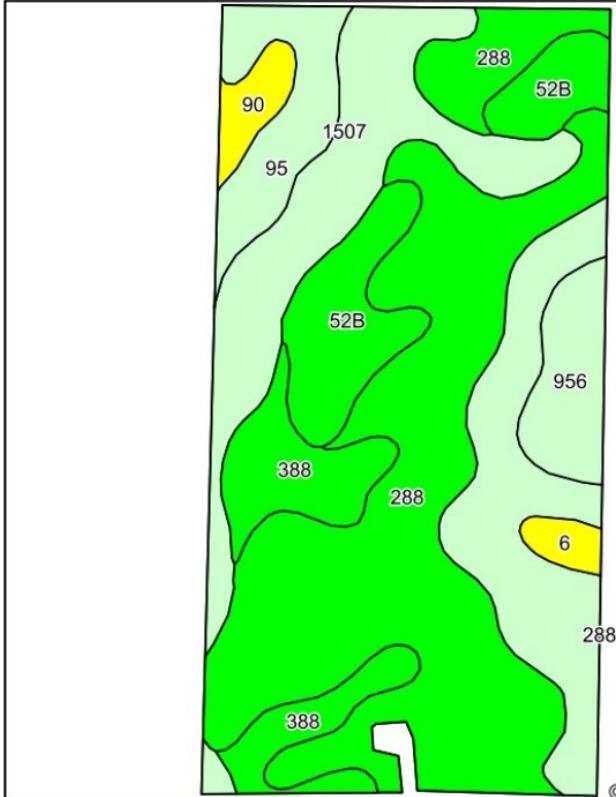
Natural plus tile. (No maps available)

Water & Well Information

None known

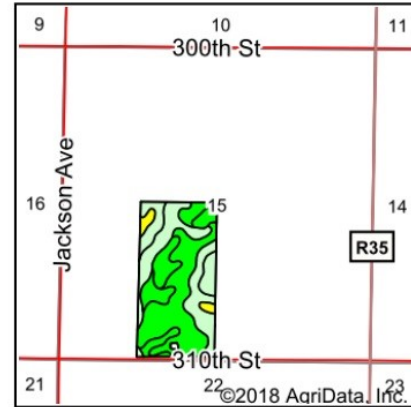
Comments

Nice-laying farm in Wright County.



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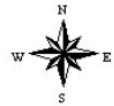
Soils data provided by USDA and NRCS.








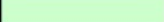


State: **Iowa**
County: **Wright**
Location: **15-90N-25W**
Township: **Woolstock**
Acres: **77.91**
Date: **11/5/2018**



Maps Provided By:



Area Symbol: IA197, Soil Area Version: 25

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**	CSR
288	Ottosen clay loam, 1 to 3 percent slopes	31.35	40.2%		lw	91	84
1507	Brownton silty clay loam, 0 to 2 percent slopes	22.01	28.3%		llw	62	72
52B	Bode clay loam, 2 to 6 percent slopes	7.32	9.4%		lle	91	78
388	Kossuth silty clay loam, 0 to 2 percent slopes	6.54	8.4%		llw	86	77
95	Harps clay loam, 0 to 2 percent slopes	4.71	6.0%		llw	72	62
956	Harps-Okoboji complex, 0 to 2 percent slopes	3.61	4.6%		llw	69	59
90	Okoboji mucky silty clay loam, 0 to 1 percent slopes	1.50	1.9%		lllw	55	59
6	Okoboji silty clay loam, 0 to 1 percent slopes	0.87	1.1%		lllw	59	57
Weighted Average						79.2	76.2

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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NE Looking SW



North Looking South



NW Looking SE



Shed on South End



Date: **Fri., December 7, 2018**

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

Site: **Woolstock
Community Hall
102 McArthur St.
Woolstock, IA 50599**

Seller

Leona C. Ford Trust

Agency

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

Auctioneer

Marv Huntrods

Method of Sale

- Parcel 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 January 17, 2019 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 January 17, 2019.