

Land Auction

ACREAGE:

82.55 Acres, m/l
Story County, IA

DATE:

Tuesday
January 15, 2019
10:00 a.m.

LOCATION:

McCallsburg
American Legion
McCallsburg, IA

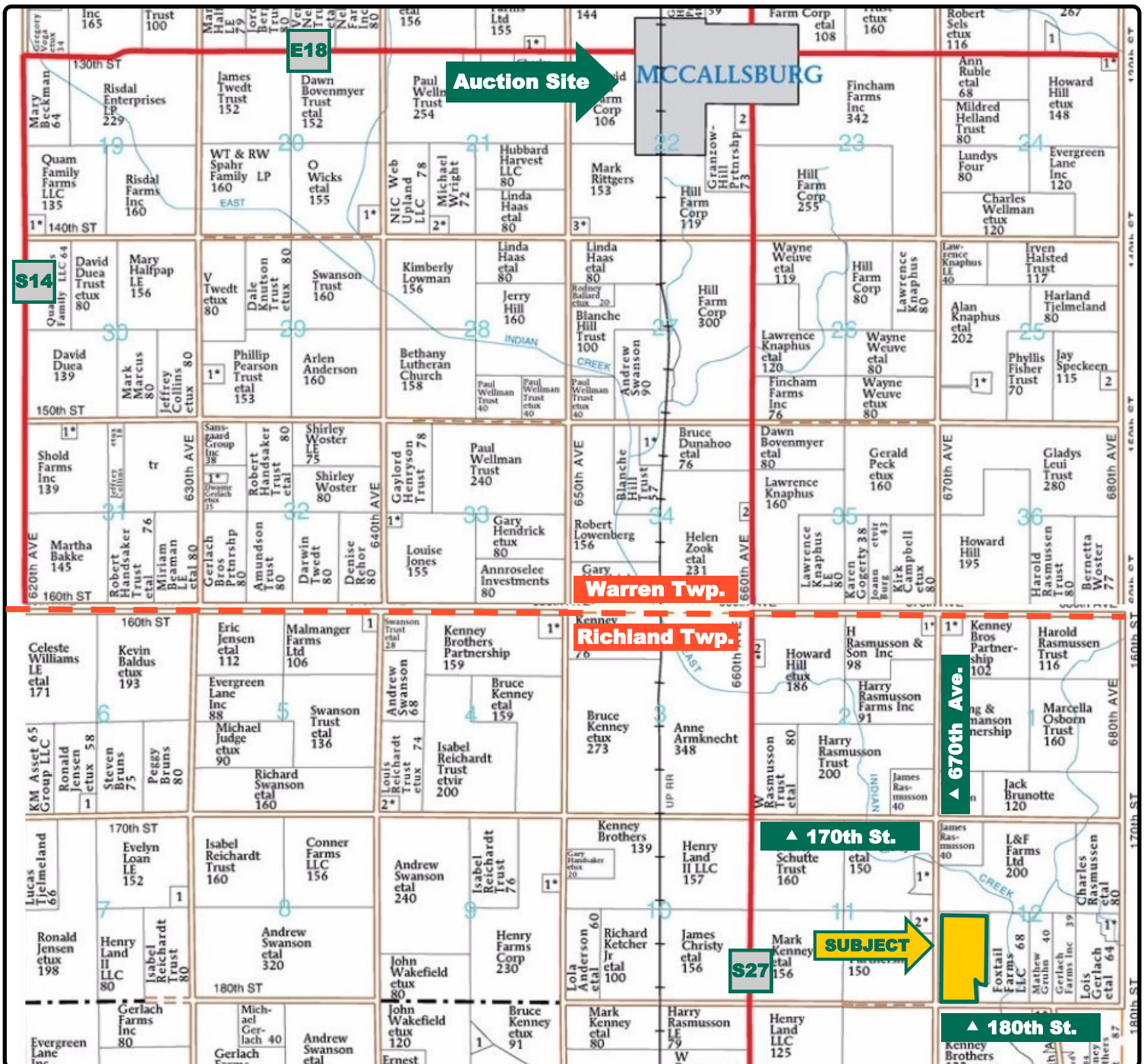


Property Key Features

- Good-Quality Farm in NE Story County
- 83.39 NHEL Crop Acres with a CSR2 of 88.1
- 4 Miles Southeast of McCallsburg

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



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Total Acres:	82.55
Crop Acres:	83.39
Corn Base Acres:	41.00
Bean Base Acres:	41.00
Soil Productivity:	88.1 CSR2

Property Information

82.55 Acres, m/l

Location

4 miles south of McCallsburg on S-27, then 1 mile east on 170th St., then ½ mile south on 670th Ave to 180th St. The farm is at the intersection of 670th Ave. and 180th St.

Legal Description

NW¼ SW¼, W. 200' NE¼ SW¼, SW¼ SW¼, except parcel in the SW corner, SE¼, SW¼, Section 12, Township 84 North, Range 22 West of the 5th P.M. (Richland Twp).

Real Estate Tax

Taxes Payable 2018 - 2019: \$1,858
Net Taxable Acres: 80.08
Tax per Net Taxable Acre: \$23.20

FSA Data

Farm Number 1598, Tract 2140
Crop Acres: 83.39 NHEL
Corn Base Acres: 41
Corn PLC Yield: 170 Bu.
Bean Base Acres: 41
Bean PLC Yield: 48 Bu.

CRP Contracts

None

Soil Types/Productivity

Primary soils are Clarion, Nicollet and Canisteo. CSR2 on the FSA crop acres is 88.1 per 2018 AgriData, Inc. See soil map for detail.

Land Description

Level to moderately sloping

Buildings/Improvements

None

Drainage

Natural, plus tile. The SW part of the farm is in Richland Drainage District #107.

Water & Well Information

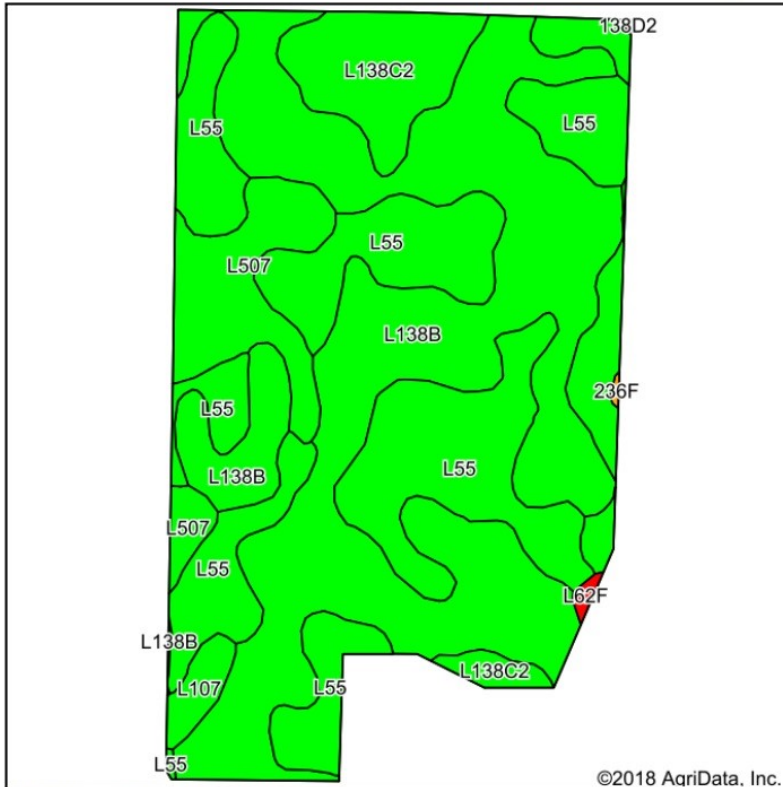
None

Lease

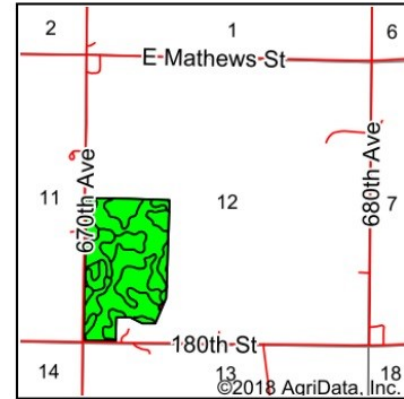
Open for 2019.

Comments

Good-quality farm in NE Story County.



Soils data provided by USDA and NRCS.



State: **Iowa**
County: **Story**
Location: **12-84N-22W**
Township: **Richland**
Acres: **83.39**
Date: **11/20/2018**



Area Symbol: IA169, Soil Area Version: 29

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	*i Corn	*i Soybeans	CSR2**	CSR
L138B	Clarion loam, Bemis moraine, 2 to 6 percent slopes	40.05	48.0%		Ile	80	23.2	88	
L55	Nicollet loam, 1 to 3 percent slopes	26.15	31.4%		Ie	0	0	91	
L138C2	Clarion loam, Bemis moraine, 6 to 10 percent slopes, moderately eroded	9.35	11.2%		IIle	0	0	83	
L507	Canisteo clay loam, Bemis moraine, 0 to 2 percent slopes	6.49	7.8%		IIiw	0	0	87	
L107	Webster clay loam, Bemis moraine, 0 to 2 percent slopes	1.11	1.3%		IIiw	0	0	88	
L62F	Belview loam, Bemis moraine, 16 to 30 percent slopes	0.18	0.2%		VIe	0	0	16	
236F	Lester loam, Bemis moraine, 10 to 22 percent slopes	0.06	0.1%		VIe	120	34.8	36	23
Weighted Average						38.5	11.2	88.1	*-

**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.

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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NW Looking SE



SE Looking NW



South Looking North



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Date: **Tues., January 15, 2019**

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

Site: **McCallsburg American
Legion Hall
80 S. 4th St.
McCallsburg, IA 50154**

Seller

Joan A. Eglund RevocableTrust

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 February 15, 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 February 15, 2019.