

Land Auction

ACREAGE:

334.16 Acres, m/l
Fayette County, IA

DATE:

Thursday
January 24, 2019
10:00 a.m.

LOCATION:

Community Center
Arlington, IA



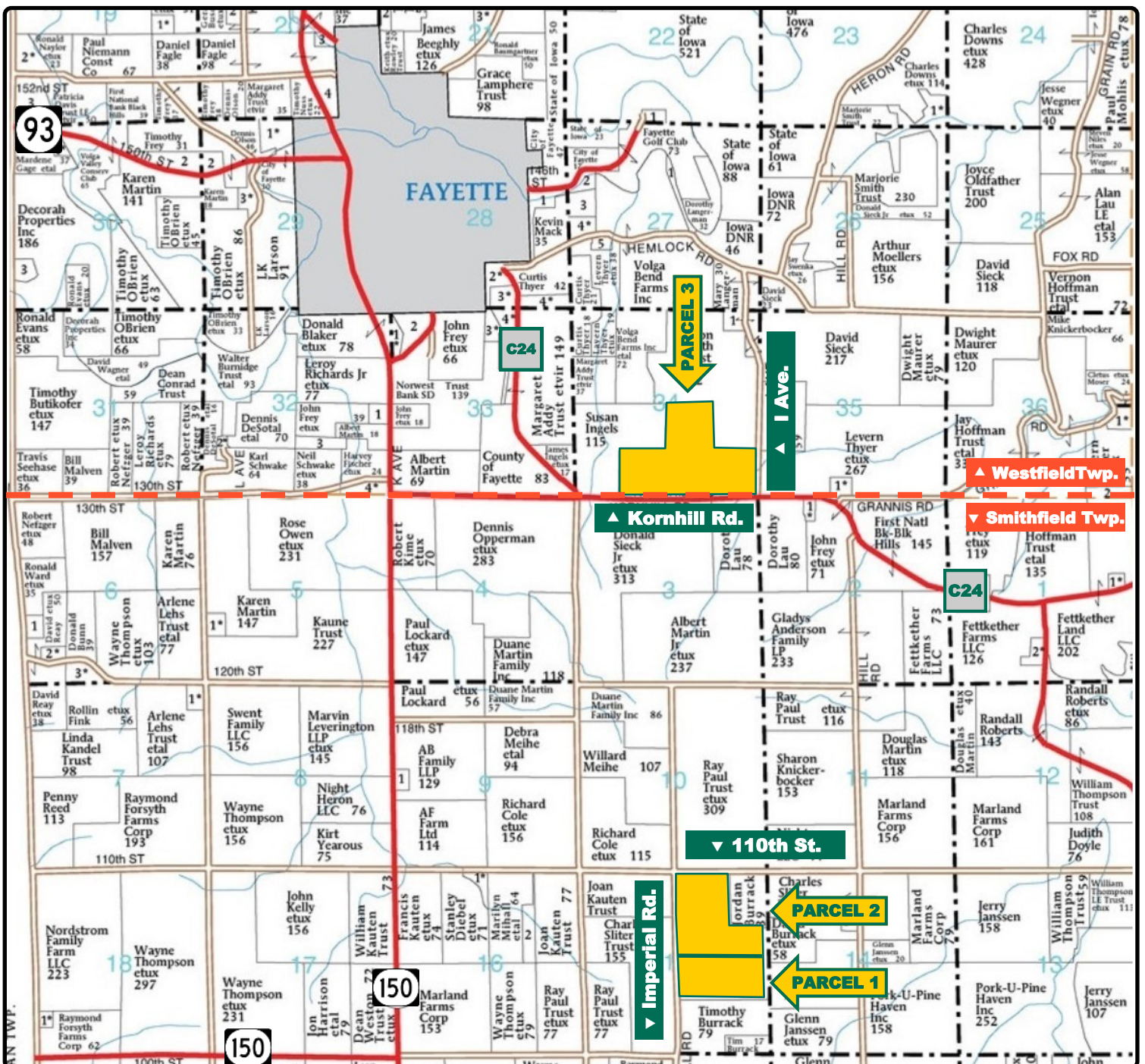
Property Key Features

- **Good Income-Producing Fayette County Farm**
- **Extensive Tiling in Parcels 1 and 2**
- **Well-Maintained Farm In Strong Area**

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Parcel 1

Total Acres:	80.00
Crop Acres*:	79.5
Corn Base Acres*:	51.82
Bean Base Acres*:	27.68
Soil Productivity:	87.56 CSR2
*Acres and bases are estimated.	

Parcel 1 Property Information 80.00 Acres, m/l

Location

Approximately 4 miles southeast of Fayette, IA. West boundary is along Imperial Rd.

Legal Description

Parcel "A" E 1/2 Survey Bk 2007/2828 Section 15, Township 92 North, Range 8 West of the 5th P.M., Smithfield Township, Fayette County, IA

Estimated Real Estate Tax

Taxes Payable 2018 - 2019: \$2,990
Net Taxable Acres: 80
Tax per Net Taxable Acre: \$37.37
Taxes are estimated due to survey of property.

FSA Data

Part of Farm Number 7037
Crop Acres*: 79.5
Corn Base Acres*: 51.82
Corn PLC Yield: 169 Bu.
Bean Base Acres*: 27.68
Bean PLC Yield: 46 Bu.
**Acres and bases are estimated pending parcel split. The local FSA office will determine final Acres and Bases.*

CRP Contracts

None

Soil Types/Productivity

Primary soils are Kenyon loam and Clyde-Floyd complex. CSR2 on the FSA crop acres is 87.56 per 2018 Hertz GIS. See soil map for detail.

Survey

Property will be surveyed at Seller's expense prior to closing. Final sale price will be adjusted up/down based on final surveyed acres.

Land Description

Smooth to gently rolling.

Buildings/Improvements

None

Drainage

Extensively tiled. See tile map.

Water & Well Information

None

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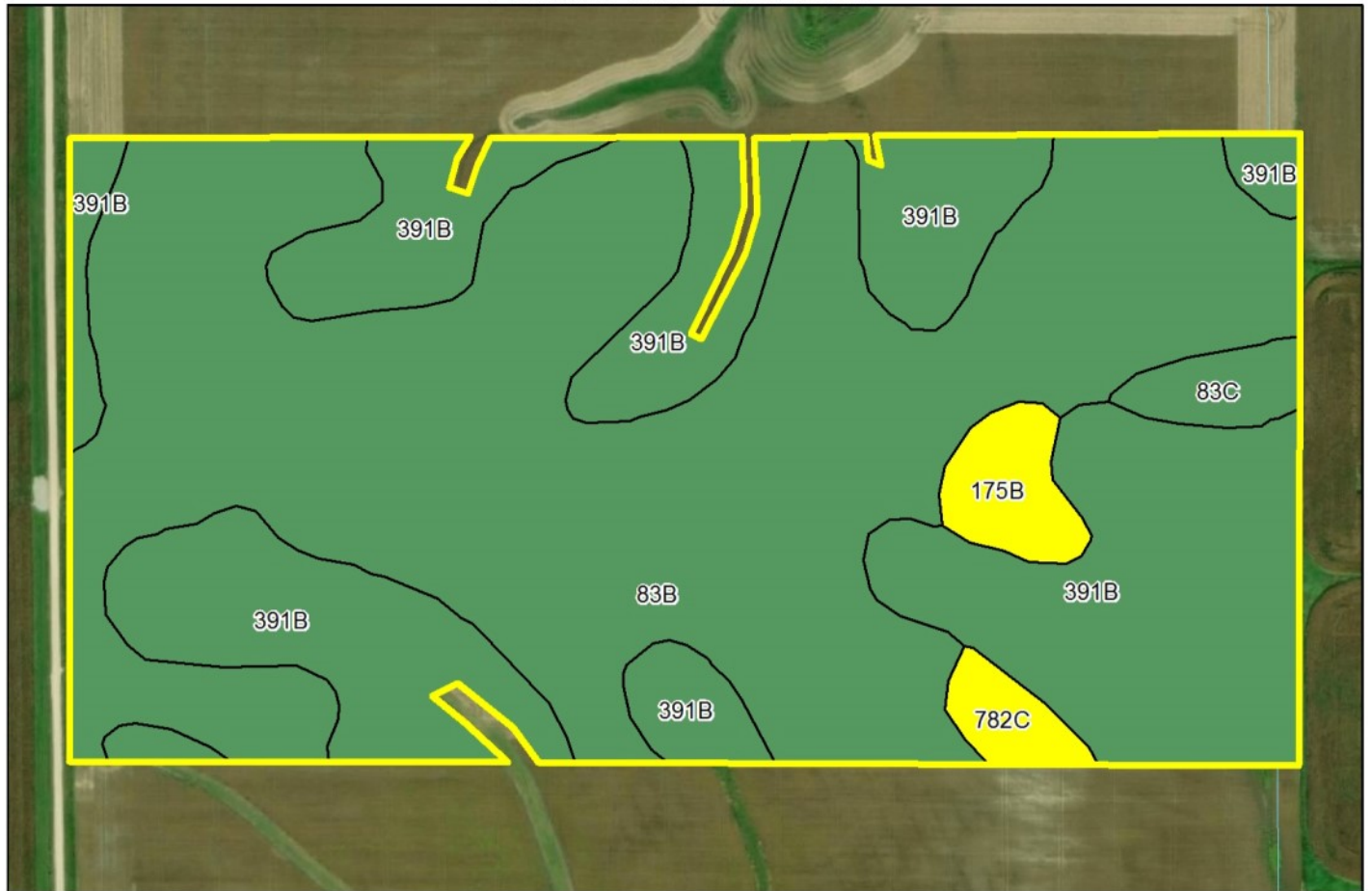
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Soil Label	Soil Name	Acres	% of Field	NIRR Land Class	CSR2	
83B	Kenyon loam, 2 to 5 percent slopes	46.70	58.74	2	90	
391B	Clyde-Floyd complex, 1 to 4 percent slopes	28.78	36.21	2	87	
175B	Dickinson fine sandy loam, 2 to 5 percent slopes	1.73	2.17	3	51	
83C	Kenyon loam, 5 to 9 percent slopes	1.26	1.58	3	85	
782C	Donnan loam, 5 to 9 percent slopes	1.04	1.30	3	57	

Measured Tillable Acres: 79.50

Average CSR2: 87.56

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Parcel 2

Total Acres:	100.52
Crop Acres*:	99.83
Corn Base Acres*:	65.06
Bean Base Acres*:	34.77
Soil Productivity:	85.64 CSR2
*Acres and bases are estimated.	

Parcel 2 Property Information 100.52 Acres, m/l

Location

Approximately 4 miles southeast of Fayette, IA. On the southeast corner of 110th and Imperial Rd intersection.

Legal Description

Parcel "A" E 1/2 Survey Bk 2007/2828 Section 15, Township 92 North, Range 8 West of the 5th P.M., Smithfield Township, Fayette County, IA

Estimated Real Estate Tax

Taxes Payable 2018 - 2019: \$3,756
Net Taxable Acres: 100.52
Tax per Net Taxable Acre: \$37.37
Taxes are estimated due to survey of property.

FSA Data

Part of Farm Number 7037
Crop Acres*: 99.83
Corn Base Acres*: 65.06
Corn PLC Yield: 169 Bu.
Bean Base Acres*: 34.77
Bean PLC Yield: 46 Bu.
**Acres and bases are estimated pending parcel split. The local FSA office will determine final Acres and Bases.*

CRP Contracts

None

Soil Types/Productivity

Primary soils are Clyde-Floyd complex and Kenyon loam. CSR2 on the FSA crop acres is 85.64 per 2018 Hertz GIS. See soil map for detail.

Survey

Property will be surveyed at Seller's expense prior to closing. Final sale price will be adjusted up/down based on final surveyed acres.

Land Description

Gently rolling.

Buildings/Improvements

None

Drainage

Extensively tiled. See tile map.

Water & Well Information

None

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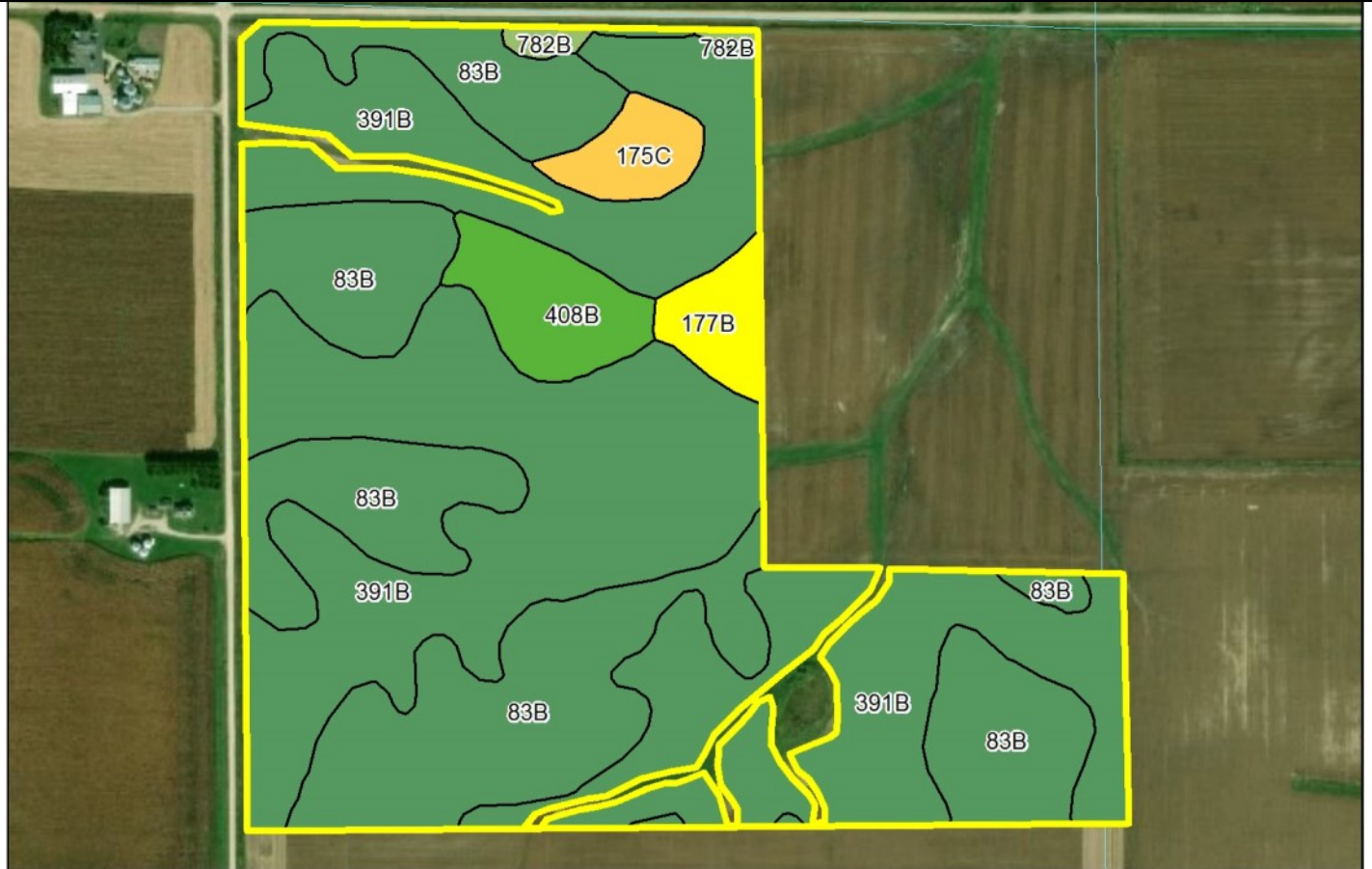
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Soil Label	Soil Name	Acres	% of Field	NIRR Land Class	CSR2	
391B	Clyde-Floyd complex, 1 to 4 percent slopes	56.25	56.34	2	87	
83B	Kenyon loam, 2 to 5 percent slopes	34.27	34.33	2	90	
408B	Olin fine sandy loam, 2 to 5 percent slopes	4.17	4.18	2	73	
175C	Dickinson fine sandy loam, 5 to 9 percent slopes	2.24	2.25	3	46	
177B	Saude loam, 2 to 5 percent slopes	2.24	2.24	2	55	
782B	Donnan loam, 2 to 5 percent slopes	0.66	0.66	2	62	

Measured Tillable Acres: 99.83

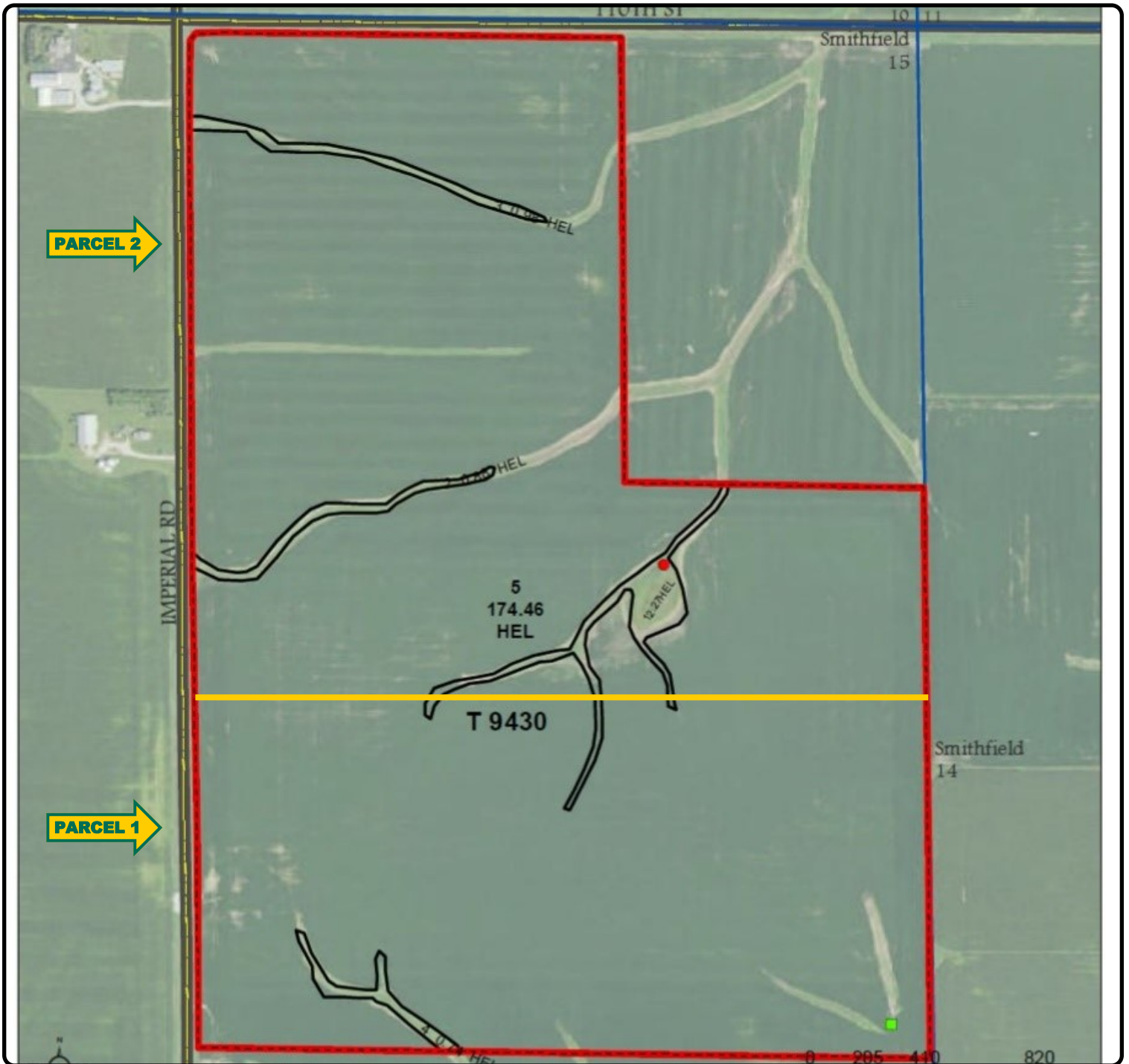
Average CSR2: 85.64

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Parcel 1 - 80 Acres, m/l
Parcel 2 - 100.52 Acres, m/l



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Parcel 1 - 80 Acres, m/l

Parcel 2 - 100.52 Acres, m/l



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Parcel 1 - West Looking East



Parcel 1 - West Looking East



Parcel 2 - East Looking Northwest



Parcel 2 - West Looking Northeast



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Parcel 3

Total Acres:	153.64
Crop Acres:	143.44
Corn Base Acres:	95.40
Bean Base Acres:	35.42
Soil Productivity:	74.27 CSR2

Parcel 3 Property Information 153.64 Acres, m/l

Location

Approximately 1 mile southeast of Fayette, IA. Northwest corner of Kornhill Rd. and I Ave. intersection.

Legal Description

SE SW, W 1/2 SE, SE SE Section 34, Township 93 North, Range 8 West of the 5th P.M., Westfield Township, Fayette County, IA

Real Estate Tax

Taxes Payable 2018 - 2019: \$4,160
Net Taxable Acres: 153.64
Tax per Net Taxable Acre: \$27.08

FSA Data

Farm Number 7037, Tract 2111
Crop Acres: 143.44
Corn Base Acres: 95.4
Corn PLC Yield: 169 Bu.
Bean Base Acres: 35.42
Bean PLC Yield: 46 Bu.

CRP Contracts

There are 2 contracts totaling 12.63 acres:

- There are 7.13 acres enrolled in a CP1 contract that pays \$1,961 annually and expires September 30, 2024.
- There are 5.5 acres enrolled in a CP21 contract that pays \$1,782 annually and expires September 30, 2024.

Soil Types/Productivity

Primary soils are Cresco loam and Bassett loam. CSR2 on the FSA crop acres is 74.27 per 2018 Hertz GIS. See soil map for detail.

Land Description

Gently rolling.

Buildings/Improvements

None

Drainage

Natural

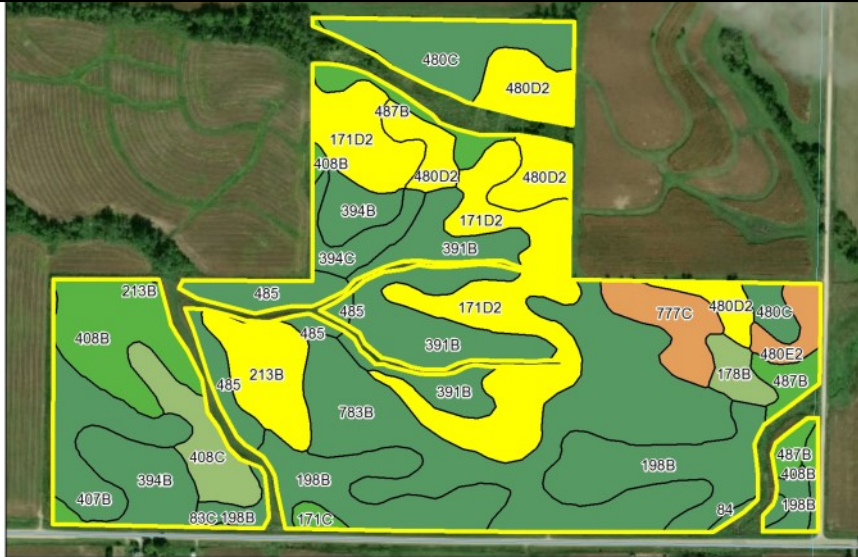
Water & Well Information

None

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Soil Label	Soil Name	Acres	% of Field	NIRR Land Class	CSR2	
783B	Cresco loam, 2 to 5 percent slopes	25.06	17.47	2	84	
171D2	Bassett loam, 9 to 14 percent slopes, eroded	19.28	13.44	3	54	
198B	Floyd loam, 1 to 4 percent slopes	17.47	12.18	2	89	
391B	Clyde-Floyd complex, 1 to 4 percent slopes	12.57	8.77	2	87	
480D2	Orwood silt loam, 9 to 14 percent slopes, moderately eroded	9.43	6.57	3	52	
408B	Olin fine sandy loam, 2 to 5 percent slopes	8.30	5.78	2	73	
480C	Orwood silt loam, 5 to 9 percent slopes	8.08	5.63	3	81	
394B	Ostrander loam, 2 to 5 percent slopes	7.03	4.90	2	90	
407B	Schley loam, 1 to 4 percent slopes	5.77	4.02	2	81	
213B	Rockton loam, 30 to 40 inches to limestone, 2 to 5 percent slopes	5.30	3.70	2	53	
485	Spillville loam, 0 to 2 percent slopes	5.05	3.52	2	81	
487B	Otter-Huntsville silt loams, 2 to 5 percent slopes	4.36	3.04	3	80	
408C	Olin fine sandy loam, 5 to 9 percent slopes	4.26	2.97	3	69	
777C	Wapsie loam, 5 to 9 percent slopes	3.89	2.71	3	40	
394C	Ostrander loam, 5 to 9 percent slopes	2.40	1.68	3	84	
480E2	Orwood silt loam, 14 to 18 percent slopes, moderately eroded	1.90	1.32	4	40	
178B	Waukee loam, 2 to 5 percent slopes	1.75	1.22	2	64	
171C	Bassett loam, 5 to 9 percent slopes	0.64	0.45	3	80	
84	Clyde clay loam, 0 to 3 percent slopes	0.56	0.39	2	88	
83B	Kenyon loam, 2 to 5 percent slopes	0.26	0.18	2	90	
83C	Kenyon loam, 5 to 9 percent slopes	0.06	0.04	3	85	

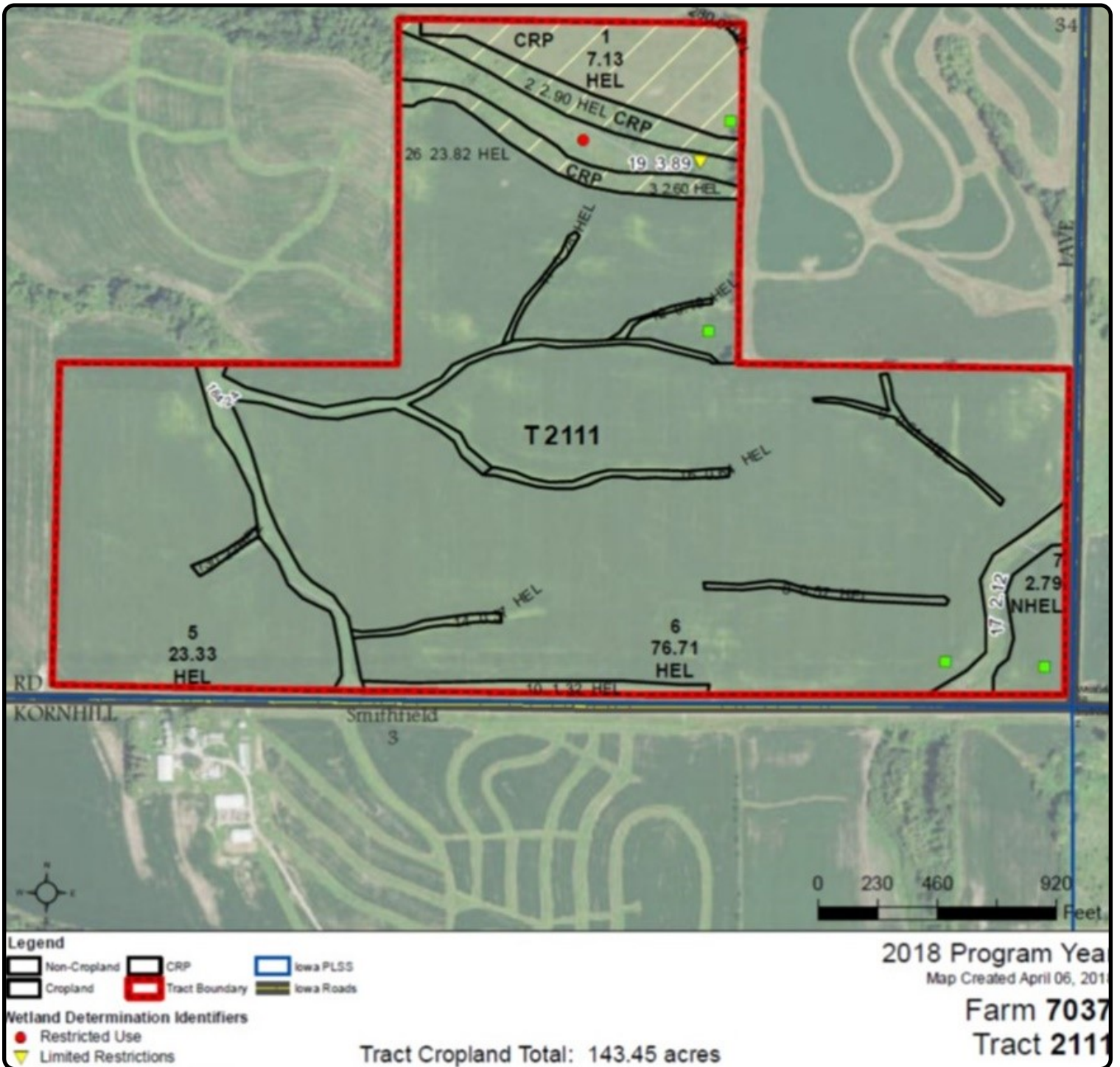
Measured Tillable Acres: 143.44

Average CSR2: 74.27

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Parcel 3 - East Looking West



Parcel 3 - Northwest Looking Southeast



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Date: **Thurs., January 24, 2019**

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

Site: **Community Center
853 Main St.
Arlington, IA 50606**

Seller

David Hoskinson, Mark Hoskinson and
Lynn Hewitt

Agency

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

Auctioneer

Spencer Smith

Attorney

Richard Greiner
Nikolaus and Hohenodel LLP

Method of Sale

- These parcels will be offered individually and will not be combined in any way.
- 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 March 21, 2019 or after any objections to title have been cleared. Final settlement will require certified check or wire transfer. Taxes will be prorated to March 21, 2019.

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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