

Land Auction

ACREAGE:

80 Acres, m/l
Keokuk County, IA

DATE:

Friday
February 8, 2019
10:00 a.m.

LOCATION:

Lagos Acres Clubhouse
Keota, IA



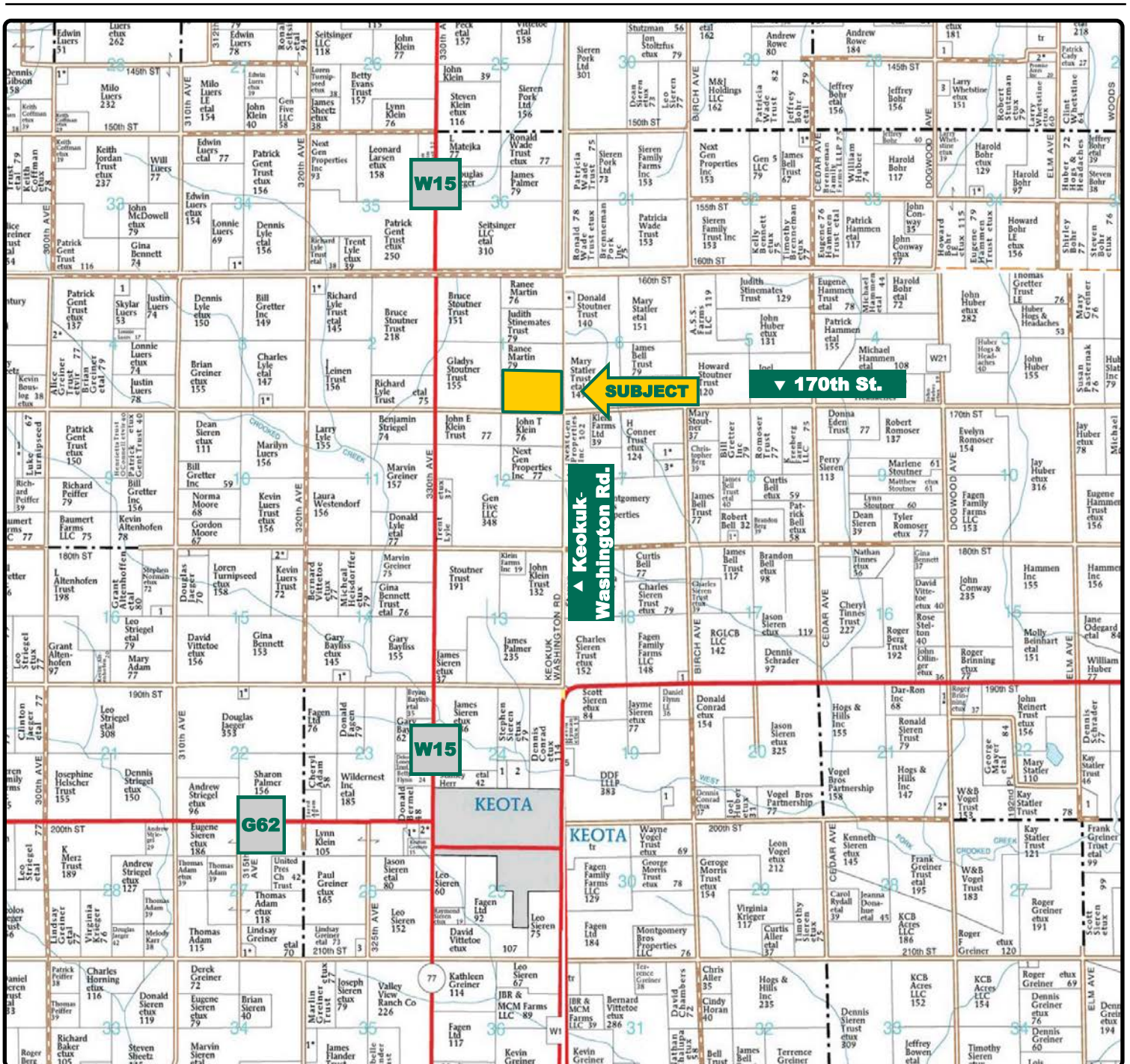
Property Key Features

- High-quality soils with an 86.6 CSR2
- Open lease for 2019 crop year
- 3 miles north of Keota

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Total Acres:	80.00
Crop Acres:	79.30
Corn Base Acres:	39.80
Bean Base Acres:	39.20
Soil Productivity:	86.6 CSR2

Property Information

80 Acres, m/l

Location

From Keota: 3 miles north on Keokuk-Washington Road. Property is located on the west side of the road.

Legal Description

The S½ of the SE¼ of Section 1, Township 76 North, Range 10 West of the 5th P.M., Keokuk County, Iowa.

Real Estate Tax

Taxes Payable 2017 - 2018: \$2,592.00
Net Taxable Acres: 77.00
Tax per Net Taxable Acre: \$33.66

Lease

Open lease for 2019.

FSA Data

Farm Number 1416, Tract 93
Crop Acres: 79.3
Corn Base Acres: 39.8
Corn PLC Yield: 135 Bu.
Bean Base Acres: 39.2
Bean PLC Yield: 46 Bu.

Soil Types/Productivity

Primary soils are Taintor and Mahaska. CSR2 on the FSA crop acres is 86.6 per 2018 AgriData, Inc. See soil map for detail.

Land Description

Level.

Drainage

Natural, plus supplemental tile. No tile maps available.

2019 Crop Inputs

The Buyer will reimburse the previous tenant at closing for 2019 field prep performed in the fall of 2018:

- \$3,588.00 for NH3 with N-Serve
- \$5,056.00 for Hog Manure
- \$805.00 for 2.5 Ac grid soil samples

Comments

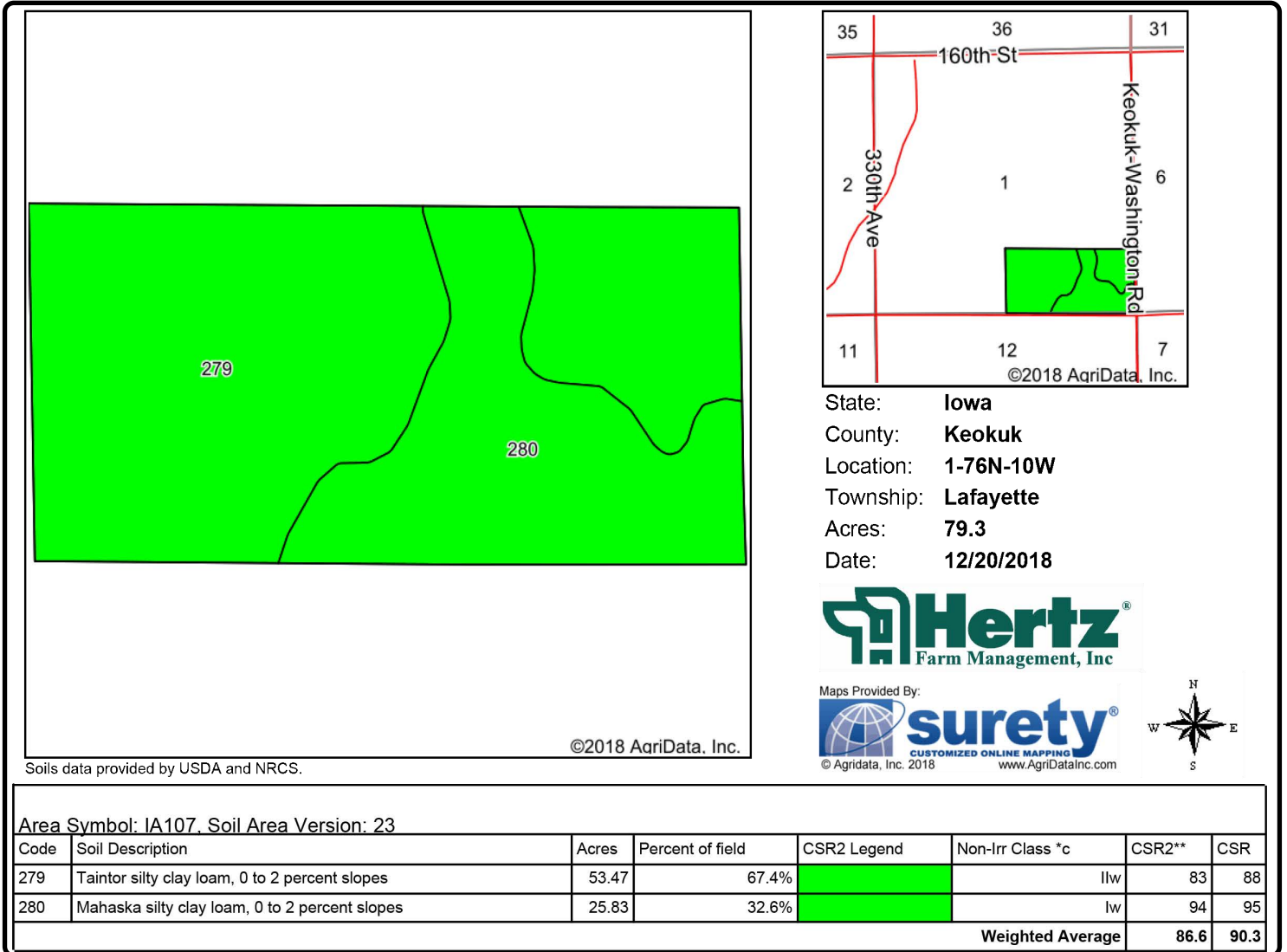
Great, highly-tillable farm with excellent soils.

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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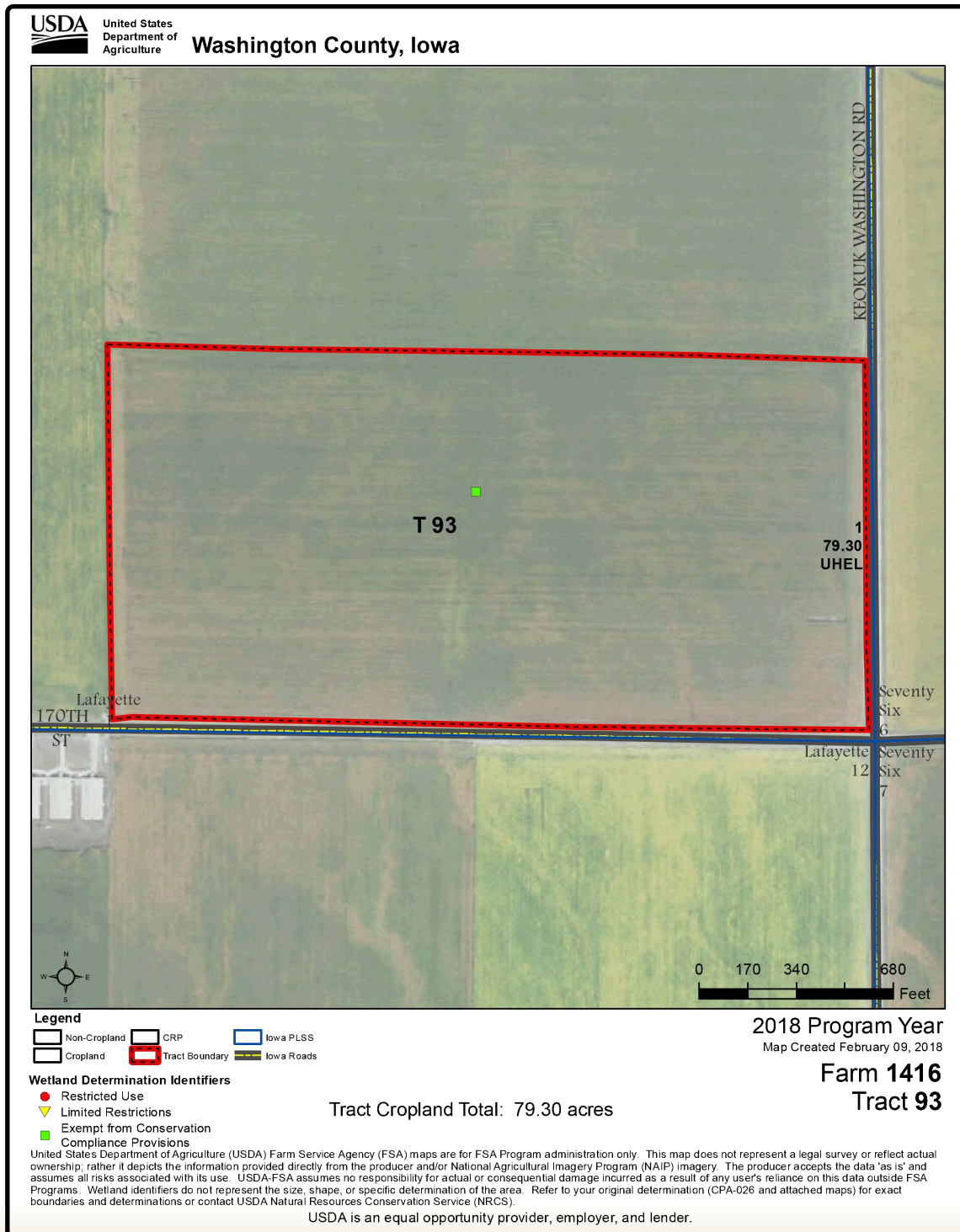
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Date: **Fri., February 8, 2019**

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

Site: **Lagos Acres Clubhouse
2010 Keokuk-Washington Rd.
Keota, IA 52248**

Seller

H. Darrell & Doris R. Conner Family Trust

Agency

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

Auctioneer

Troy Louwagie

Attorney

John N. Wehr
John N. Wehr Law Office

Method of Sale

- This property 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 March 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 February 28, 2019. Taxes will be prorated to closing.

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