

# Land Auction

**ACREAGE:**

**1,504.1 Acres, m/l**  
In 14 parcels  
Davis County, IA

**DATE:**

Wednesday  
**February 6, 2019**  
**10:00 a.m.**

**LOCATION:**

**Davis County Fairgrounds**  
Bloomfield, IA



### Property Key Features

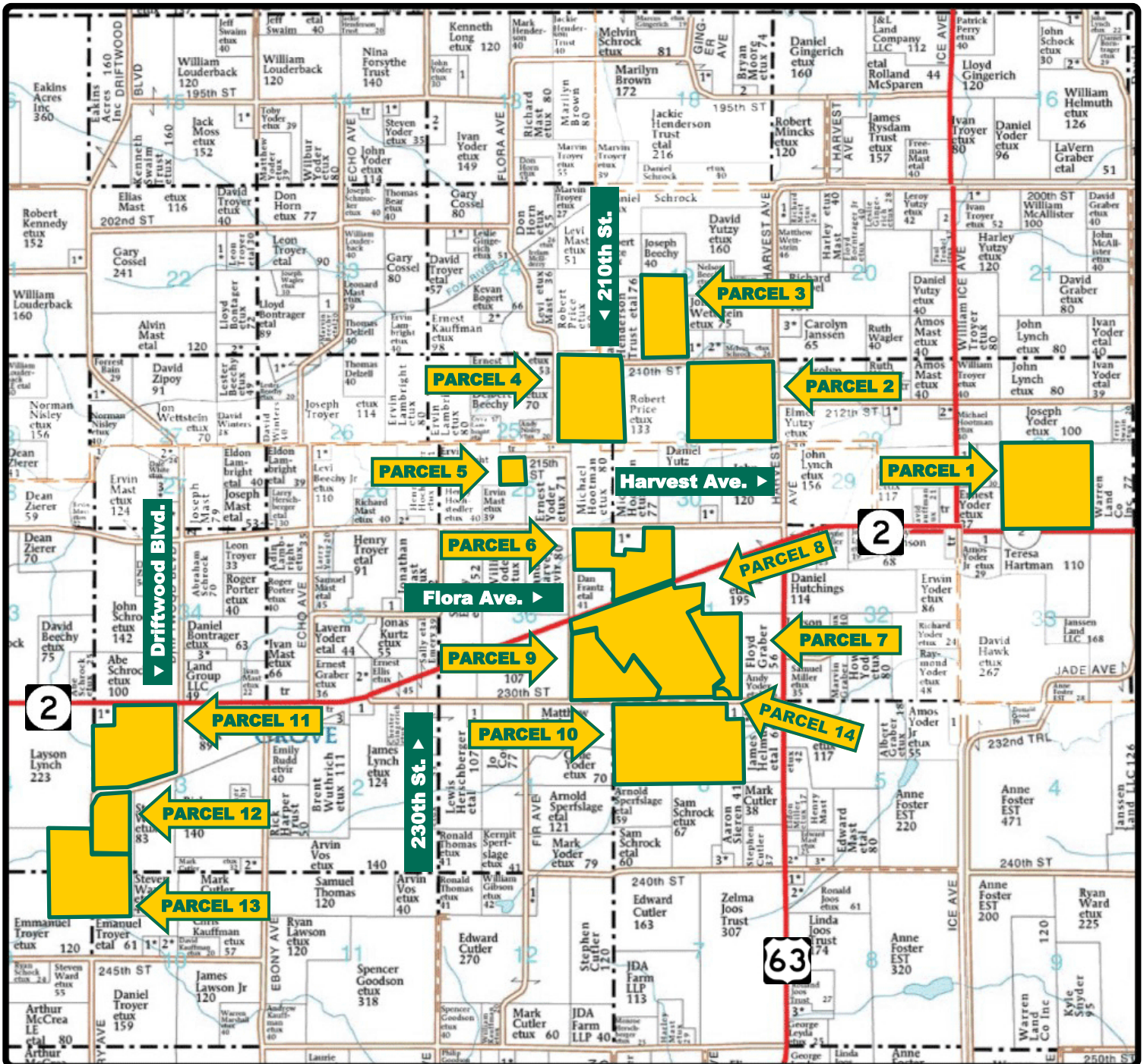
- Huge Davis County offering!
- Open lease for 2019 crop year
- Tillable, Pasture and CRP acres, plus a house and outbuildings

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1,504.1 Acres, m/l, in 14 parcels, Davis County, IA

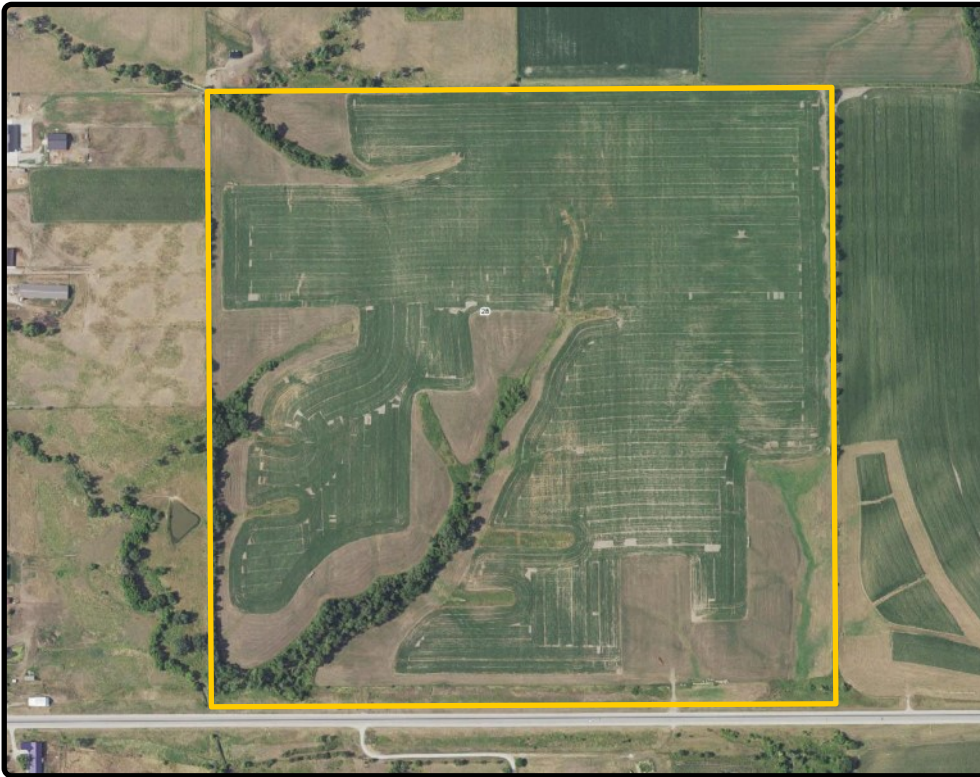


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## Parcel 1

<b>Total Acres:</b>	<b>151.70</b>
<b>Crop Acres:</b>	<b>142.72</b>
<b>Corn Base Acres:</b>	<b>53.02</b>
<b>Bean Base Acres:</b>	<b>54.56</b>
<b>Oat Base Acres:</b>	<b>2.66</b>
<b>Soil Productivity:</b>	<b>49.5 CSR2</b>

### Parcel 1 Property Information 151.7 Acres, m/l

#### Location

**From Bloomfield:** 3 ½ miles west on Hwy 2. The property is on the north side of the road.

#### Legal Description

E½ SW¼ and W½ SE¼ in Section 28, Township 69 North, Range 14 West of the 5th P.M., Davis County, IA. Exact legal subject to abstracting.

#### Real Estate Tax

Taxes Payable 2018 - 2019: \$2,852.00  
Net Taxable Acres: 151.7  
Tax per Net Taxable Acre: \$18.80

#### FSA Data

Farm Number 2383, Tract 718  
Crop Acres: 142.72  
Corn Base Acres: 53.02  
Corn PLC Yield: 100 Bu.  
Bean Base Acres: 54.56  
Bean PLC Yield: 31 Bu.  
Oat Base Acres: 2.66  
Oat PLC Yield: 44 Bu.

#### Soil Types/Productivity

Primary soils are Seymour, Edina and Clarinda. CSR2 on the crop acres is 49.5 per 2018 AgriData, Inc. See soil map for detail.

#### Land Description

Level to rolling.

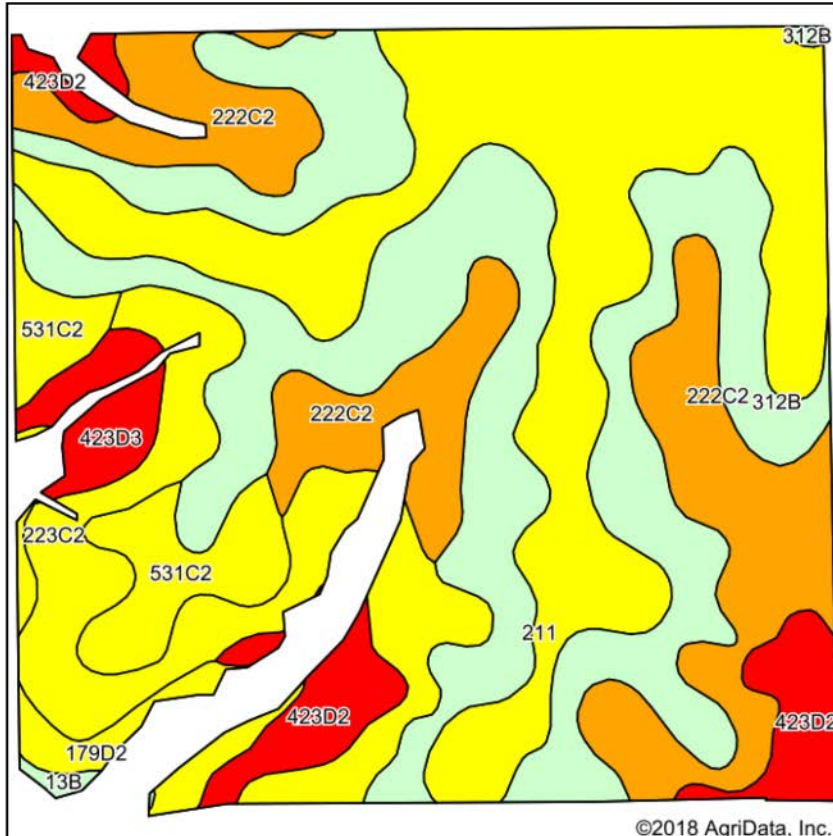
#### Drainage

Natural, plus supplemental tile.

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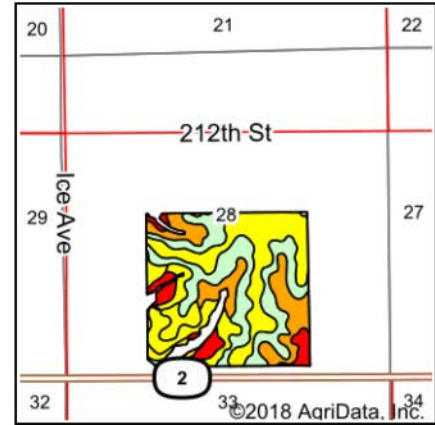
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Soils data provided by USDA and NRCS.

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State: **Iowa**  
County: **Davis**  
Location: **28-69N-14W**  
Township: **Cleveland**  
Acres: **142.72**



Maps Provided By:



**Area Symbol: IA051, Soil Area Version: 24**

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**	CSR
312B	Seymour silt loam, 2 to 5 percent slopes	43.00	30.1%		IIIe	64	60
211	Edina silt loam, 0 to 1 percent slopes	36.25	25.4%		IIIw	59	60
222C2	Clarinda silty clay loam, 5 to 9 percent slopes, moderately eroded	25.52	17.9%		IVw	34	25
223C2	Rinda silty clay loam, 5 to 9 percent slopes, moderately eroded	16.06	11.3%		IVw	45	22
423D2	Bucknell silty clay loam, 9 to 14 percent slopes, moderately eroded	8.01	5.6%		IVe	7	13
531C2	Kniffin silty clay loam, 5 to 9 percent slopes, moderately eroded	7.18	5.0%		IIIe	48	31
423D3	Bucknell silty clay loam, 9 to 14 percent slopes, severely eroded	3.31	2.3%		Vle	8	5
179D2	Gara loam, 9 to 14 percent slopes, moderately eroded	3.05	2.1%		IVe	44	43
13B	Olmitz-Vesser-Zook complex, 0 to 5 percent slopes	0.34	0.2%		IIw	74	60
<b>Weighted Average</b>						<b>49.5</b>	<b>43.7</b>

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## Parcel 2

<b>Total Acres:</b>	<b>160.00</b>
<b>Crop Acres:</b>	<b>98.23*</b>
<b>CRP Acres:</b>	<b>49.88</b>
<b>Corn Base Acres:</b>	<b>47.16*</b>
<b>Bean Base Acres:</b>	<b>48.53*</b>
<b>Oats Base Acres:</b>	<b>2.09*</b>
<b>Barley Base Acres:</b>	<b>0.44*</b>
<b>Soil Productivity:</b>	<b>57.7 CSR2</b>

*\*Crop and base acres are estimated.*

### Parcel 2 Property Information 160.0 Acres, m/l

#### Location

From Bloomfield: 5 miles west on Hwy 2. Then 1 mile north on Harvest Ave. The property is on the west side of the road.

#### Legal Description

NE 1/4 of Section 30, Township 69 North, Range 14 West of the 5th P.M., Davis County, IA. Exact legal subject to abstracting.

#### Real Estate Tax

Taxes Payable 2018 - 2019: \$3,262.00  
Net Taxable Acres: 155.2  
Tax per Net Taxable Acre: \$21.02

#### FSA Data

Farm Number 2383, Part of Tract 196  
Crop Acres: 98.23\*  
Corn Base Acres: 47.16\*  
Corn PLC Yield: 100 Bu.  
Bean Base Acres: 48.53\*  
Bean PLC Yield: 31Bu.  
Oat Base Acres: 2.09\*  
Oat PLC Yield: 44 Bu.  
Barley Base Acres: 0.44\*  
Barley PLC Yield: 33

*\*Acres and bases are estimated pending reconstitution of farm by Davis County FSA.*

#### CRP Contracts

Contract #11234A, practice CP1, includes 49.9 acres with an annual payment of \$8,972. Contract expires Sept. 30, 2027.

#### Soil Types/Productivity

Primary soils are Edina, Seymour and Clarinda. CSR2 on the crop acres is 57.7 per 2018 AgriData, Inc. See soil map for detail.

#### Land Description

Level to rolling.

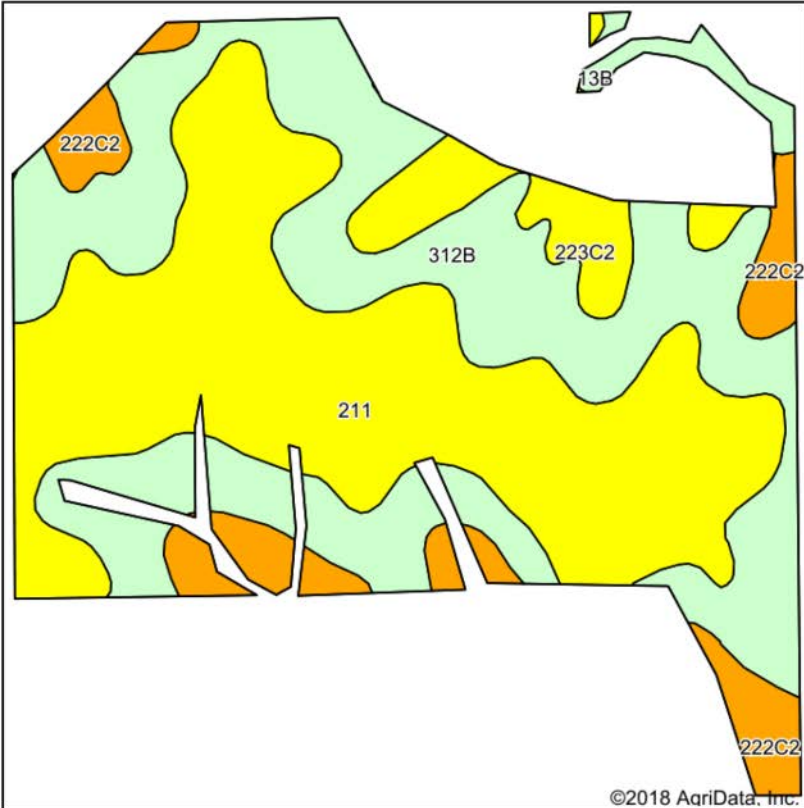
#### Drainage

Natural, plus supplemental tile.

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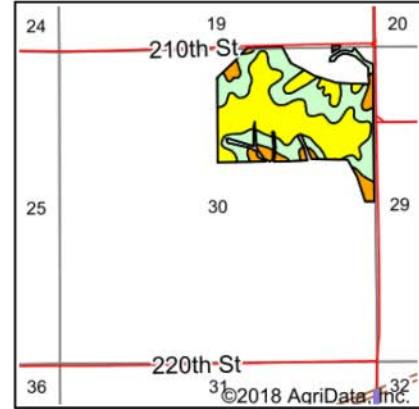
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Soils data provided by USDA and NRCS.

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State: **Iowa**  
County: **Davis**  
Location: **30-69N-14W**  
Township: **Cleveland**  
Acres: **98.23**



Maps Provided By:  
 **surety**  
CUSTOMIZED ONLINE MAPPING  
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Area Symbol: IA051, Soil Area Version: 25

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**	CSR
211	Edina silt loam, 0 to 1 percent slopes	42.40	43.2%			Illw	59 60
312B	Seymour silt loam, 2 to 5 percent slopes	39.97	40.7%			Ille	64 60
222C2	Clarinda silty clay loam, 5 to 9 percent slopes, moderately eroded	8.81	9.0%			IVw	28 25
223C2	Rinda silty clay loam, 5 to 9 percent slopes, moderately eroded	5.45	5.5%			IVw	45 22
13B	Olmitz-Vesser-Zook complex, 0 to 5 percent slopes	1.60	1.6%			Ilw	74 60
<b>Weighted Average</b>						<b>57.7</b>	<b>54.8</b>

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## Parcel 3

<b>Total Acres:</b>	<b>80.0</b>
<b>Crop Acres:</b>	<b>72.45*</b>
<b>Corn Base Acres:</b>	<b>34.79*</b>
<b>Bean Base Acres:</b>	<b>35.80*</b>
<b>Oats Base Acres:</b>	<b>1.54*</b>
<b>Barley Base Acres:</b>	<b>0.33*</b>
<b>Soil Productivity:</b>	<b>54.9 CSR2</b>

\*Crop and base acres are estimated.

### Parcel 3 Property Information 80.0 Acres, m/l

#### Location

**From Bloomfield:** 5 miles west on Hwy 2, then 1 mile north on Harvest Ave. Then ¾ mile west on 210th St. The property is on the north side of the road.

#### Legal Description

E½ SW¼ of Section 19, Township 69 North, Range 14 West of the 5th P.M., Davis County, IA. Exact legal subject to survey and abstracting.

#### Real Estate Tax

Taxes Payable 2018 - 2019: \$1,690.00  
Net Taxable Acres: 78.8  
Tax per Net Taxable Acre: \$21.45

#### FSA Data

Farm Number 2383, Part of Tract 196  
Crop Acres: 72.45\*  
Corn Base Acres: 34.79\*  
Corn PLC Yield: 100 Bu.  
Bean Base Acres: 35.80\*  
Bean PLC Yield: 31 Bu.  
Oats Base Acres: 1.54\*  
Oats PLC Yield: 44 Bu.  
Barley Base Acres: 0.33\*  
Barley PLC Yield: 33 Bu.

\*Acres and bases are estimated pending reconstitution of farm by Davis County FSA.

#### Soil Types/Productivity

Primary soils are Edina, Seymour and Appanoose. CSR2 on the crop acres is 54.9 per 2018 AgriData, Inc. See soil map for detail.

#### Land Description

Level to gently rolling.

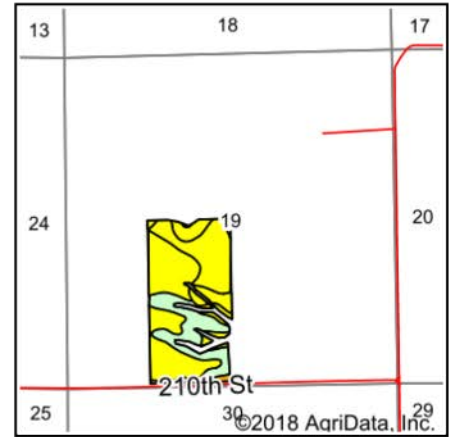
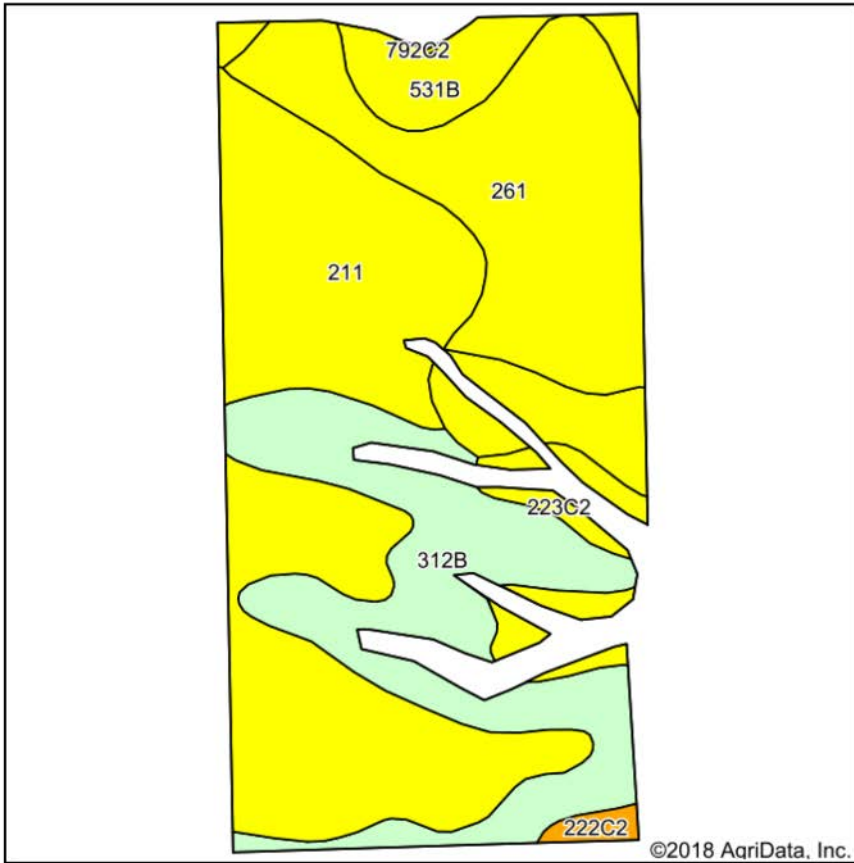
#### Drainage

Natural, plus supplemental tile.

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State: **Iowa**  
County: **Davis**  
Location: **19-69N-14W**  
Township: **Cleveland**  
Acres: **72.45**



Area Symbol: IA051, Soil Area Version: 24

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**	CSR
211	Edina silt loam, 0 to 1 percent slopes	28.42	39.2%		IIIw	59	60
312B	Seymour silt loam, 2 to 5 percent slopes	16.62	22.9%		IIIe	64	60
261	Appanoose silt loam, 0 to 2 percent slopes	16.58	22.9%		IIIw	41	54
531B	Kniffin silt loam, 2 to 5 percent slopes	7.52	10.4%		IIIe	55	54
223C2	Rinda silty clay loam, 5 to 9 percent slopes, moderately eroded	2.63	3.6%		IVw	45	22
222C2	Clarinda silty clay loam, 5 to 9 percent slopes, moderately eroded	0.59	0.8%		IVw	34	25
792C2	Armstrong loam, 5 to 9 percent slopes, moderately eroded	0.09	0.1%		IIIe	51	27
<b>Weighted Average</b>						<b>54.9</b>	<b>56.3</b>

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## Parcel 4

<b>Total Acres:</b>	<b>104.0</b>
<b>Crop Acres:</b>	<b>100.3</b>
<b>Corn Base Acres:</b>	<b>37.26</b>
<b>Bean Base Acres:</b>	<b>38.34</b>
<b>Oats Base Acres:</b>	<b>2.28</b>
<b>Barley Base Acres:</b>	<b>0.35</b>
<b>Soil Productivity:</b>	<b>58.5 CSR2</b>

### Parcel 4 Property Information 104.0 Acres, m/l

#### Location

**From Bloomfield:** 5 miles west on Hwy 2, then 1 mile north on Harvest Ave. Then 1 mile west on 210th St. The property is on the south side of the road.

#### Legal Description

The West 23.5 Acres of NW 1/4 of Section 30, Township 69 North, Range 14 West of the 5<sup>th</sup> P.M., and the SE 1/4 NE 1/4, NE 1/4 NE 1/4 of Section 25, Township 69 North, Range 15 West of the 5<sup>th</sup> P.M., Davis County, Iowa. Exact legal subject to survey and abstracting.

#### Real Estate Tax

Taxes Payable 2018 - 2019: \$2,294.00  
Net Taxable Acres: 100.1  
Tax per Net Taxable Acre: \$22.92

#### FSA Data

Farm Number 2383, Tract 12355  
Crop Acres: 100.3  
Corn Base Acres: 37.26  
Corn PLC Yield: 100 Bu.  
Bean Base Acres: 38.34  
Bean PLC Yield: 31 Bu.  
Oats Base Acres: 2.28  
Oats PLC Yield: 44  
Barley Base Acres: 0.35  
Barley PLC Yield: 33 Bu.

#### Soil Types/Productivity

Primary soils are Edina, Seymour and Clarinda. CSR2 on the crop acres is 58.5 per 2018 AgriData, Inc. See soil map for detail.

#### Land Description

Level to gently rolling.

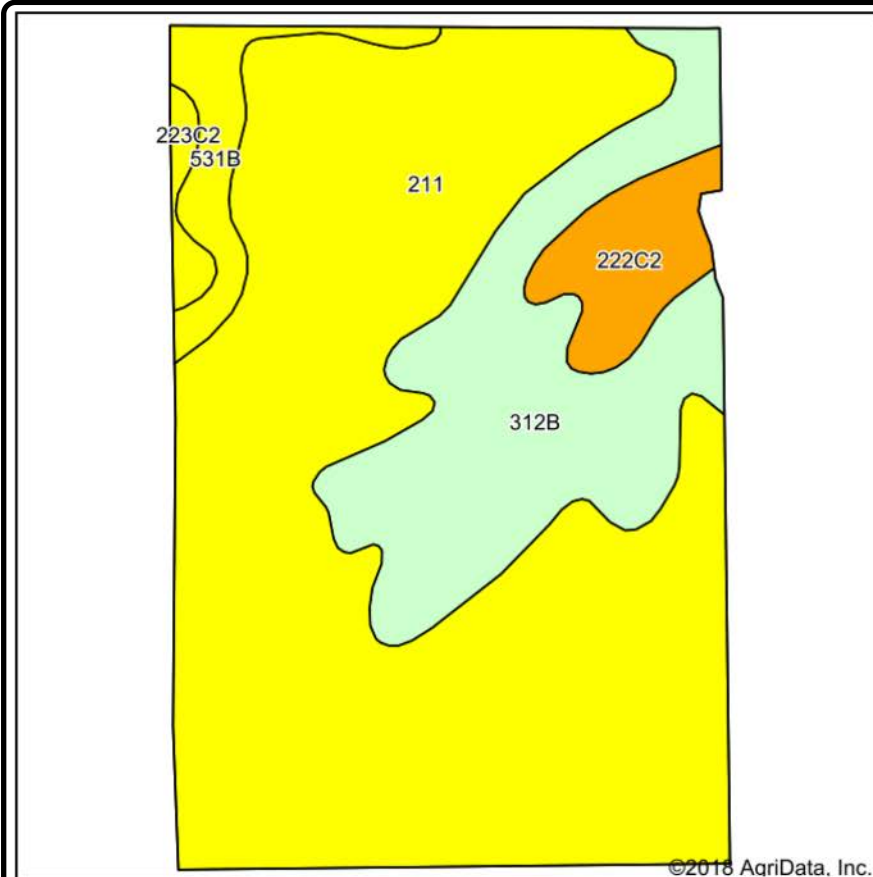
#### Drainage

Natural, plus supplemental tile.

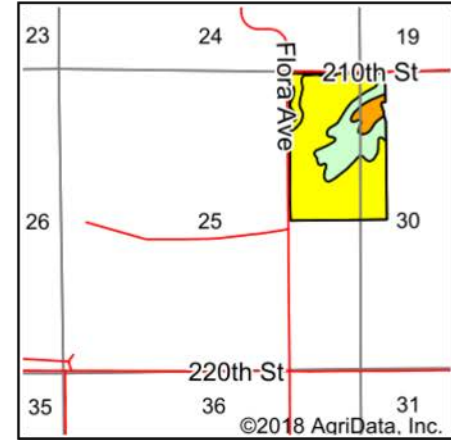
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Soils data provided by USDA and NRCS.



State: **Iowa**  
County: **Davis**  
Location: **25-69N-15W**  
Township: **Fox River**  
Acres: **100.29**



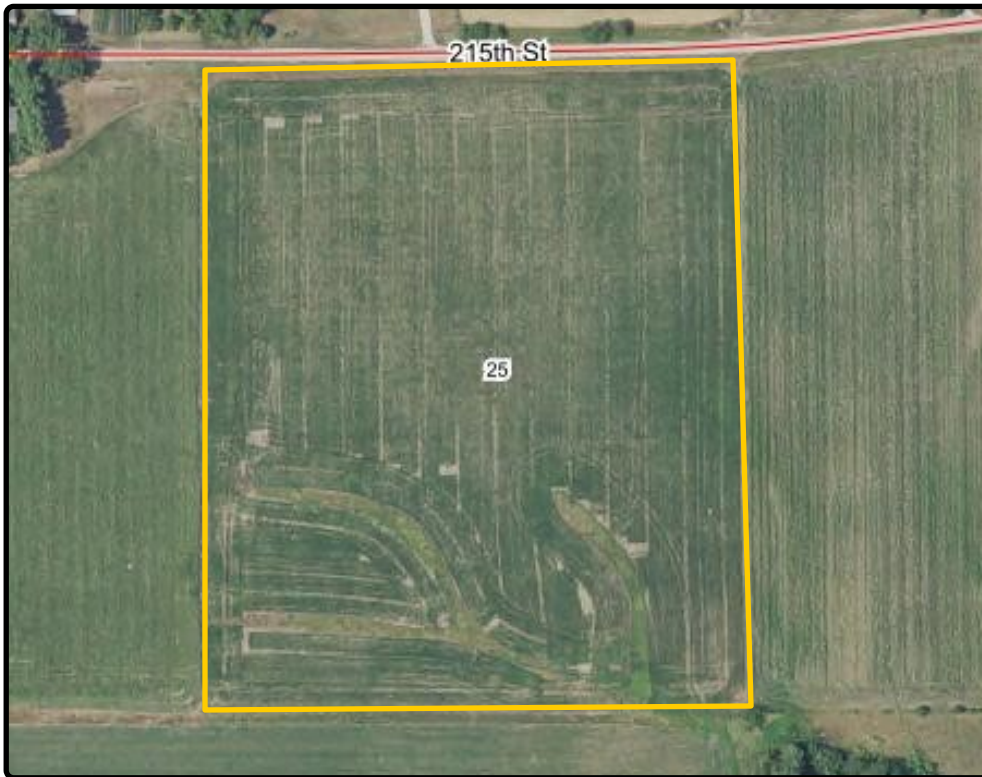
Area Symbol: IA051, Soil Area Version: 24

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**	CSR
211	Edina silt loam, 0 to 1 percent slopes	68.11	67.9%		IIIw	59	60
312B	Seymour silt loam, 2 to 5 percent slopes	21.87	21.8%		IIIe	64	60
222C2	Clarinda silty clay loam, 5 to 9 percent slopes, moderately eroded	5.11	5.1%		IVw	34	25
531B	Kniffin silt loam, 2 to 5 percent slopes	4.09	4.1%		IIIe	55	54
223C2	Rinda silty clay loam, 5 to 9 percent slopes, moderately eroded	1.11	1.1%		IVw	45	22
<b>Weighted Average</b>						<b>58.5</b>	<b>57.6</b>

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## Parcel 5

<b>Total Acres:</b>	<b>18.8</b>
<b>Crop Acres:</b>	<b>17.8</b>
<b>Corn Base Acres:</b>	<b>6.61</b>
<b>Bean Base Acres:</b>	<b>6.80</b>
<b>Oats Base Acres:</b>	<b>0.40</b>
<b>Barley Base Acres:</b>	<b>0.06</b>
<b>Soil Productivity:</b>	<b>60.4 CSR2</b>

### Parcel 5 Property Information 18.8 Acres, m/l

#### Location

**From Bloomfield:** 6 miles west on Hwy 2, then 1 mile north on Flora Ave. Then ½ mile west on 215th St. The property is on the south side of the road.

#### Legal Description

East 18.8 Acres of NE ¼ SW ¼ lying south of road in Section 25, Township 69 North, Range 15 West of the 5<sup>th</sup> P.M., Davis County, Iowa. Exact legal subject to survey and abstracting.

#### Real Estate Tax

Taxes Payable 2018 - 2019: \$442.00  
Net Taxable Acres: 18.0  
Tax per Net Taxable Acre: \$24.56

#### FSA Data

Farm Number 2383, Tract 12354  
Crop Acres: 17.8  
Corn Base Acres: 6.61  
Corn PLC Yield: 100 Bu.  
Bean Base Acres: 6.80  
Bean PLC Yield: 31 Bu.  
Oats Base Acres: 0.4  
Oats PLC Yield: 44 Bu.  
Barley Base Acres: 0.06  
Barley PLC Yield: 33 Bu.

#### Soil Types/Productivity

Primary soils are Edina and Seymour.  
CSR2 on the crop acres is 60.4 per 2018 AgriData, Inc. See soil map for detail.

#### Land Description

Level to gently rolling.

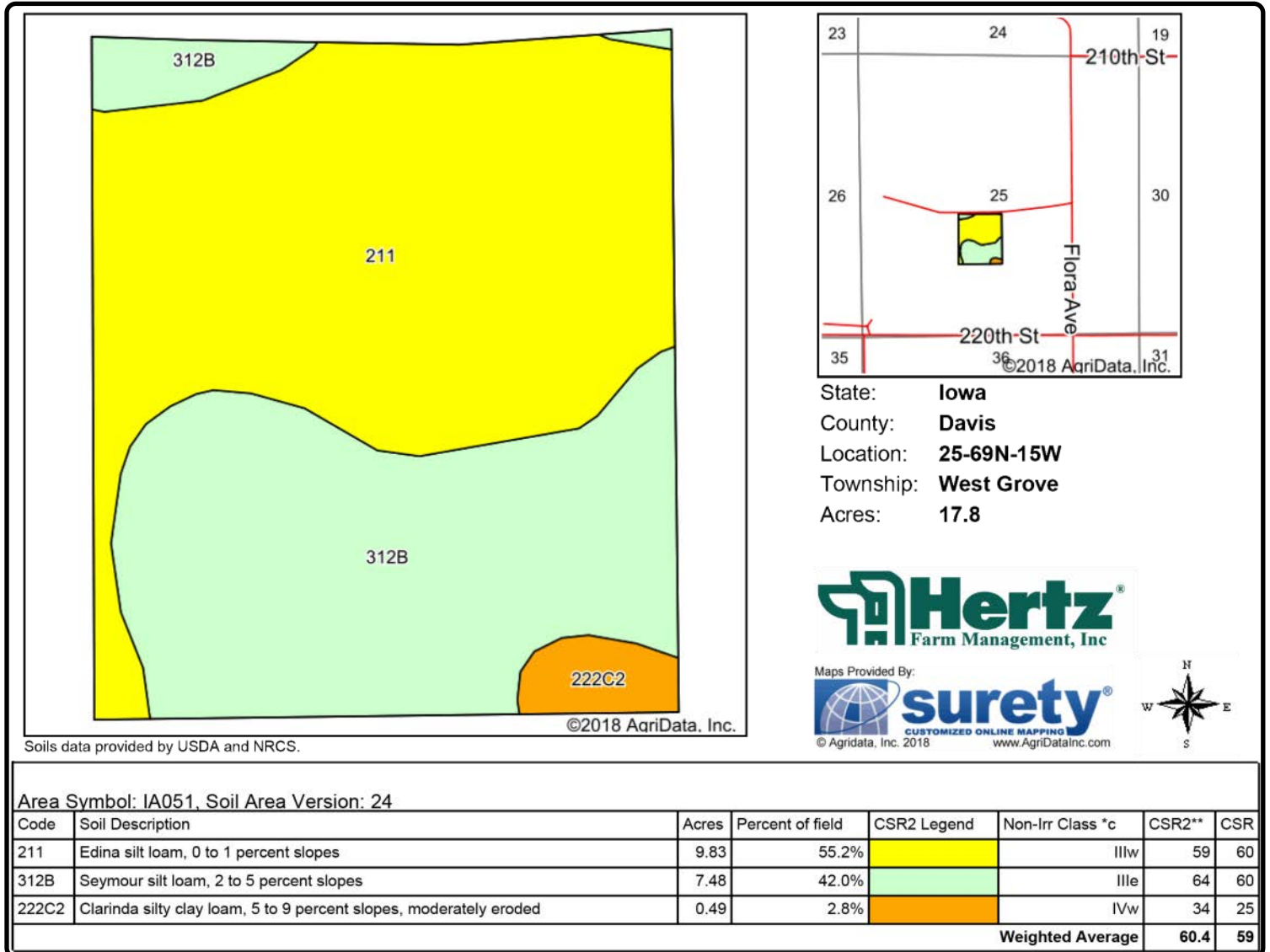
#### Drainage

Natural, plus supplemental tile.

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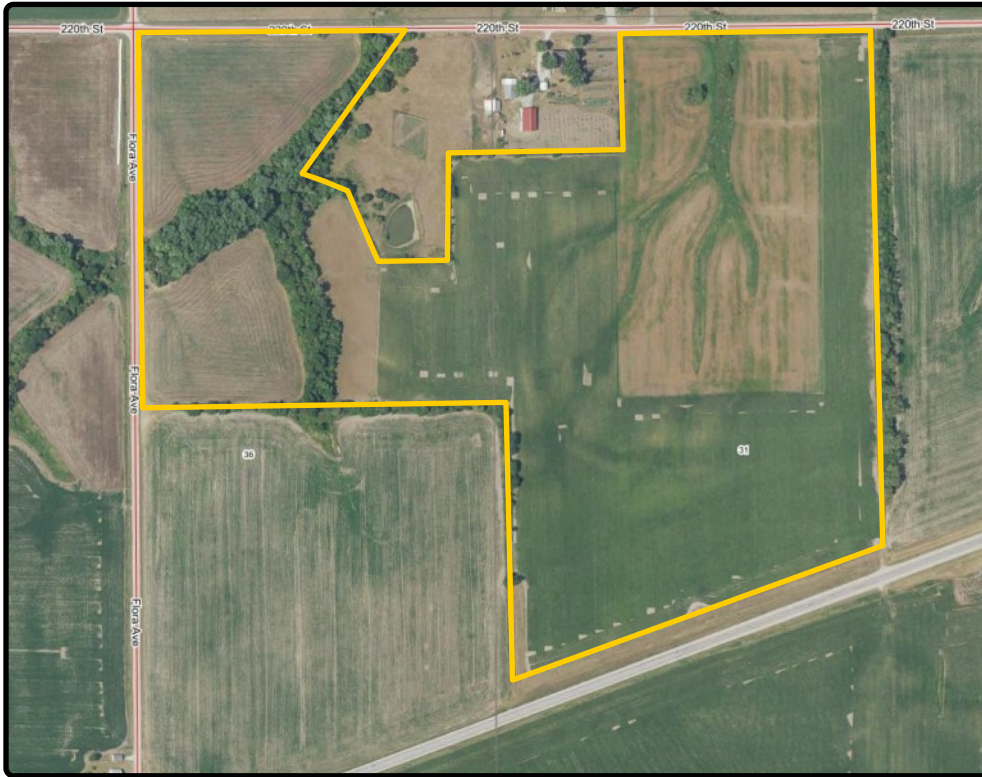
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## Parcel 6

<b>Total Acres:</b>	<b>90.68</b>
<b>Crop Acres:</b>	<b>59.41*</b>
<b>CRP Acres:</b>	<b>21.80</b>
<b>Corn Base Acres:</b>	<b>23.14*</b>
<b>Bean Base Acres:</b>	<b>23.81*</b>
<b>Oats Base Acres:</b>	<b>1.16*</b>
<b>Barley Base Acres:</b>	<b>0.22*</b>
<b>Soil Productivity:</b>	<b>55.7 CSR2</b>

*\*Crop and base acres are estimated.*

## Parcel 6 Property Information 90.68 Acres, m/l

### Location

**From Bloomfield:** 6 miles west on Hwy 2. The property is on the north side of the road.

### Legal Description

Auditor's Parcel "A" of Section 36, Township 69 North, Range 15 West of the 5<sup>th</sup> P.M., Davis County, Iowa. Exact legal subject to abstracting.

### Real Estate Tax

Taxes Payable 2018 - 2019: \$1,892.00  
Net Taxable Acres: 87.84  
Tax per Net Taxable Acre: \$21.54

### FSA Data

Farm Number 2383, Part of Tract 10123  
Crop Acres: 59.41\*  
Corn Base Acres: 23.14\*  
Corn PLC Yield: 100 Bu.  
Bean Base Acres: 23.81\*  
Bean PLC Yield: 31 Bu.  
Oats Base Acres: 1.16\*  
Oats PLC Yield: 44 Bu.  
Barley Base Acres: 0.22\*  
Barley PLC Yield: 33 Bu.

*\*Acres and bases are estimated pending reconstitution of farm by Davis County FSA.*

### CRP Contracts

Contract #11236A, practice CP1, includes 21.8 acres with an annual payment of \$3,977. Contract expires September 30, 2027.

### Soil Types/Productivity

Primary soils are Edina, Seymour and Clarinda. CSR2 on the crop acres is 55.7 per 2018 AgriData, Inc. See soil map for details.

### Land Description

Level to gently rolling.

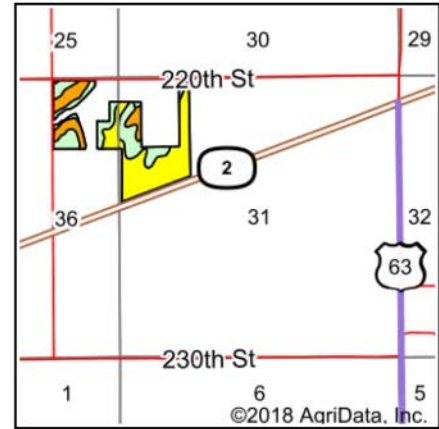
### Drainage

Natural, plus supplemental tile.

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State: **Iowa**  
 County: **Davis**  
 Location: **31-69N-14W**  
 Township: **West Grove**  
 Acres: **59.41**



Soils data provided by USDA and NRCS.

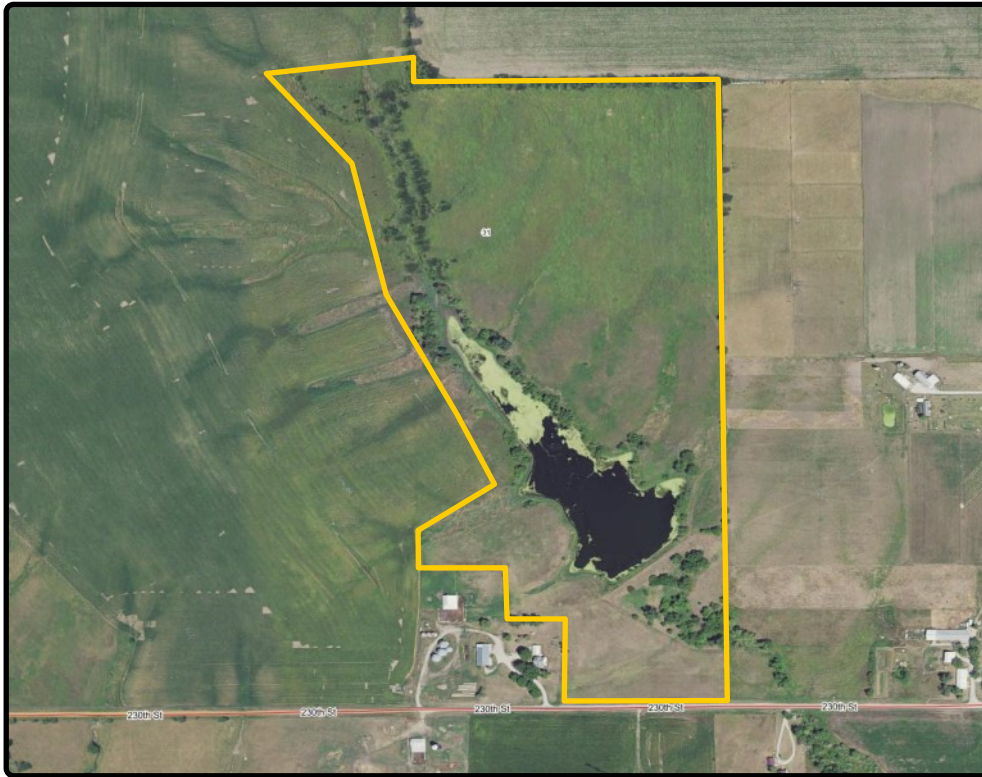
Area Symbol: IA051, Soil Area Version: 25

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**	CSR
211	Edina silt loam, 0 to 1 percent slopes	29.19	49.1%		Illw	59	60
312B	Seymour silt loam, 2 to 5 percent slopes	9.22	15.5%		Ille	64	60
312B2	Seymour silty clay loam, 2 to 5 percent slopes, moderately eroded	8.35	14.1%		Ille	61	55
222C2	Clarinda silty clay loam, 5 to 9 percent slopes, moderately eroded	5.75	9.7%		IVw	28	25
192C2	Adair clay loam, heavy till, 5 to 9 percent slopes, moderately eroded	4.12	6.9%		Ille	29	30
13B	Olmitz-Vesser-Zook complex, 0 to 5 percent slopes	2.78	4.7%		Ilw	74	60
<b>Weighted Average</b>						<b>55.7</b>	<b>53.8</b>

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## Parcel 7

<b>Total Acres:</b>	<b>76.11</b>
<b>Crop Acres:</b>	<b>2.38*</b>
<b>CRP Acres:</b>	<b>51.05</b>
<b>Corn Base Acres:</b>	<b>0.43*</b>
<b>Bean Base Acres:</b>	<b>0.44*</b>
<b>Oats Base Acres:</b>	<b>0.02*</b>
<b>Barley Base Acres:</b>	<b>0.004*</b>
<b>Soil Productivity:</b>	<b>35.6 CSR2</b>

*\*Crop and base acres are estimated.*

### Parcel 7 Property Information 76.11 Acres, m/l

#### Location

**From Bloomfield:** 5 miles west on Hwy 2, then 1 mile south on Hwy 63. Then ¼ mile west on 230th St. The property is on the north side of the road.

#### Legal Description

Auditor's Parcel "B" of Sec. 31, Township 69N Range 14W of the 5<sup>th</sup> P.M. Exact legal subject to abstracting.

#### Real Estate Tax

Taxes Payable 2018 - 2019: \$1,036.00\*  
Net Taxable Acres: 75.45\*  
Tax per Net Taxable Acre: \$13.73

- *Taxes and Net Taxable Acres are estimated.*

#### FSA Data

Farm Number 2383, Part of Tract 10123  
Crop Acres: 2.38\*  
Corn Base Acres: 0.43\*  
Corn PLC Yield: 100 Bu.  
Bean Base Acres: 0.44\*  
Bean PLC Yield: 31 Bu.  
Oats Base Acres: 0.02\*  
Barley Base Acres: 0.004\*  
Barley PLC Yield: 33 Bu.

*\*Acres and bases are estimated pending reconstitution of farm by Davis County FSA.*

#### CRP Contracts

Contract #11442, practice CP21, includes 11.49 acres with an annual payment of \$1,600. Contract expires Sept. 30, 2033.

Contract #10109A, practice CP1, includes 40.76 acres with an estimated annual payment of \$6,505. Contract expires Sept. 30, 2023.

#### Soil Types/Productivity

Primary soils are Clarinda and Adair. CSR2 on the crop acres is 35.6 per 2018 AgriData, Inc. See soil map for detail.

#### Land Description

Level to gently rolling.

#### Drainage

Natural, plus supplemental tile.

#### Pond

A 7½ acre pond northeast of the house was constructed by the Army Corps of Engineers.

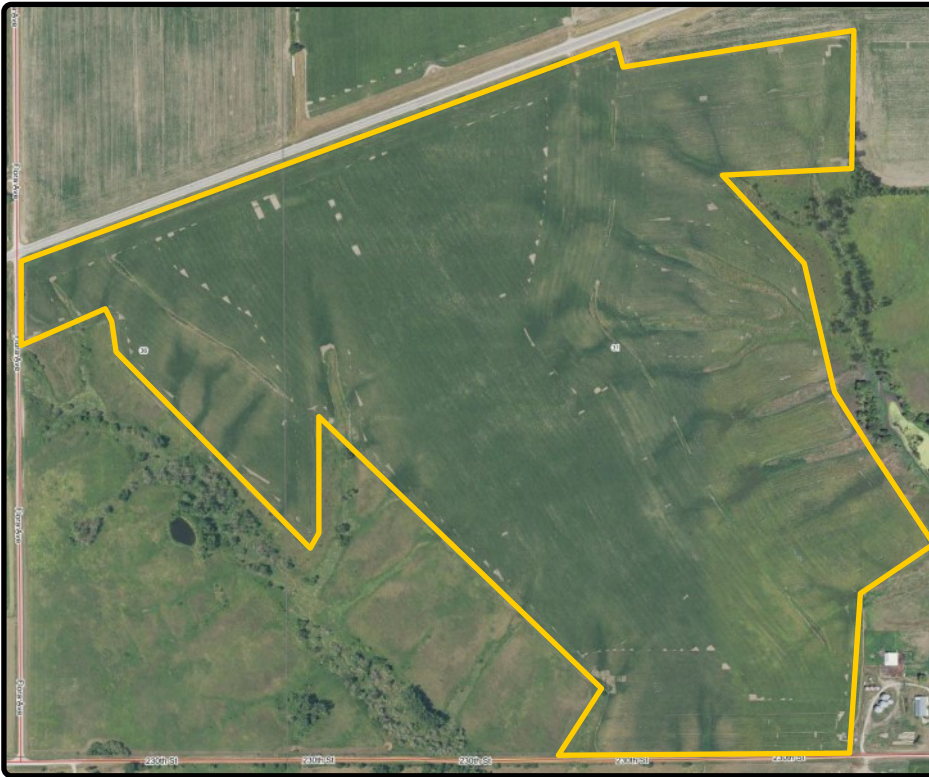
#### Water & Well Information

Historically, a well on this property has provided water to Parcels 10 and 14. There is no easement and access to this well is not guaranteed. Rural water is available on 230th St.

**Matthew Clarahan**  
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**Rachelle Heller**  
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## Parcel 8

<b>Total Acres:</b>	<b>188.83</b>
<b>Crop Acres:</b>	<b>177.29*</b>
<b>Corn Base Acres:</b>	<b>69.07*</b>
<b>Bean Base Acres:</b>	<b>71.07*</b>
<b>Oats Base Acres:</b>	<b>3.46*</b>
<b>Barley Base Acres:</b>	<b>0.65*</b>
<b>Soil Productivity:</b>	<b>50.1 CSR2</b>

*\*Crop and base acres are estimated.*

## Parcel 8 Property Information 188.83 Acres, m/l

### Location

**From Bloomfield:** 6 miles west on Hwy 2. The property is on the south side of the road.

### Legal Description

Auditor's Parcel "C" of Section 36, Township 69 North, Range 15 West of the 5<sup>th</sup> P.M., Davis County, Iowa. Exact legal subject to survey and abstracting.

### Real Estate Tax

Taxes Payable 2018 - 2019: \$3,733.00\*  
Net Taxable Acres: 187.3  
Tax per Net Taxable Acre: \$19.87  
*\*Taxes and Net Taxable Acres are estimated.*

### FSA Data

Farm Number 2383, Part of Tract 10123  
Crop Acres: 177.29\*  
Corn Base Acres: 69.07\*  
Corn PLC Yield: 100 Bu.  
Bean Base Acres: 71.07\*  
Bean PLC Yield: 31 Bu.  
Oats Base Acres: 3.46\*  
Oats PLC Yield: 44 Bu.  
Barley Base Acres: 0.65\*  
Barley PLC Yield: 33 Bu.

*\*Acres and bases are estimated pending reconstitution of farm by Davis County FSA.*

### Soil Types/Productivity

Primary soils are Edina, Seymour and Clarinda. CSR2 on the crop acres is 50.1 per 2018 AgriData, Inc. See soil map for detail.

### Land Description

Level to rolling.

### Drainage

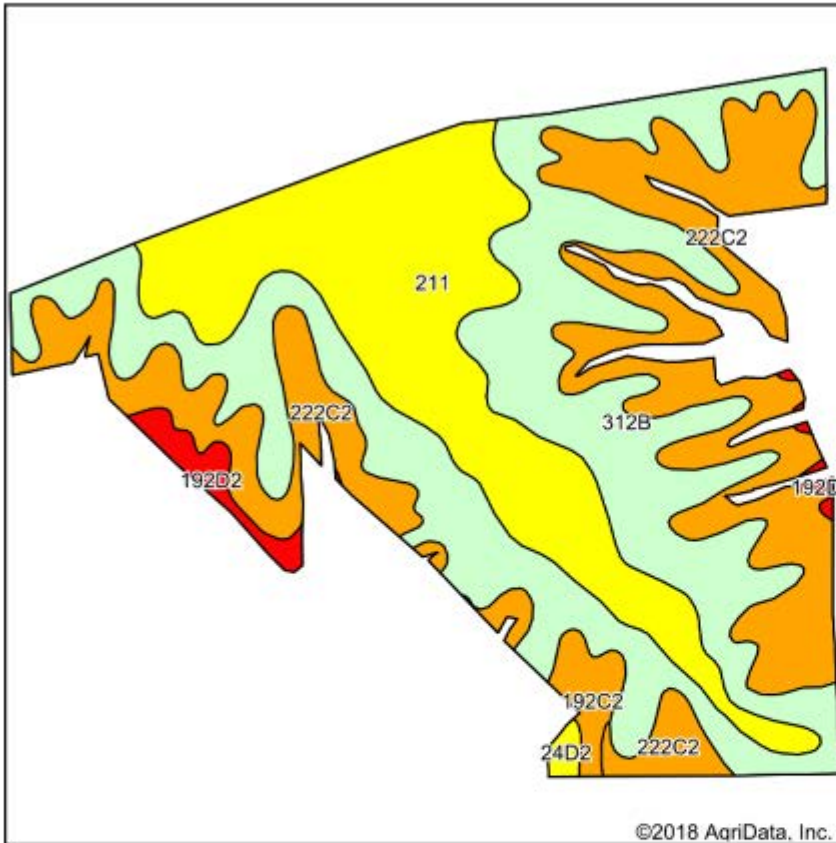
Natural, plus supplemental tile.

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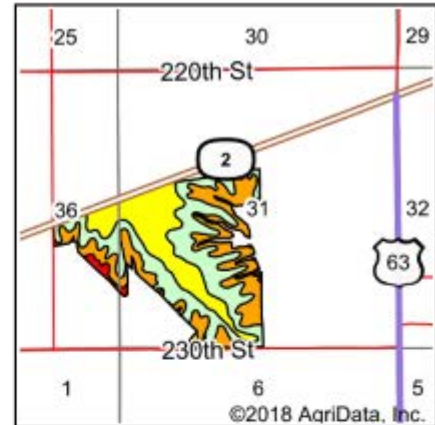
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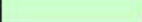





Soils data provided by USDA and NRCS.



State: **Iowa**  
County: **Davis**  
Location: **31-69N-14W**  
Township: **West Grove**  
Acres: **177.29**



Area Symbol: IA051, Soil Area Version: 25

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**	CSR
312B	Seymour silt loam, 2 to 5 percent slopes	69.62	39.3%		IIIe	64	60
222C2	Clarinda silty clay loam, 5 to 9 percent slopes, moderately eroded	52.25	29.5%		IVw	28	25
211	Edina silt loam, 0 to 1 percent slopes	46.82	26.4%		IIIw	59	60
192C2	Adair clay loam, heavy till, 5 to 9 percent slopes, moderately eroded	4.35	2.5%		IIIe	29	30
192D2	Adair clay loam, heavy till, 9 to 14 percent slopes, moderately eroded	3.47	2.0%		IVe	9	15
24D2	Shelby loam, 9 to 14 percent slopes, moderately eroded	0.78	0.4%		IIIe	45	48
<b>Weighted Average</b>						<b>50.1</b>	<b>48</b>

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## Parcel 9

<b>Total Acres:</b>	<b>81.02</b>
<b>Crop Acres:</b>	<b>3.3*</b>
<b>CRP Acres:</b>	<b>56.5</b>
<b>Corn Base Acres:</b>	<b>1.31*</b>
<b>Bean Base Acres:</b>	<b>1.34*</b>
<b>Oats Base Acres:</b>	<b>0.08*</b>
<b>Barley Base Acres:</b>	<b>0.01*</b>
<b>Soil Productivity:</b>	<b>45.6 CSR2</b>

*\*Crop and base acres are estimated.*

## Parcel 9 Property Information 81.02 Acres, m/l

### Location

**From Bloomfield:** 6 miles west on Hwy 2, then ½ mile south on Flora Ave. The property is on the east side of the road.

### Legal Description

Auditor's Parcel "D" of Section 39, Township 69 North, Range 15 West of the 5<sup>th</sup> P.M., Davis County, Iowa. Exact legal subject to abstracting.

### Real Estate Tax

Taxes Payable 2018 - 2019: \$1,315.00\*  
Net Taxable Acres: 76.78\*  
Tax per Net Taxable Acre: \$17.13  
*\*Taxes and Net Taxable Acres are estimated.*

### FSA Data

Farm Number 2383, Part of Tract 10123  
Crop Acres: 3.3  
Corn Base Acres: 1.31\*  
Corn PLC Yield: 100 Bu.  
Bean Base Acres: 1.34\*  
Bean PLC Yield: 31 Bu.  
Oats Base Acres: 0.07\*  
Oats PLC Yield: 44 Bu.  
Barley Base Acres: 0.01\*  
Barley PLC Yield: 33 Bu.

*\*Acres and bases are estimated pending reconstitution of farm by Davis County FSA.*

### Soil Types/Productivity

Primary soils are Seymour, Adair and Clarinda on the crop acres is 45.6 per 2018 AgriData, Inc. See soil map for detail.

### Land Description

Gently rolling to rolling.

### Drainage

Natural, plus supplemental tile.

### CRP Contracts

Contract #10109A, practice CP1, includes 45.7 acres with an annual payment of \$7,293. Contract expires September 30, 2023.

Contract #11443, practice CP22, includes 10.79 acres with an annual payment of \$1,629. Contract expired September 30, 2033.

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## Parcel 10

<b>Total Acres:</b>	<b>215.72</b>
<b>Cert. Grass Acres:</b>	<b>163.18*</b>
<b>Corn Base Acres:</b>	<b>63.53*</b>
<b>Bean Base Acres:</b>	<b>65.41*</b>
<b>Oat Base Acres:</b>	<b>3.78*</b>
<b>Barley Base Acres:</b>	<b>0.6*</b>
<b>Soil Productivity:</b>	<b>39.2 CSR2</b>

\*Crop and base acres are estimated.

### Parcel 10 Property Information 215.72 Acres, m/l

#### Location

**From Bloomfield:** 5 miles west on Hwy 2, then 1 mile south on Hwy 63, then ½ mile west on 230th St. The property is on the south side of the road.

#### Legal Description

Auditor's Parcel "F" of Section 6, Township 68 North, Range 14 West of the 5<sup>th</sup> P.M., Davis County, Iowa. Exact legal subject to abstracting.

#### Real Estate Tax

Taxes Payable 2018 - 2019: \$3,394.00  
Net Taxable Acres: 212.66  
Tax per Net Taxable Acre: \$15.96

#### FSA Data

Farm Number 2383, Part of Tract 10123  
Certified Grass Acres: 163.18\*  
Corn Base Acres: 63.53\*  
Corn PLC Yield: 100 Bu.  
Bean Base Acres: 65.41\*  
Bean PLC Yield: 31 Bu.  
Oats Base Acres: 3.19\*  
Oats PLC Yield: 44 Bu.  
Barley Base Acres: 0.6\*  
Barley PLC Yield: 33 Bu.

\*Acres and bases are estimated pending reconstitution of farm by Davis County FSA.

#### Soil Types/Productivity

Primary soils are Armstrong, Gara, Lawson and Adair. CSR2 on the certified grass acres is 39.2 per 2018 AgriData, Inc. See soil map for detail.

#### Land Description

Rolling.

#### Buildings

- 52' x 52' Pole Barn
- 20' x 40' Silo

#### Drainage

Natural, plus supplemental tile.

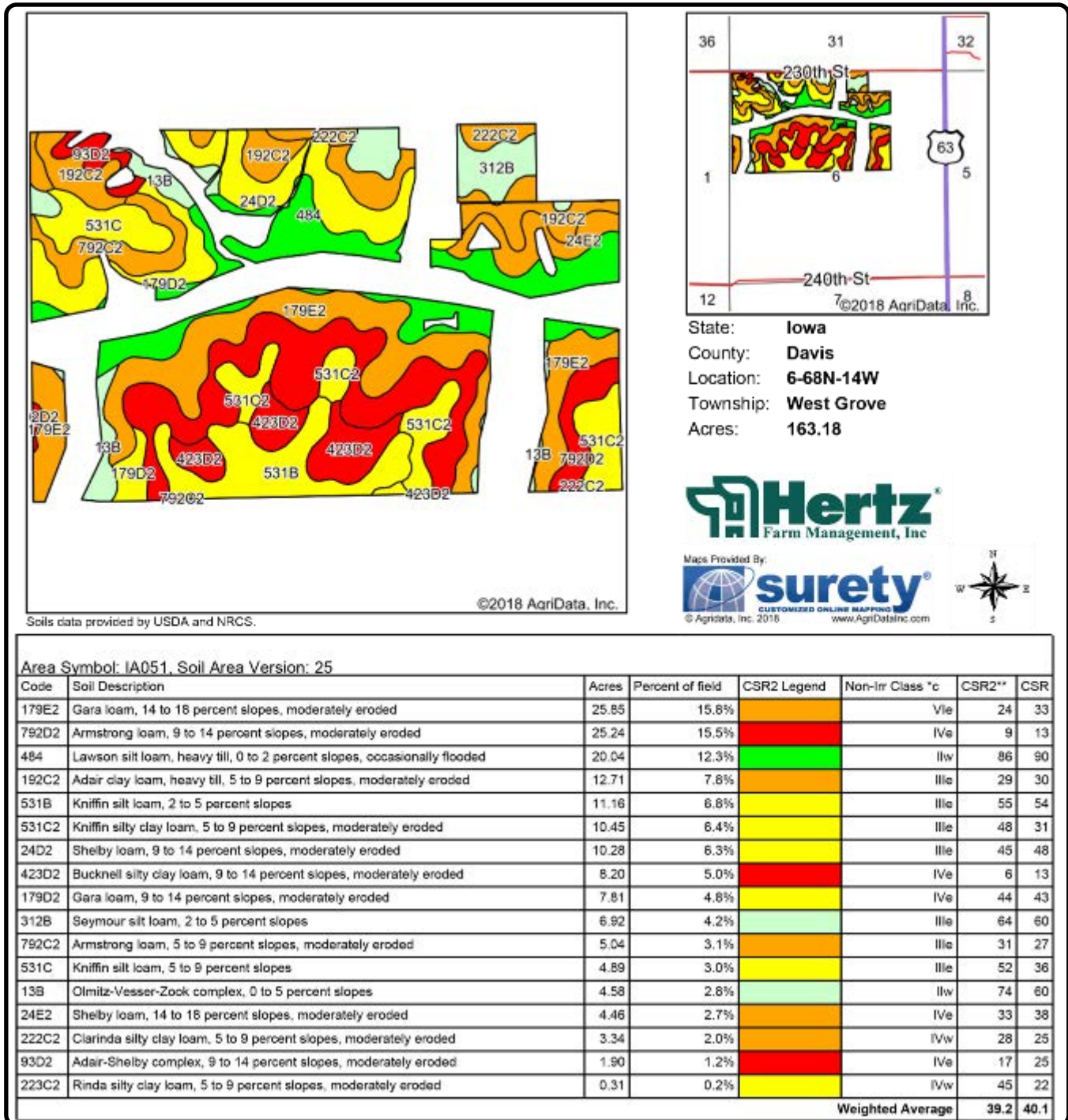
#### Water & Well Information

Historically, a well on Parcel 7 has provided water to this property. There is no easement agreement and access to this well is not guaranteed. Rural water is available on north side of 230th St.

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## Parcel 11

<b>Total Acres:</b>	<b>136.04</b>
<b>Crop Acres:</b>	<b>118.3*</b>
<b>CRP Acres:</b>	<b>10.14</b>
<b>Corn Base Acres:</b>	<b>46.40*</b>
<b>Bean Base Acres:</b>	<b>47.75*</b>
<b>Oats Base Acres:</b>	<b>2.84*</b>
<b>Barley Base Acres:</b>	<b>0.54*</b>
<b>Soil Productivity:</b>	<b>50.3 CSR2</b>

*\*Crop and base acres are estimated.*

### Parcel 11 Property Information 136.04 Acres, m/l

#### Location

**From Bloomfield:** 9 miles west on Hwy 2. The property is on the south side of the road.

#### Legal Description

Auditor's Parcel "B" of Section 3, Township 68 North, Range 15 W. of the 5<sup>th</sup> P.M. Exact legal subject to abstracting.

#### Real Estate Tax

Taxes Payable 2018 - 2019: \$2,803\*

Net Taxable Acres: 132.80\*

Tax per Net Taxable Acre: \$21.11

*\*Taxes and Net Taxable Acres are estimated.*

#### FSA Data

Farm Number 2383, Part of Tract 231

Crop Acres: 118.3\*

Corn Base Acres: 46.40\*

Corn PLC Yield: 100 Bu.

Bean Base Acres: 47.75\*

Bean PLC Yield: 31 Bu.

Oats Base Acres: 2.84\*

Oats PLC Yield: 44 Bu.

Barley Base Acres: 0.54\*

Barley PLC Yield: 33 Bu.

*\*Acres and bases are estimated pending reconstitution of farm by Davis County FSA.*

#### CRP Contracts

Contract #11235A, practice CP1, includes 10.14 acres with an estimated annual payment of \$1,844. Contract expires September 30, 2027.

#### Soil Types/Productivity

Primary soils are Edina, Clarinda, Seymour. CSR2 on the crop acres is 50.3 per 2018 AgriData, Inc. See soil map for detail.

#### Land Description

Level to rolling.

#### Drainage

Natural, plus supplemental tile.

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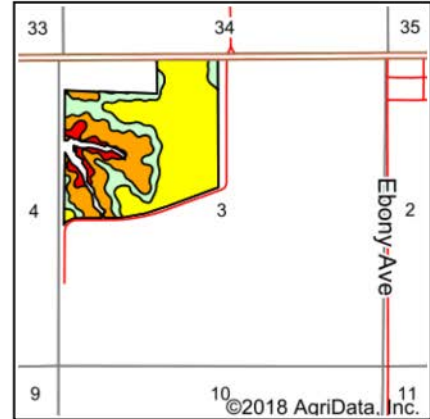
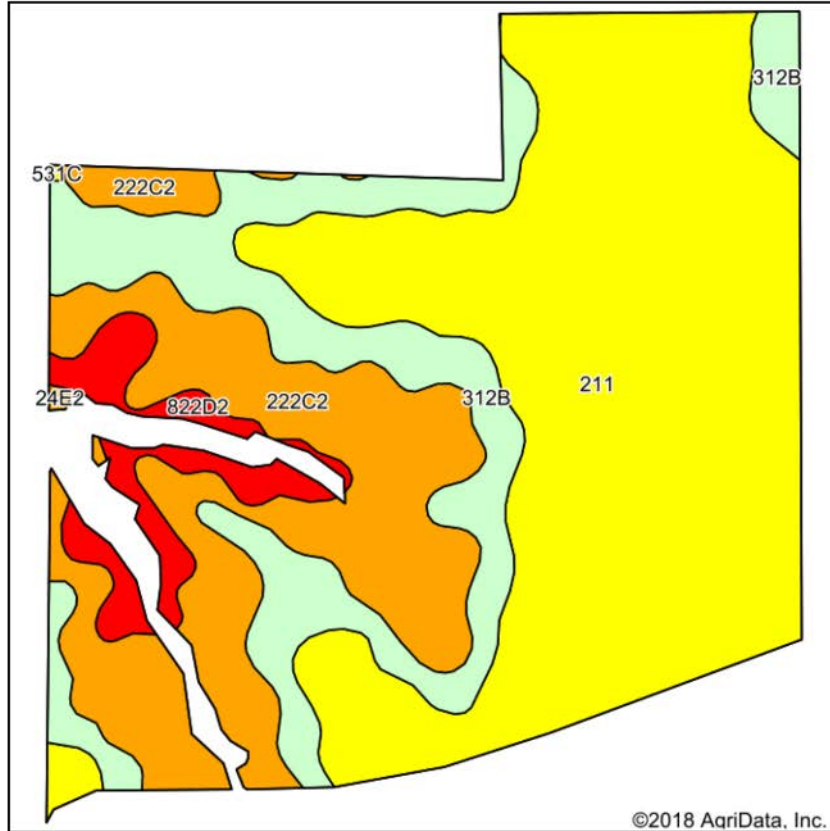
Washington, IA 52353

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State: **Iowa**  
 County: **Davis**  
 Location: **3-68N-15W**  
 Township: **West Grove**  
 Acres: **118.3**



Soils data provided by USDA and NRCS.

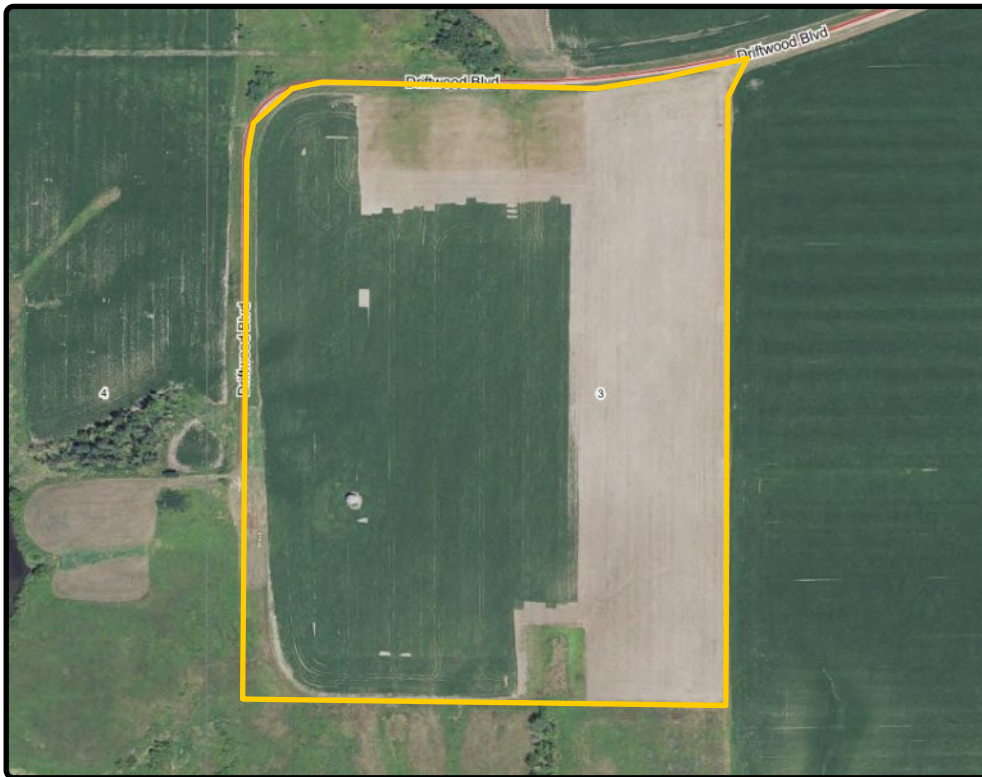
Area Symbol: IA051, Soil Area Version: 25

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**	CSR
211	Edina silt loam, 0 to 1 percent slopes	61.90	52.3%		IIIw	59	60
222C2	Clarinda silty clay loam, 5 to 9 percent slopes, moderately eroded	27.44	23.2%		IVw	28	25
312B	Seymour silt loam, 2 to 5 percent slopes	22.64	19.1%		IIIe	64	60
822D2	Lamoni clay loam, 9 to 14 percent slopes, moderately eroded	6.06	5.1%		IVe	11	15
24E2	Shelby loam, 14 to 18 percent slopes, moderately eroded	0.20	0.2%		IVe	33	38
531C	Kniffin silt loam, 5 to 9 percent slopes	0.06	0.1%		IIIe	52	36
<b>Weighted Average</b>						<b>50.3</b>	<b>49.5</b>

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## Parcel 12

<b>Total Acres:</b>	<b>51.37</b>
<b>Crop Acres:</b>	<b>43.25*</b>
<b>CRP Acres:</b>	<b>3.7</b>
<b>Corn Base Acres:</b>	<b>16.85*</b>
<b>Bean Base Acres:</b>	<b>17.34*</b>
<b>Oats Base Acres:</b>	<b>1.04*</b>
<b>Barley Base Acres:</b>	<b>0.2*</b>
<b>Soil Productivity:</b>	<b>58.0 CSR2</b>

*\*Crop and base acres are estimated.*

## Parcel 12 Property Information 51.37 Acres, m/l

### Location

**From Bloomfield:** 8 ½ miles west on Hwy 2, then 1 mile south on Driftwood Ave. The property is on the south side of the road.

### Legal Description

Auditor's Parcel "C" of Section 3, Township 68 North, Range 15 West of the 5<sup>th</sup> P.M. Exact legal subject to survey and abstracting.

### Real Estate Tax

Taxes Payable 2018 - 2019: \$1,119.00\*

Net Taxable Acres: 49.19\*

Tax per Net Taxable Acre: \$22.75

*\*Taxes and Net Taxable Acres are estimated.*

### FSA Data

Farm Number 2383, Part of Tract 231

Crop Acres: 43.25\*

Corn Base Acres: 16.85\*

Corn PLC Yield: 100 Bu.

Bean Base Acres: 17.34\*

Bean PLC Yield: 31 Bu.

Oats Base Acres: 1.04\*

Oats PLC Yield: 44 Bu.

Barley Base Acres: 0.2\*

Barley PLC Yield: 33 Bu.

*\*Acres and bases are estimated pending reconstitution of farm by Davis County FSA.*

### CRP Contracts

Contract #11235A, practice CP1, includes 3.7 acres with an estimated annual payment of \$676. Contract expires September 30, 2027.

### Soil Types/Productivity

Primary soils are Edina, Seymour and Clarinda. CSR2 on the crop acres is 58.0 per 2018 AgriData, Inc. See soil map for detail.

### Land Description

Level.

### Improvements

- 18' Grain Bin

### Drainage

Natural, plus supplemental tile.

**Matthew Clarahan**

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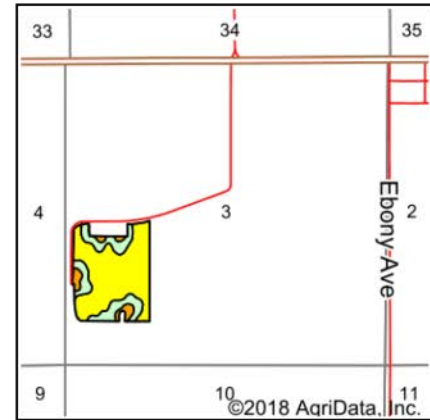
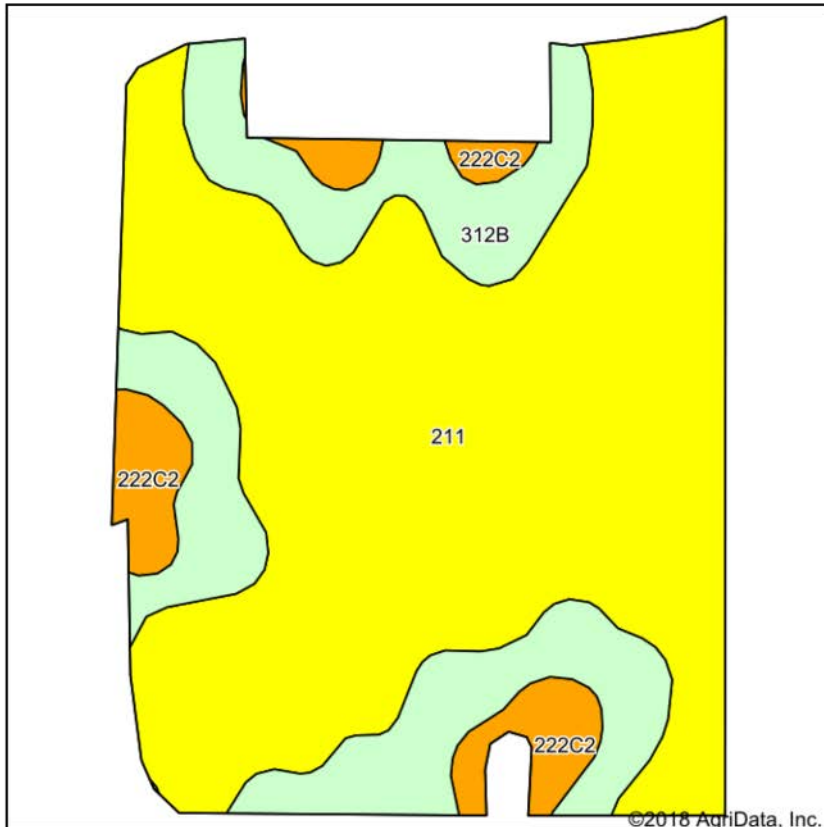
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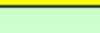

State: **Iowa**  
 County: **Davis**  
 Location: **3-68N-15W**  
 Township: **West Grove**  
 Acres: **43.25**



Maps Provided By:  
  
 CUSTOMIZED ONLINE MAPPING  
 © AgriData, Inc. 2018 www.AgriDataInc.com



Area Symbol: IA051, Soil Area Version: 25

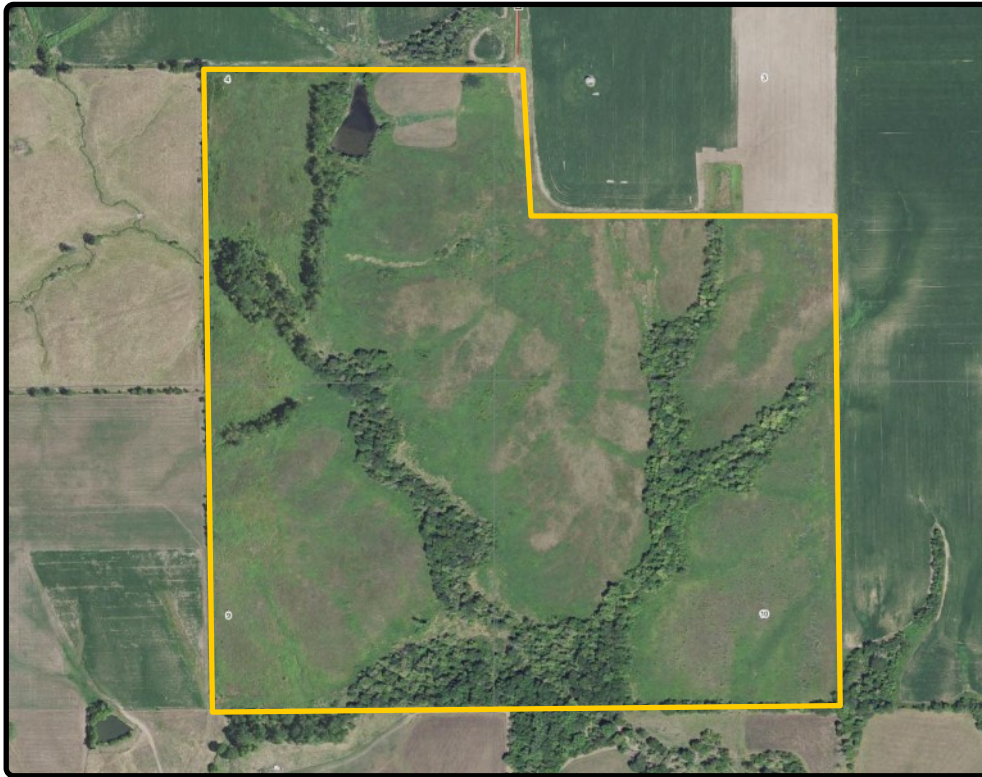
Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**	CSR
211	Edina silt loam, 0 to 1 percent slopes	30.20	69.8%		IIIw	59	60
312B	Seymour silt loam, 2 to 5 percent slopes	10.08	23.3%		IIIe	64	60
222C2	Clarinda silty clay loam, 5 to 9 percent slopes, moderately eroded	2.97	6.9%		IVw	28	25
<b>Weighted Average</b>						<b>58</b>	<b>57.6</b>

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## Parcel 13

<b>Total Acres:</b>	<b>142.91</b>
<b>Crop Acres:</b>	<b>111.2*</b>
<b>Soil Productivity:</b>	<b>43.4 CSR2</b>

*\*Crop acres are estimated.*

## Parcel 13 Property Information 142.91 Acres, m/l

### Location

**From Bloomfield:** 8 ½ miles west on Hwy 2, then 1 ¼ mile south on Driftwood Ave. The property is on the west side of the road.

### Legal Description

Auditor's Parcel "D" of Sections 3, 4, 9 and 10, Township 69 North, Range 15 West of the 5<sup>th</sup> P.M., Davis County, Iowa. Exact legal subject to abstracting.

### Real Estate Tax

Taxes Payable 2018 - 2019: \$2,382.00\*  
Net Taxable Acres: 142.91\*  
Tax per Net Taxable Acre: \$16.67  
*\*Taxes and Net Taxable Acres are estimated.*

### FSA Data

Farm Number 2383, Part of Tract 231  
Crop Acres: 111.20\*  
The cropland was enrolled a CRP program that has since expired. The cropland is currently being utilized as pasture and would qualify for organic certification.  
*\*Acres are estimated pending reconstitution of farm by Davis County FSA.*

### Soil Types/Productivity

Primary soils are Shelby, Adair, Seymour and Clarinda. CSR2 on the crop acres is 43.4 per 2018 AgriData, Inc. See soil map for detail.

### Land Description

Level to rolling.

### Drainage

Natural.

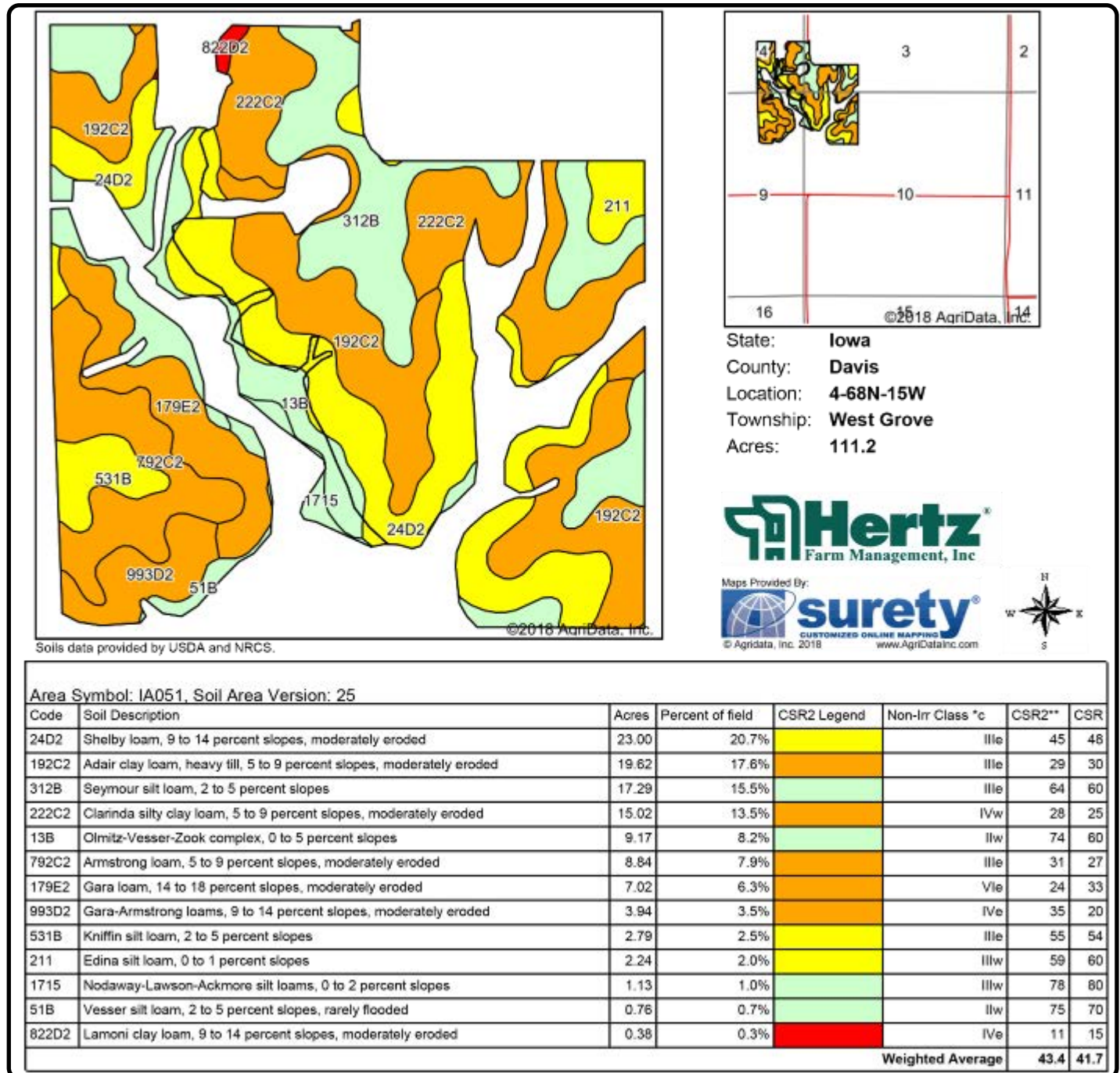
### Pond

There is a one acre pond in the northeast corner of the property.

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## Parcel 14

<b>Total Acres:</b>	<b>6.96</b>
<b>Bedrooms:</b>	<b>3</b>
<b>Bathrooms:</b>	<b>2.5</b>
<b>Finished SF:</b>	<b>1,938 SF</b>

**ADDRESS:**  
16604 230th St.  
Bloomfield, IA 52537

## Open Houses

**Saturday, Jan. 19: 10am - 12pm**  
**Wednesday, Jan. 23: 4pm - 6pm**

## Parcel 14 Property Information 6.96 Acres, m/l

### Location

**From Bloomfield:** 5 miles west on Hwy 2, then 1 mile south on Hwy 63. Then 1/2 mile west on 230th St. The property is on the north side of the road.

### Legal Description

Auditor's Parcel "E" of Sec. 31, Township 69N, Range 14W of the 5<sup>th</sup> P.M., Davis County, Iowa. Exact legal subject to abstracting.

### Real Estate Tax

Taxes Payable 2018 - 2019: \$1,960\*

Net Taxable Acres: 6.39\*

Tax per Net Taxable Acre: \$228

\*Taxes and Net Taxable Acres are estimated.

### House

A very well-maintained 1½ story farm house built in 1920 with 1,938 sq. ft. of living space. The 24' x 36' attached Morton building was added on in 1997. There are 3 bedrooms and 2½ bathrooms. Recent updates include a metal roof, new vinyl siding, windows and a furnace.

### Outbuildings

- 55' x 55' Livestock Barn
- 54' x 90' Steel Building
- 22' Grain Bin
- Three 18' Grain Bins
- Three 30' Grain Bins

### Water/Well Information

Water to the house is provided by Rathbun Regional Water Association. Historically, a well on Parcel 7 has also provided water to the house and barns. There is no easement agreement and access to this well is not guaranteed.

*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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Date: **Wed., February 6, 2019**

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

Site: **Davis Co. Fairgrounds  
20471 Old Hwy 2  
Bloomfield, IA 52537**

### **Seller**

Henry A. Getz Living Trust 'A'

### **Agency**

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

### **Auctioneer**

Troy Louwagie

### **Attorney**

Michael R. Seghetti  
Elias, Meginnes & Seghetti, P.C.

### **Method of Sale**

- Parcels 1-13 will be offered by the Choice and Privilege Method with the choice to the high bidder to take any number of parcels. Should the high bidder not select all parcels, the contending bidder will have the privilege to select any remaining parcels at the high bid. Any parcels still remaining will be offered with another round of bidding. Additional rounds of bidding will continue until all parcels are selected.
- Parcel 14 will be offered as an individual parcel
- 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 19, 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. Taxes will be prorated to the date of closing.

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