

Land Auction

ACREAGE:

312.99 Acres, m/l
In 3 parcels
Poweshiek County, IA

DATE:

Thursday
February 28, 2019
10:00 a.m.

LOCATION:

Memorial Hall
Montezuma, IA



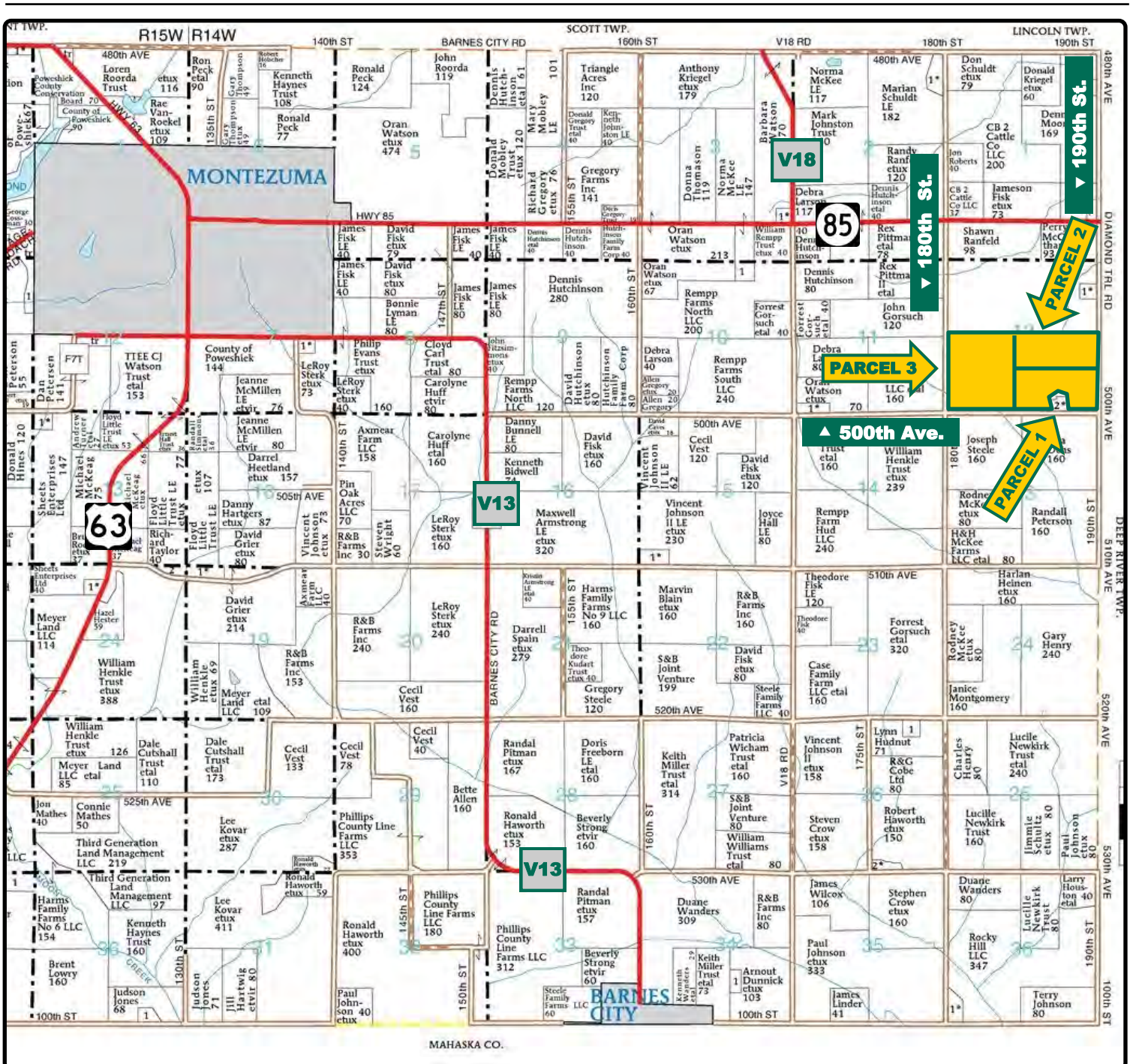
Property Key Features

- Combined, Estimated 295.3 Crop Acres with a CSR2 of 79.3
- 5 Miles East of Montezuma
- High-Quality, Productive Farms in Strong Area

Chris Smith, ALC, AFM
Licensed in IA
ChrisS@Hertz.ag

515-382-1500 / 800-593-5263
415 S. 11th St. / PO Box 500
Nevada, IA 50201-0500
www.Hertz.ag

312.99 Acres, m/l, in 3 parcels, Poweshiek County, IA



Map reproduced with permission of Farm & Home Publishers, Ltd.

Chris Smith, ALC, AFM
Licensed in IA
ChrisS@Hertz.ag

515-382-1500 / 800-593-5263
415 S. 11th St. / PO Box 500
Nevada, IA 50201-0500
www.Hertz.ag



Parcel 1

| | |
|---------------------------|------------------|
| Total Acres: | 72.99 |
| Crop Acres*: | 68.37 |
| Corn Base Acres*: | 34.19 |
| Bean Base Acres*: | 34.18 |
| Soil Productivity: | 76.4 CSR2 |

**Crop acres and bases are estimated*

Parcel 1 Property Information 72.99 Acres, m/l

Location

Located 5 miles east and 1 mile south of Montezuma, IA. Take Hwy 85 east to 190th St., then go 1 mile south on 190th St. The farm is at the intersection of 190th St. and 500th Ave. on west side of 190th St.

Legal Description

S½ SE¼, except Parcel A, Section 12, Township 78 North, Range 14 West of the 5th P.M. (Jackson Twp.)

Real Estate Tax

Taxes Payable 2018-2019: \$1,972.00
Net Taxable Acres: 70.42
Tax per Net Taxable Acre: \$28.00

FSA Data

Farm Number 5917, Part of Tract 10715
Crop Acres*: 68.37
Corn Base Acres*: 34.19
Corn PLC Yield: 168 Bu.
Bean Base Acres*: 34.18
Bean PLC Yield: 50 Bu.
**Crop acres and bases are estimated pending reconstitution of farm by FSA office.*

CRP Contracts

None

Soil Types/Productivity

Primary soils are Otley, Mahaska and Nira clay loams. CSR2 on the FSA crop acres is 76.4 per 2019 AgriData, Inc. See soil map for detail.

Land Description

Level to gently rolling

Buildings/Improvements

None

Drainage

Natural

Water & Well Information

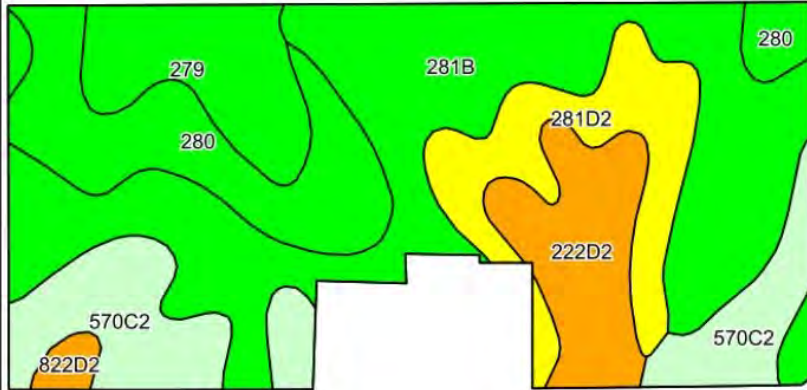
None

Lease

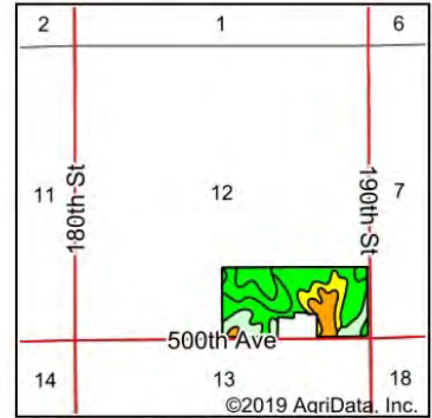
Open lease for 2019 crop year.

Comments

High-quality, productive Poweshiek County farm in strong area.



©2019 AgriData, Inc.



State: **Iowa**
County: **Poweshiek**
Location: **12-78N-14W**
Township: **Jackson**
Acres: **68.37**
Date: **1/21/2019**



Maps Provided By:










© AgriData, Inc. 2019 www.AgriDataInc.com



Soils data provided by USDA and NRCS.

Area Symbol: IA157, Soil Area Version: 22

| Code | Soil Description | Acres | Percent of field | CSR2 Legend | Non-Irr Class *c | CSR2** | CSR |
|-------------------------|---|-------|------------------|---|------------------|-------------|-------------|
| 281B | Otley silty clay loam, 2 to 5 percent slopes | 26.46 | 38.7% |  | Ile | 91 | 91 |
| 280 | Mahaska silty clay loam, 0 to 2 percent slopes | 10.64 | 15.6% |  | Iw | 94 | 96 |
| 570C2 | Nira silty clay loam, 5 to 9 percent slopes, moderately eroded | 10.07 | 14.7% |  | IIle | 72 | 68 |
| 281D2 | Otley silty clay loam, 9 to 14 percent slopes, eroded | 7.90 | 11.6% |  | IIle | 54 | 61 |
| 222D2 | Clarinda silty clay loam, 9 to 14 percent slopes, moderately eroded | 6.41 | 9.4% |  | IVe | 21 | 10 |
| 279 | Taintor silty clay loam, 0 to 2 percent slopes | 6.18 | 9.0% |  | IIw | 83 | 89 |
| 822D2 | Lamoni silty clay loam, 9 to 14 percent slopes, moderately eroded | 0.71 | 1.0% |  | IVe | 22 | 15 |
| Weighted Average | | | | | | 76.4 | 76.4 |

**IA has updated the CSR values for each county to CSR2.

*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.

Chris Smith, ALC, AFM
Licensed in IA
ChrisS@Hertz.ag

515-382-1500 / 800-593-5263
415 S. 11th St. / PO Box 500
Nevada, IA 50201-0500
www.Hertz.ag

Parcel 1 - SE Corner Looking NW



Parcel 1 - SE Corner Looking NW



Parcel 1 - NW Looking SE



Parcel 1 - West Looking East





Parcel 2

| | |
|---------------------------|------------------|
| Total Acres: | 80.00 |
| Crop Acres*: | 81.31 |
| Corn Base Acres*: | 40.66 |
| Bean Base Acres*: | 40.65 |
| Soil Productivity: | 82.2 CSR2 |

**Crop acres and bases are estimated*

Parcel 2 Property Information 80 Acres, m/l

Location

Located 5 miles east and 1 mile south of Montezuma, IA. Take Hwy 85 east to 190th St., then go 1 mile south on 190th St. The farm is on the west side of 190th St.

Legal Description

N½ SE¼, Section 12, Township 78 North, Range 14 West of the 5th P.M. (Jackson Twp.)

Real Estate Tax

Taxes Payable 2018-2019: \$2,356
Net Taxable Acres: 78.8
Tax per Net Taxable Acre: \$29.90

FSA Data

Farm Number 5917, Part of Tract 10715
Crop Acres*: 81.31
Corn Base Acres*: 40.66
Corn PLC Yield: 168 Bu.
Bean Base Acres*: 40.65
Bean PLC Yield: 50 Bu.
**Crop acres and bases are estimated pending reconstitution of farm by FSA office.*

CRP Contracts

None

Soil Types/Productivity

Primary soils are Taintor, Otley and Mahaska clay loams. CSR2 on the FSA crop acres is 82.2 per 2019 AgriData, Inc. See soil map for detail.

Land Description

Level

Buildings/Improvements

None

Drainage

Natural

Water & Well Information

None

Lease

Open lease for 2019 crop year.

Comments

High-quality, productive Poweshiek County farm in strong area.

Chris Smith, ALC, AFM

Licensed in IA

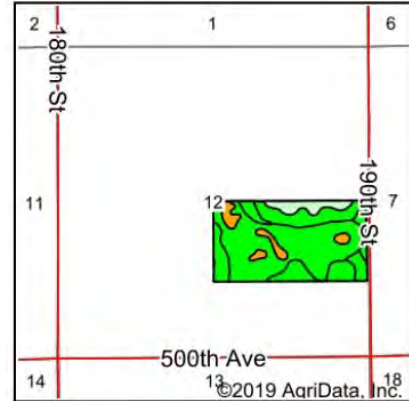
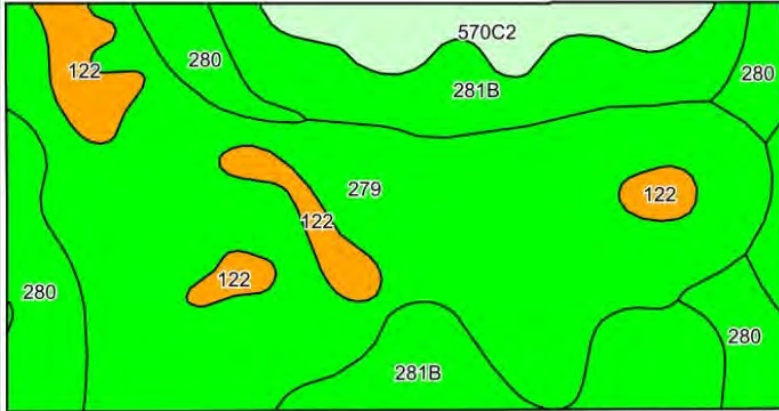
ChrisS@Hertz.ag

515-382-1500 / 800-593-5263

415 S. 11th St. / PO Box 500

Nevada, IA 50201-0500

www.Hertz.ag



State: Iowa
 County: Poweshiek
 Location: 12-78N-14W
 Township: Jackson
 Acres: 81.31
 Date: 1/21/2019



Maps Provided By:

 CUSTOMIZED ONLINE MAPPING
 © AgriData, Inc. 2019 www.AgriDataInc.com



Soils data provided by USDA and NRCS.

©2019 AgriData, Inc.

Area Symbol: IA157. Soil Area Version: 22

| Code | Soil Description | Acres | Percent of field | CSR2 Legend | Non-Irr Class *c | CSR2** | CSR |
|-------------------------|--|-------|------------------|---|------------------|-------------|-------------|
| 279 | Taintor silty clay loam, 0 to 2 percent slopes | 42.40 | 52.1% |  | IIw | 83 | 89 |
| 281B | Otley silty clay loam, 2 to 5 percent slopes | 17.61 | 21.7% |  | Ile | 91 | 91 |
| 280 | Mahaska silty clay loam, 0 to 2 percent slopes | 10.39 | 12.8% |  | Iw | 94 | 96 |
| 122 | Sperry silt loam, depressional, 0 to 1 percent slopes | 5.51 | 6.8% |  | IIIw | 36 | 63 |
| 570C2 | Nira silty clay loam, 5 to 9 percent slopes, moderately eroded | 5.40 | 6.6% |  | IIIe | 72 | 68 |
| Weighted Average | | | | | | 82.2 | 87.2 |

*IA has updated the CSR values for each county to CSR2.

*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.

Chris Smith, ALC, AFM
 Licensed in IA
ChrisS@Hertz.ag

515-382-1500 / 800-593-5263
 415 S. 11th St. / PO Box 500
 Nevada, IA 50201-0500
www.Hertz.ag

Parcel 2 - East Looking West



Parcel 2 - West Looking East



Parcel 2 - West Looking East



Parcel 2 - SE Corner Looking NW





Parcel 3

| | |
|--|-------------------|
| Total Acres: | 160.00 |
| Crop Acres*: | 145.84 |
| Corn Base Acres*: | 72.92 |
| Bean Base Acres*: | 72.92 |
| Soil Productivity: | 79.10 CSR2 |
| <i>*Crop acres and bases are estimated</i> | |

Parcel 3 Property Information 160 Acres, m/l

Location

Located 5 miles east and 1 mile south of Montezuma, IA. Take Hwy 85 east to 180th St., then go 1 mile south. The farm is at the intersection of 180th St. and 500th Ave. on the east side of 180th St.

Legal Description

SW¼, Section 12, Township 78 North, Range 14 West of the 5th P.M. (Jackson Twp.)

Real Estate Tax

Taxes Payable 2018-2019: \$4,404
Net Taxable Acres: 155.2
Tax per Net Taxable Acre: \$28.38

FSA Data

Farm Number 5917, Part of Tract 10715
Crop Acres*: 145.84
Corn Base Acres*: 72.92
Corn PLC Yield: 168 Bu.
Bean Base Acres*: 72.92
Bean PLC Yield: 50 Bu.
**Crop Acres and bases are estimated pending reconstitution of farm by FSA office.*

CRP Contracts

None

Soil Types/Productivity

Primary soils are Otley, Nira and Taintor. CSR2 on the estimated FSA crop acres is 79.10 per 2018 AgriData, Inc. See soil map for detail.

Land Description

Level to gently rolling

Buildings/Improvements

None

Drainage

Natural

Water & Well Information

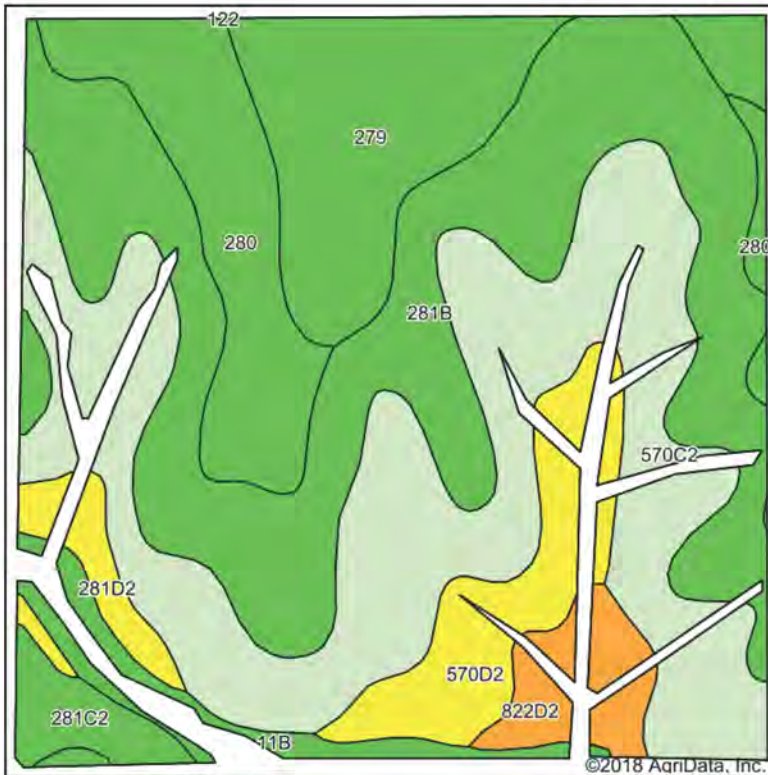
None

Lease

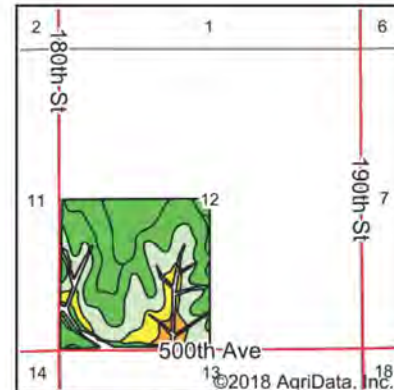
Open lease for 2019 crop year.

Comments

High-quality, productive Poweshiek County farm in strong area.



Soils data provided by USDA and NRCS.



State: **Iowa**
 County: **Poweshiek**
 Location: **12-78N-14W**
 Township: **Jackson**
 Acres: **145.84**
 Date: **1/8/2019**



Area Symbol: IA157, Soil Area Version: 22

| Code | Soil Description | Acres | Percent of field | CSR2 Legend | Non-Irr Class *c | CSR2** | CSR | *n NCCPI Soybeans |
|-------------------------|---|-------|------------------|-------------|------------------|-------------|-------------|-------------------|
| 281B | Otley silty clay loam, 2 to 5 percent slopes | 45.52 | 31.2% | | Ile | 91 | 91 | 76 |
| 570C2 | Nira silty clay loam, 5 to 9 percent slopes, moderately eroded | 43.55 | 29.9% | | IIle | 72 | 68 | 68 |
| 279 | Taintor silty clay loam, 0 to 2 percent slopes | 18.13 | 12.4% | | IIw | 83 | 89 | 72 |
| 280 | Mahaska silty clay loam, 0 to 2 percent slopes | 15.14 | 10.4% | | Iw | 94 | 96 | 79 |
| 570D2 | Nira silty clay loam, 9 to 14 percent slopes moderately eroded | 9.15 | 6.3% | | IIIe | 52 | 58 | 66 |
| 822D2 | Lamoni silty clay loam, 9 to 14 percent slopes, moderately eroded | 4.23 | 2.9% | | IVe | 22 | 15 | 43 |
| 11B | Colo-Ely complex, 0 to 5 percent slopes | 3.76 | 2.6% | | IIw | 86 | 68 | 74 |
| 281C2 | Otley silty clay loam, 5 to 9 percent slopes, eroded | 3.29 | 2.3% | | IIIe | 82 | 71 | 61 |
| 281D2 | Otley silty clay loam, 9 to 14 percent slopes, eroded | 3.07 | 2.1% | | IIIe | 54 | 61 | 57 |
| Weighted Average | | | | | | 79.1 | 78.5 | *n 71.1 |

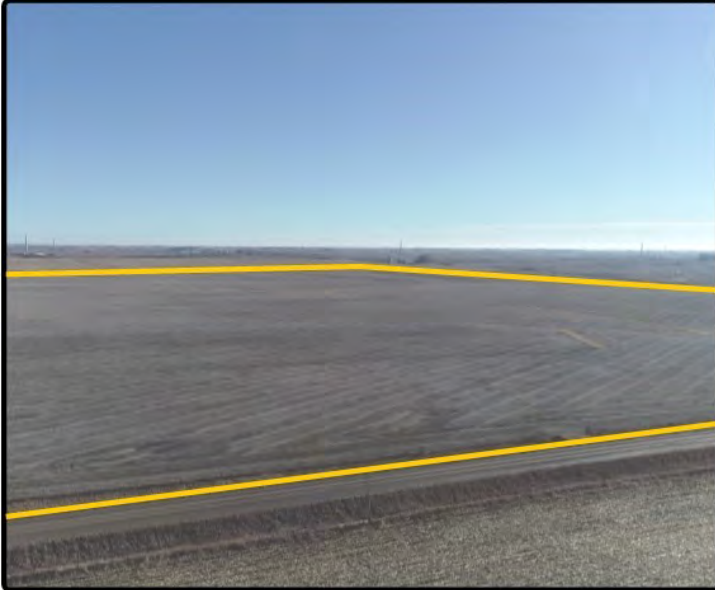
**IA has updated the CSR values for each county to CSR2.

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.

Chris Smith, ALC, AFM
 Licensed in IA
ChrisS@Hertz.ag

515-382-1500 / 800-593-5263
 415 S. 11th St. / PO Box 500
 Nevada, IA 50201-0500
www.Hertz.ag

Parcel 3 - NW Looking SE



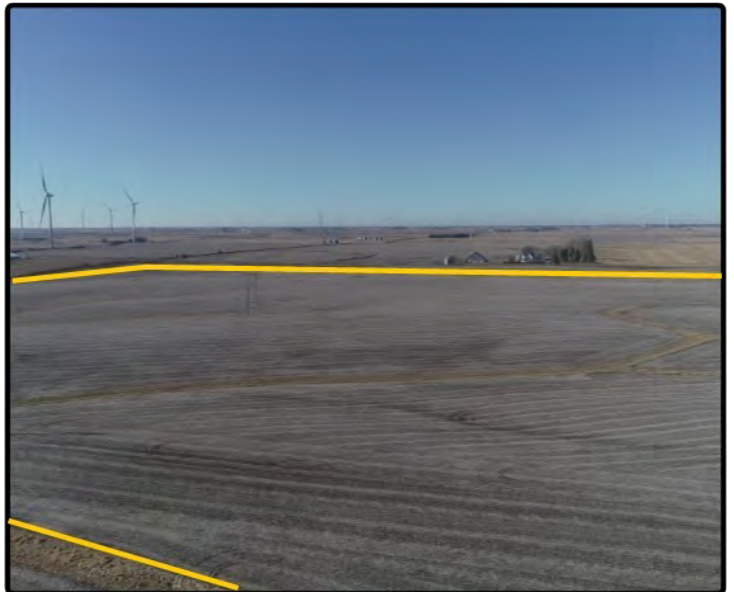
Parcel 3 - SW Looking North



Parcel 3 - East Looking West



Parcel 3 - East Looking SW



Date: **Thurs., Feb. 28, 2019**

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

Site: **Memorial Hall
205 E. Main St.
Montezuma, IA 50171**

Seller

Robert Gorsuch, Kristi Diffor and Angie Widner.

Agency

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

Auctioneer

Chris Smith

Method of Sale

- This land will be offered by the Choice and Privilege Method, with the choice to the high bidder to take any individual or combination of parcels. Should the high bidder not select all available parcels, the contending bidder will have the privilege to select any or all remaining parcels at the high bid figure. Should the contending bidder elect not to purchase all the remaining parcels, the remaining parcels will be offered with another round of bidding. This process will repeat until all parcels are matched with a high bidder and price. If parcel 1 & 2 sell separately, parcels will be surveyed at Seller's expense.
- 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 28, 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 March 28, 2019.

Chris Smith, ALC, AFM

Licensed in IA

ChrisS@Hertz.ag

515-382-1500 / 800-593-5263

415 S. 11th St. / PO Box 500

Nevada, IA 50201-0500

www.Hertz.ag