

# Land Auction

**ACREAGE:**

**154.0 Acres, m/l**  
In 2 parcels  
Adams County, IA

**DATE:**

Wednesday  
**March 27, 2019**  
**10:30 a.m.**

**LOCATION:**

**Prescott Eagles Nest**  
Prescott, IA

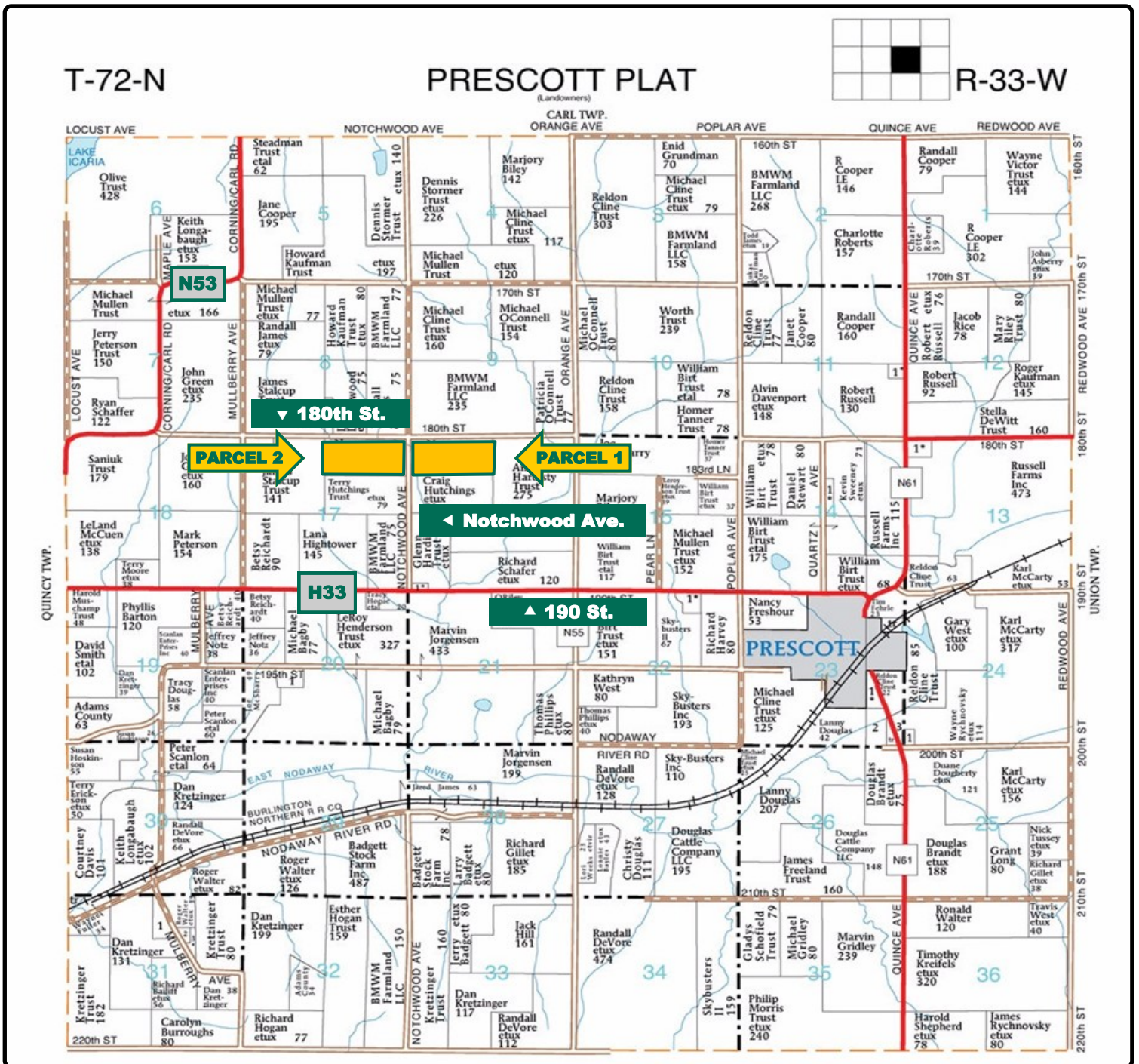


**Property Key Features**

- Norma Jean Downs Revocable Trust
- Two-Parcel Sale, Open Lease for 2019 Crop Season
- Located 3 Miles Northwest of Prescott, Iowa

**Scott Henrichsen, AFM**  
Licensed in IA and NE  
**ScottH@Hertz.ag**

**402-697-7500**  
11717 M Circle  
Omaha, NE 68137  
**www.Hertz.ag**



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## Parcel 1

FSA/Eff. Crop Acres:	<b>67.44</b>
Corn Base Acres:	<b>38.20</b>
Bean Base Acres:	<b>13.83</b>
Soil Productivity:	<b>57.1 CSR2</b>

### Parcel 1 Property Information 77.0 Acres, m/l

#### Location

Two miles west of Prescott on 190th St., then one mile north on Notchwood Avenue. Parcel 1 located on the southeast corner of the Notchwood Ave./180th St. intersection.

#### Legal Description

North Half of the Northwest Quarter (N 1/2 NW 1/4) of Section 16, Township 72 North, Range 33 West of the 5th P.M. (Prescott Township)

#### Real Estate Tax

Taxes Payable 2018 - 2019: \$1,402.00  
Net Taxable Acres: 77.0  
Tax per Net Taxable Acre: \$18.21

#### FSA Data

Farm Number 680, Tract 1065  
FSA/Eff. Crop Acres: 67.44  
Corn Base Acres: 38.20  
Corn PLC Yield: 118 Bu.  
Bean Base Acres: 13.83  
Bean PLC Yield: 45 bu.

#### Lease

Open lease for 2019 crop year.

#### CRP Contracts

None

#### Soil Types/Productivity

Primary soils are Lamoni-Shelby, Sharpsburg-Nira and Zook-Ely-Gullied complexes. CSR2 on the FSA/Eff. crop acres is 57.1 See soil map for detail.

#### Land Description

Rolling

#### Buildings/Improvements

None

#### Drainage

Natural

#### Water & Well Information

None



Soil Label	Soil Name	Acres	% of Field	NIRR Land Class	CSR2	
470D2	Lamoni-Shelby complex, 9 to 14 percent slopes, moderately eroded	19.16	28.40	4	26	
371C2	Sharpsburg-Nira complex, 5 to 9 percent slopes, moderately eroded	16.34	24.22	3	79	
545B	Zook-Ely-Gullied land complex, 2 to 5 percent slopes	13.44	19.92	2	63	
24D2	Shelby clay loam, 9 to 14 percent slopes, moderately eroded	5.34	7.92	3	44	
24E2	Shelby clay loam, 14 to 18 percent slopes, moderately eroded	4.44	6.58	4	35	
370B	Sharpsburg silty clay loam, 2 to 5 percent slopes	4.42	6.55	2	90	
8B	Judson silty clay loam, 2 to 5 percent slopes	4.30	6.41	2	91	

Measured Tillable Acres: 67.44

Average CSR2: 57.1





## Parcel 2

FSA/Eff. Crop Acres:	63.19
Corn Base Acres:	35.80
Bean Base Acres:	12.96
Soil Productivity:	35.2 CSR2

## Parcel 2 Property Information 77.0 Acres, m/l

### Location

Two miles west of Prescott on 190th St., then one mile north on Notchwood Avenue. Parcel 2 located on the southwest corner of the Notchwood Ave./180th St. intersection.

### Legal Description

North Half of the Northeast Quarter (N 1/2 NE 1/4) of Section 17, Township 72 North, Range 33 West of the 5th P.M. (Prescott Township)

### Real Estate Tax

Taxes Payable 2018 – 2019: \$952.00  
Net Taxable Acres: 77.0  
Tax per Net Taxable Acre: \$12.36

### FSA Data

Farm Number 680, Tract 1065  
FSA/Eff. Crop Acres: 63.19  
Corn Base Acres: 35.80  
Corn PLC Yield: 118 Bu.  
Bean Base Acres: 12.96  
Bean PLC Yield: 45 Bu.

### Lease

Open lease for 2019 crop year.

### CRP Contracts

None

### Soil Types/Productivity

Primary soils are Shelby clay loam, Lamoni-Shelby complex and Lamoni-Clarinda-Shelby complex. CSR2 on the FSA/Eff. crop acres is 35.2 See soil map for detail.

### Land Description

Rolling

### Buildings/Improvements

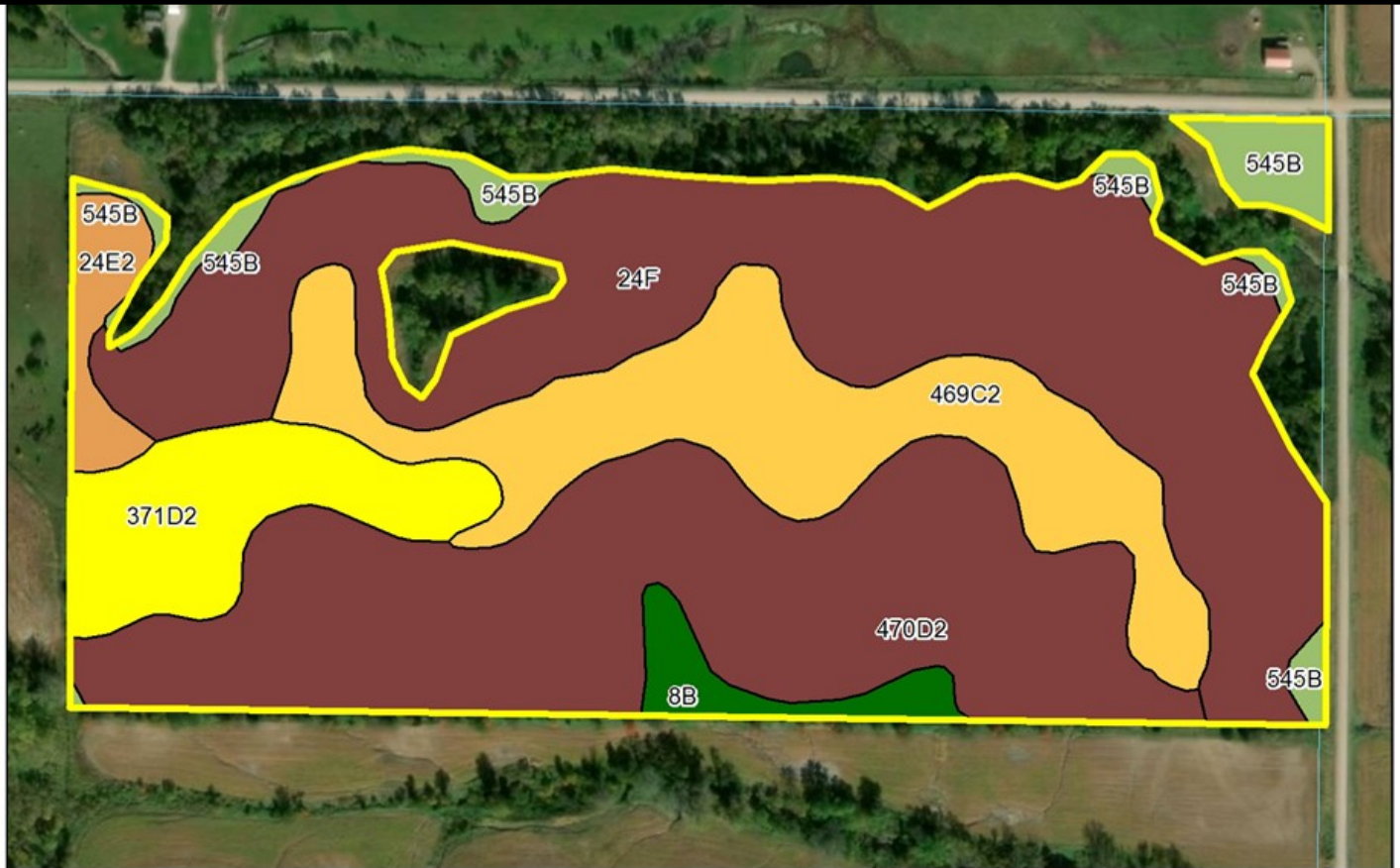
None

### Drainage

Terraced, natural drainage.

### Water & Well Information

None known.



Soil Label	Soil Name	Acres	% of Field	NIRR Land Class	CSR2	
24F	Shelby clay loam, 18 to 25 percent slopes	22.67	35.86	6	30	
470D2	Lamoni-Shelby complex, 9 to 14 percent slopes, moderately eroded	19.26	30.46	4	26	
469C2	Lamoni-Clarinda-Shelby complex, 5 to 9 percent slopes, moderately eroded	10.75	17.01	3	46	
371D2	Sharpsburg-Nira complex, 9 to 14 percent slopes, moderately eroded	4.97	7.86	3	53	
545B	Zook-Ely-Gullied land complex, 2 to 5 percent slopes	2.73	4.32	2	63	
24E2	Shelby clay loam, 14 to 18 percent slopes, moderately eroded	1.42	2.25	4	35	
8B	Judson silty clay loam, 2 to 5 percent slopes	1.40	2.24	2	91	

Measured Tillable Acres: 63.19

Average CSR2: 35.2



**Parcel 1** - 77.0 Acres



**Parcel 1** - 77.0 Acres



**Parcel 2** - 77.0 Acres



**Parcel 2** - 77.0 Acres



Date: **Wed., March 27, 2019**

Time: **10:30 a.m.**

Site: **Prescott Eagles Nest  
813 1st St  
Prescott, IA 50859**  
*(formerly the Old Prescott  
School site)*

### **Seller**

Norma Jean Downs Revocable Trust

### **Agency**

Hertz Farm Management, Inc. and their representatives are Agents of the Seller.

### **Auctioneer**

Scott Henrichsen

### **Method of Sale**

- This land will be offered by the Choice and Privilege Method with the choice to the high bidder to take one or both parcels. Should the high bidder not select both parcels, the contending bidder will have the privilege to select the remaining parcel at the high bid. Should the contending bidder elect not to purchase the parcel that remains, the remaining parcel will be offered with another round of bidding.
- 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 April 26, 2019 or after any objections to title have been cleared. Final settlement will require certified check or wire transfer. Possession will be given at closing. Parcels not subject to any existing leases. Taxes will be prorated to date of closing.

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