

Land Auction

ACREAGE:

156.45 Acres, m/l
Poweshiek County, IA

DATE:

Tuesday
Sept. 10, 2019
10:00 a.m.

LOCATION:

**Poweshiek County
Fairgrounds**
Grinnell, IA



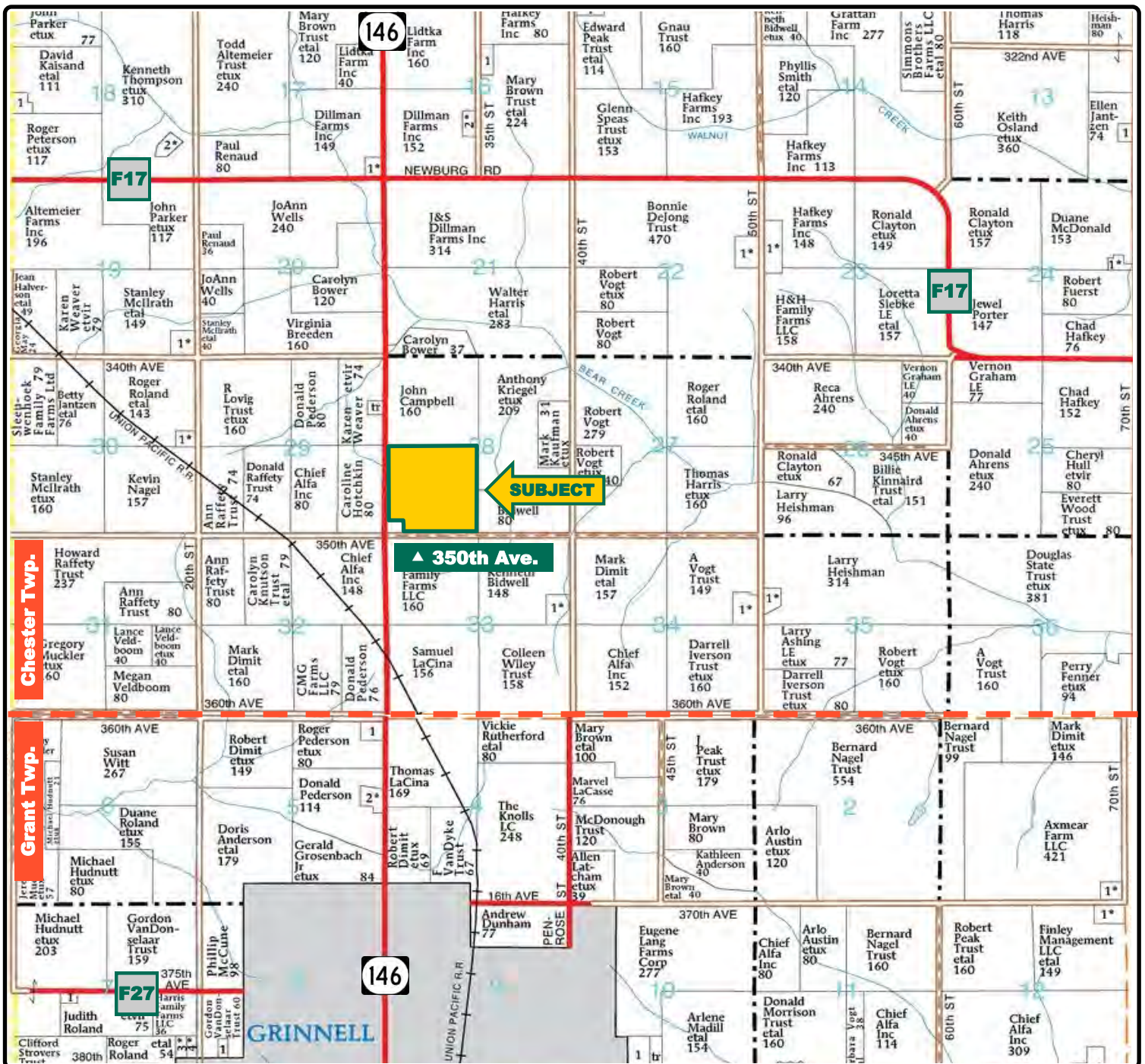
Property Key Features

- Located Two Miles North of Grinnell
- 152.22 FSA/Eff. Crop Acres with 86.7 CSR2
- Nice-Laying, Productive Farm Located on a Hard-Surface Road

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FSA/Eff. Crop Acres:	152.22
Corn Base Acres:	147.60
Soil Productivity:	86.7 CSR2

Property Information

156.45 Acres, m/l

Location

Located 2 miles north of Grinnell at the intersection of Hwy 146 and 350th Ave. The farm is on the east side of Hwy 146.

Legal Description

SW¼, except 3.55 acres as recorded in Book 223 at Page 131, Section 28, Township 81 North, Range 16 West of the 5th P.M. (Chester Twp.)

Real Estate Tax

Taxes Payable 2019-2020: \$5,028
Net Taxable Acres: 151.45
Tax per Net Taxable Acre: \$33.20

FSA Data

Farm Number 59, Tract 1590
FSA/Eff. Crop Acres: 152.22
Corn Base Acres: 147.60
Corn PLC Yield: 171 Bu.

CRP Contracts

None

Soil Types/Productivity

Primary soils are Tama, Killduff, Coloe, and Muscatine. CSR2 on the FSA/Eff. crop acres is 86.7. See soil map for detail.

Land Description

Level to moderately rolling

Yield History (Bu./Ac.)

Year	Corn	Beans
2018	230	-
2017	242	-
2016	237	-
2015	235	-
2014	185	-

Yield information is reported from crop insurance records.

Buildings/Improvements

None

Drainage

Natural, plus tile (Maps available)

Comments

This is a very productive and nice-laying Poweshiek County farm located on a hard-surface road.

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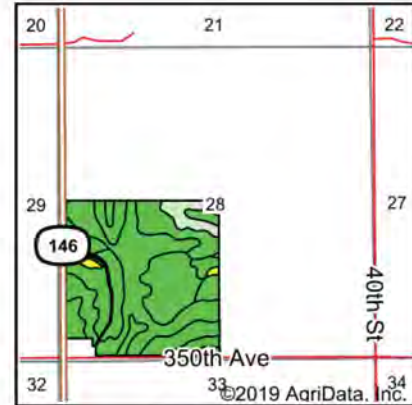
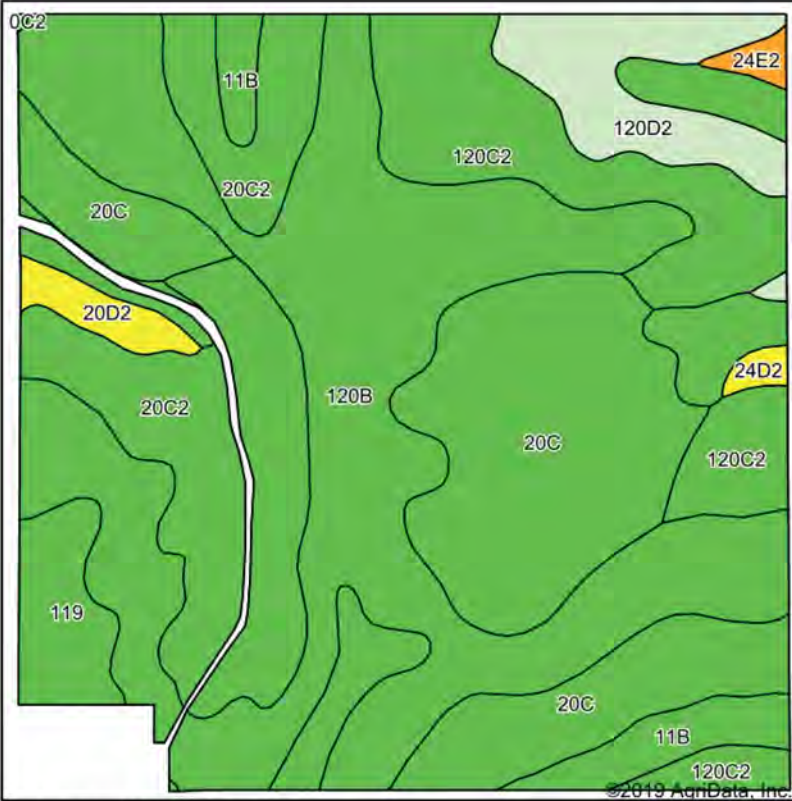
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State: **Iowa**
 County: **Poweshiek**
 Location: **28-81N-16W**
 Township: **Chester**
 Acres: **152.22**
 Date: **7/9/2019**



Maps Provided By:

 CUSTOMIZED ONLINE MAPPING
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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
120B	Tama silty clay loam, 2 to 5 percent slopes	51.99	34.1%			IIe	95 93
20C	Killduff silty clay loam, 5 to 9 percent slopes	32.57	21.4%			IIIe	84 75
20C2	Killduff silty clay loam, 5 to 9 percent slopes, eroded	22.40	14.7%			IIIe	81 73
120C2	Tama silty clay loam, 5 to 9 percent slopes, eroded	17.21	11.3%			IIIe	87 76
11B	Colo-Ely complex, 0 to 5 percent slopes	10.12	6.6%			IW	86 68
120D2	Tama silty clay loam, 9 to 14 percent slopes, eroded	7.69	5.1%			IIIe	62 66
119	Muscataine silty clay loam, 0 to 2 percent slopes	7.07	4.6%			IW	100 98
20D2	Killduff silty clay loam, 9 to 14 percent slopes, eroded	1.94	1.3%			IIIe	55 65
24E2	Shelby loam, 14 to 18 percent slopes, moderately eroded	0.69	0.5%			IVe	36 38
24D2	Shelby loam, 9 to 14 percent slopes, moderately eroded	0.57	0.4%			IIIe	51 49
Weighted Average						86.7	80.7

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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Northeast Looking Southwest



Northwest Looking Southeast



Southwest Looking Northeast



South Looking North



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Date: **Tues., Sept. 10, 2019**

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

Site: **Poweshiek County
Fairgrounds
425 East St. S
Grinnell, IA 50112**

Seller

Dolores E. Parker Trust, Bair Family
Revocable Trust & Eric B. Parker.

Agency

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

Auctioneer

Kyle Hansen

Method of Sale

- Parcel 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 November 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, 2020. Taxes will be prorated to November 15, 2019.