

# Land Auction

**ACREAGE:**

**80.82 Acres, m/l**  
Polk County, IA

**DATE:**

Tuesday  
**Sept. 17, 2019**  
**10:00 a.m.**

**LOCATION:**

**Madrid Community Room**  
Madrid, IA

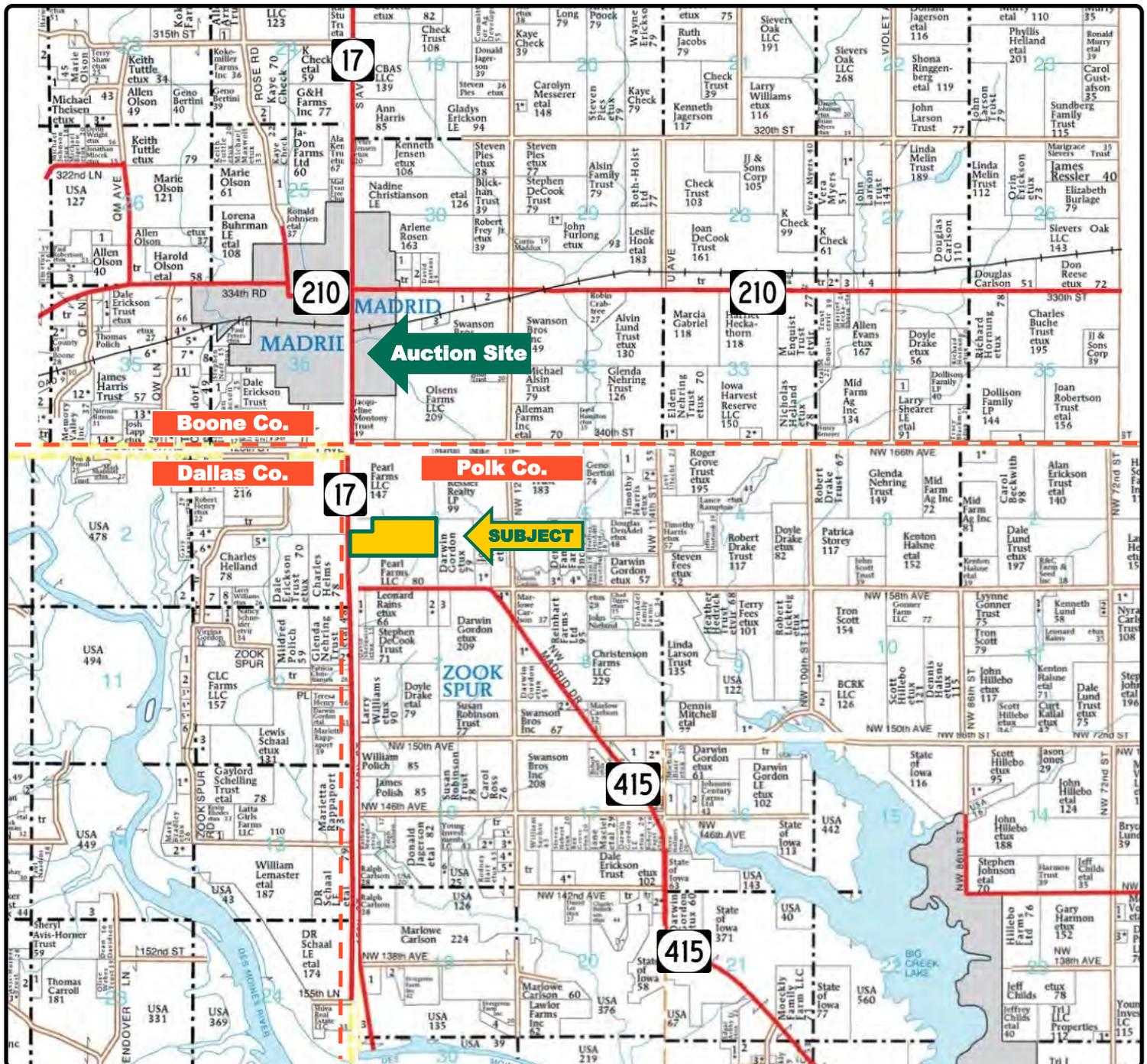


## Property Key Features

- 80.82 Acres with 81.61 Estimated FSA/Eff. Crop Acres
- High-Quality Cropland with 88.2 CSR2
- Located 1 Mile South of Madrid on Hard-Surface Road

**Chris Smith, ALC, AFM**  
Licensed in IA  
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**515-382-1500 / 800-593-5263**  
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<b>FSA/Eff. Crop Acres:</b>	<b>81.61*</b>
<b>Corn Base Acres:</b>	<b>40.90*</b>
<b>Bean Base Acres:</b>	<b>40.90*</b>
<b>Soil Productivity:</b>	<b>88.2 CSR</b>
<i>*Crop acres and bases are estimated</i>	

## Property Information

**80.82 Acres, m/l**

### Location

Located one mile south of Madrid on Hwy 17.

### Legal Description

Parcel B Book 12666 Page 365 N½ SW FRL ¼ of Section 6, Township 81 North, Range 25 West of the 5th P.M., Polk Co., IA. (Union Twp.)

### Real Estate Tax

Taxes Payable 2018 - 2019: \$2,670.78\*

Net Taxable Acres: 80.41\*

Tax per Net Taxable Acre: \$33.21\*

*\*Taxes estimated pending survey of property. County Treasurer/Assessor will determine final tax figures.*

### FSA Data

Farm Number 6592, Tract 4  
FSA/Eff. Crop Acres: 81.61\*

Corn Base Acres: 40.90\*

Corn PLC Yield: 167 Bu.

Bean Base Acres: 40.90\*

Bean PLC Yield: 49 Bu.

*\*Acres and bases are estimated pending reconstitution of farm by the governing FSA office.*

### CRP Contracts

None

### Soil Types/Productivity

Primary soils are Webster, Clarion, Nicollet. CSR2 on the estimated FSA/Eff. crop acres is 88.2 See soil map for detail.

### Land Description

Level to gently sloping, with 0-6% slopes.

### Drainage

Natural. No tile maps available.

### Water & Well Information

None

### Access

Seller will provide a \$10,000 credit at closing for installation of a field entrance from Hwy 17, if necessary.

### Lease

Farm is available for lease in 2020.

### Comments

High-quality cropland located on a hard-surface road. This has been a seed corn farm in the past years.

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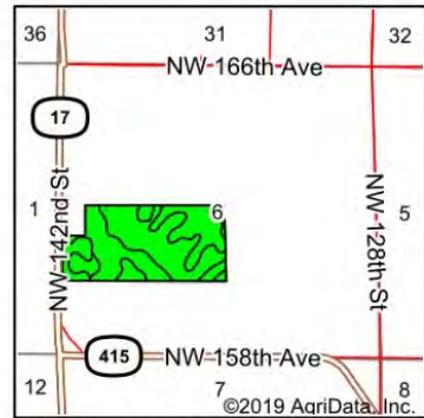
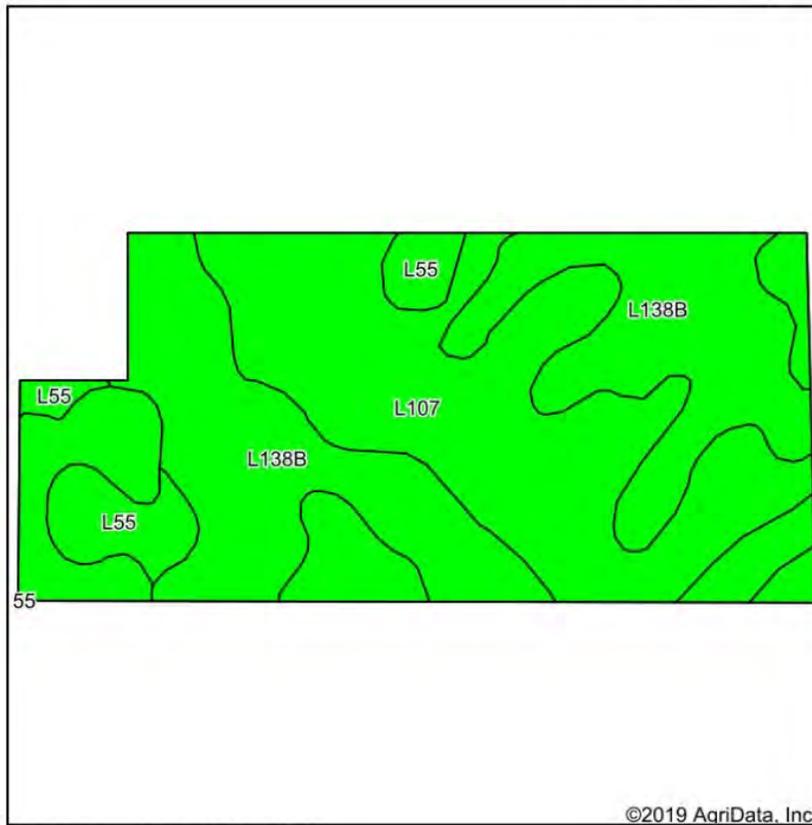
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State: **Iowa**  
 County: **Polk**  
 Location: **6-81N-25W**  
 Township: **Union**  
 Acres: **81.61**  
 Date: **8/8/2019**



Soils data provided by USDA and NRCS.

Area Symbol: IA153, Soil Area Version: 20

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**
L107	Webster clay loam, Bemis moraine, 0 to 2 percent slopes	40.91	50.1%		Ilw	88
L138B	Clarion loam, Bemis moraine, 2 to 6 percent slopes	35.14	43.1%		Ile	88
L55	Nicollet loam, 1 to 3 percent slopes	5.56	6.8%		Ie	91
<b>Weighted Average</b>						<b>88.2</b>

\*\*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.

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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East End of Farm



West End of Farm



East End Showing Waterway



East End Looking West



Date: **Tuesday, Sept. 17, 2019**

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

Site: **Madrid Community  
Room  
303 South Water St.  
Madrid, IA 50156**

### **Seller**

GDMCF Properties, L.L.C.

### **Agency**

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

### **Auctioneer**

Chris Smith

### **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 5, 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 5, 2019.

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