

Land Auction

ACREAGE:

76.25 Acres, m/l
Hardin County, IA

DATE:

Monday
September 23, 2019
10:00 a.m.

LOCATION:

Liscomb Community Center
Liscomb, IA



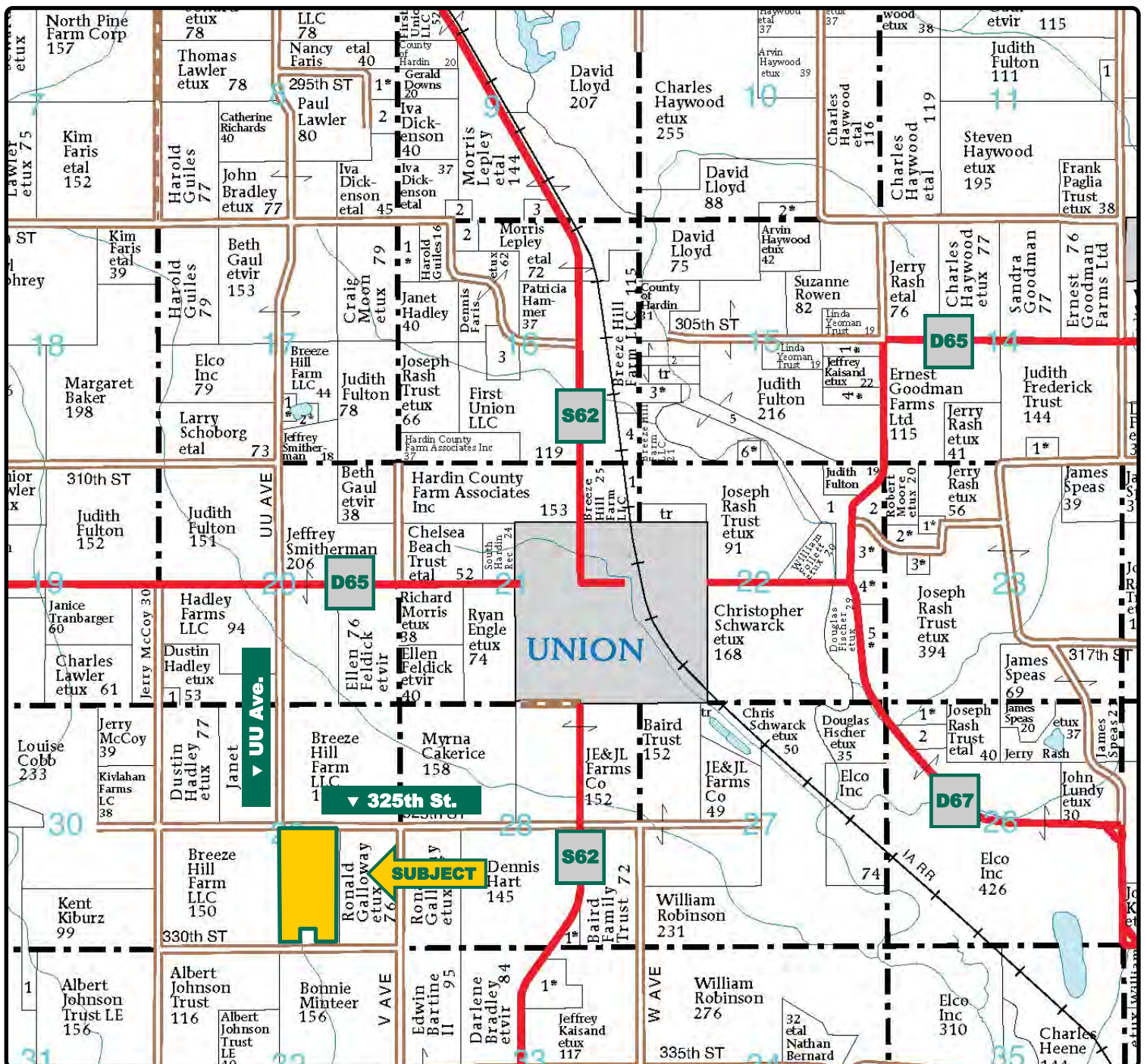
Property Key Features

- **2½ Miles Southwest of Union, IA**
- **71.13 Estimated Acres in Production with an 84.3 CSR2**
- **Great Soils on this Southeast Hardin County Farm**

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FSA/Eff. Crop Acres:	76.02
Est. Acres in Prod.	71.13
Corn Base Acres:	38.7
Bean Base Acres:	34.9
Soil Productivity:	84.3

Property Information

76.25 Acres, m/l

Location

From Union: Head 1 mile south on S62, then west 1½ miles on 325th St. Property is on the south side of the road.

Legal Description

W½ SE¼, except acreage, Section 29, Township 86 North, Range 19 West of the 5th P.M. (Union Township)

Real Estate Tax

Taxes Payable 2019 - 2020: \$2,006
Net Taxable Acres: 76.25
Tax per Net Taxable Acre: \$26.31

FSA Data

Farm Number 1579, Tract 2382
FSA/Eff. Crop Acres: 76.02
Corn Base Acres: 38.7
Corn PLC Yield: 189 Bu.
Bean Base Acres: 34.9
Bean PLC Yield: 54 Bu.

Soil Types/Productivity

Primary soils are Tama, Killduff, and Colo-Ely Complex. CSR2 on the estimated acres in production is 84.3. See soil map for detail.

Land Description

Gently rolling to moderately sloping

Buildings/Improvements

None

Drainage

Some private tile, no maps available.

Water & Well Information

None

Comments

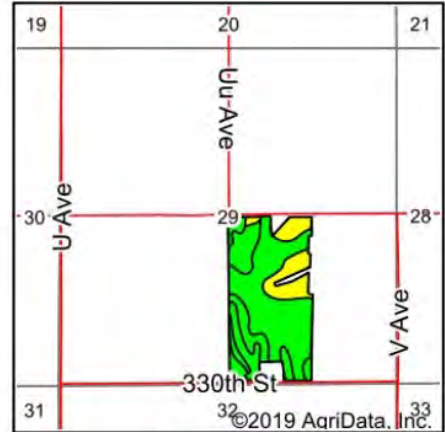
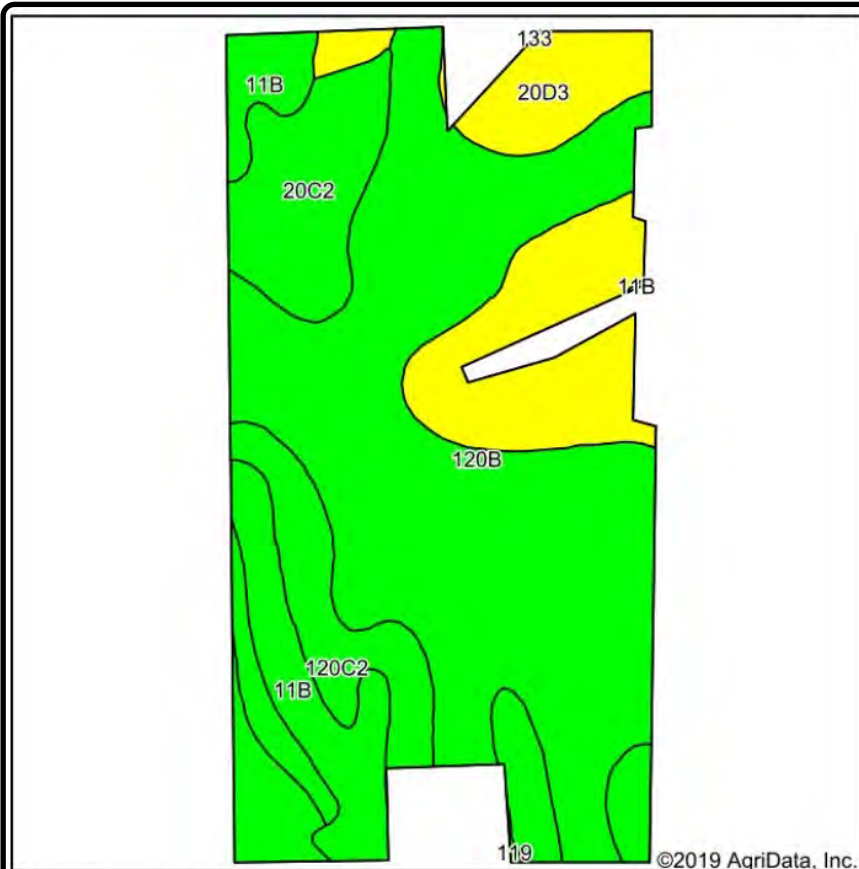
Great soils on this southeast Hardin County farm.

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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State: **Iowa**
 County: **Hardin**
 Location: **29-86N-19W**
 Township: **Union**
 Acres: **71.13**
 Date: **8/5/2019**



Soils data provided by USDA and NRCS.

Area Symbol: JA083, Soil Area Version: 25

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	37.18	52.3%		Ile	95	95
20D3	Killduff silty clay loam, 9 to 14 percent slopes, severely eroded	12.33	17.3%		IVe	51	58
11B	Colo-Ely complex, 0 to 5 percent slopes	9.18	12.9%		IIw	86	70
120C2	Tama silty clay loam, 5 to 9 percent slopes, eroded	6.24	8.8%		IIIe	87	78
20C2	Killduff silty clay loam, 5 to 9 percent slopes, eroded	6.20	8.7%		IIIe	81	73
Weighted Average						84.3	82

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Southeast Looking Northwest



Northeast Looking Southwest



Southwest Looking Northeast



Northwest Looking Southeast



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Date: **Mon., September 23, 2019**

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

Site: **Liscomb Comm. Center
114 Main St.
Liscomb, IA 50148**

Seller

Rachel J. Mason Trust

Agency

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

Auctioneer

Kyle Hansen, ALC

Method of Sale

- This property 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 14, 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, 2020. Taxes will be prorated to November 14, 2019.

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