

Land Auction

ACREAGE:

160.00 Acres, m/l
Poweshiek County, IA

DATE:

Wednesday
November 13, 2019
10:00 a.m.

LOCATION:

Montezuma Memorial Hall
Montezuma, IA



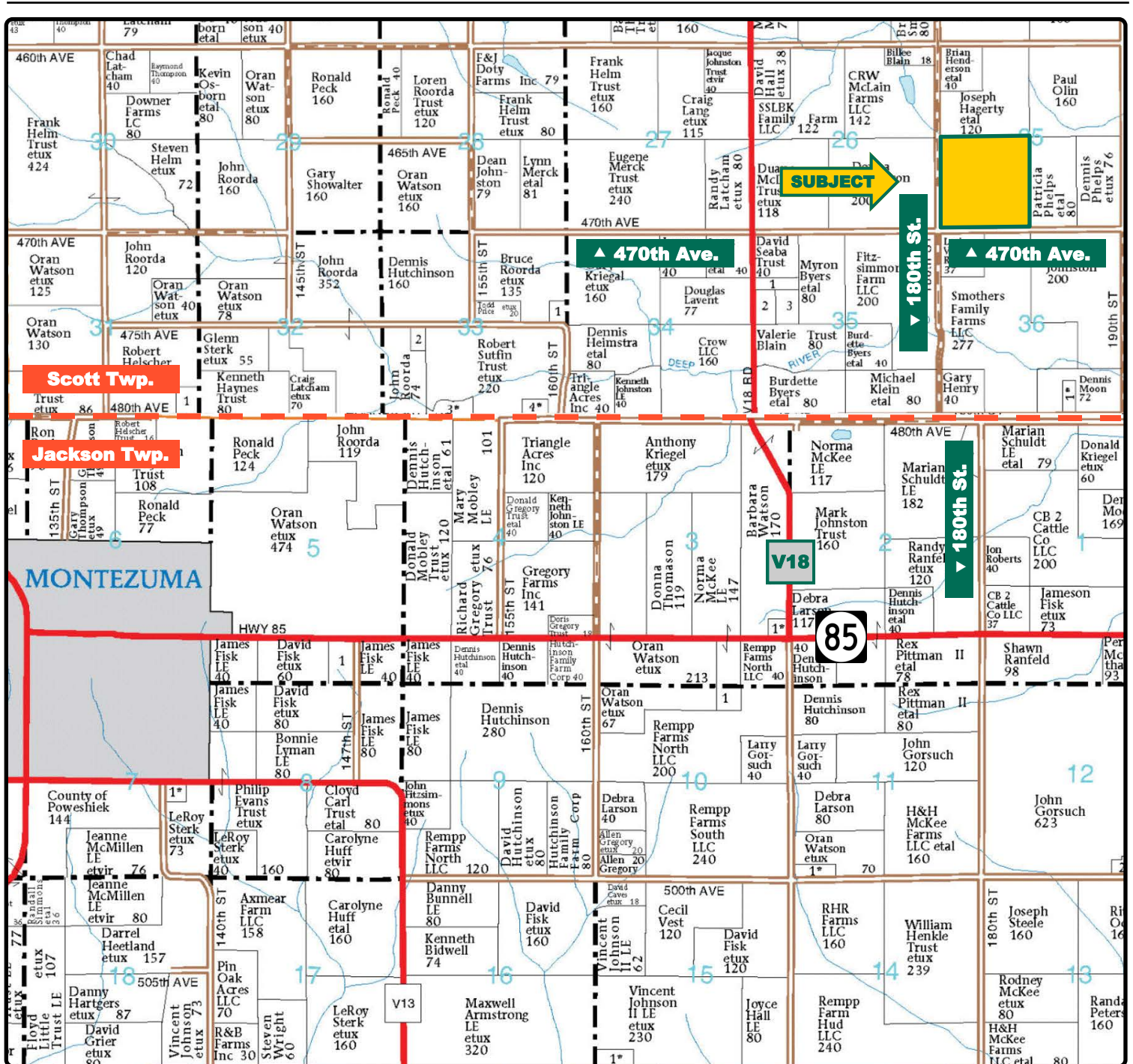
Property Key Features

- 6 Miles Northeast of Montezuma
- 144.59 FSA/Eff. Crop Acres with a 70.7 CSR2
- Additional Income from New Wind Turbine

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FSA/Eff. Crop Acres:	144.59
Corn Base Acres:	84.60
Bean Base Acres:	54.20
Soil Productivity:	70.70 CSR2

Property Information

160.00 Acres, m/l

Location

From Montezuma: Go 3 miles east on IA 85, then north on V18 for 2 miles, then east on 470th Ave. for 1 mile. Property is on the northeast corner of 470th Ave. and 180th St.

Legal Description

SW¼ of Section 25, Township 79 North, Range 14 West of the 5th P.M. (Scott Township)

Real Estate Tax

Taxes Payable 2019 - 2020: \$3,916
Net Taxable Acres: 155.60
Tax per Net Taxable Acre: \$25.17

FSA Data

Farm Number 6009, Tract 2175
FSA/Eff. Crop Acres: 144.59
Corn Base Acres: 84.60
Corn PLC Yield: 132 Bu.
Bean Base Acres: 54.20
Bean PLC Yield: 48 Bu.

Soil Types/Productivity

Primary soils are Otley, Gara-Armstrong and Nira. CSR2 on the FSA/Eff. crop acres is 70.7. See soil map for detail.

Land Description

Gently rolling to moderately sloping

Buildings/Improvements

None

Drainage

Natural drainage with a ridgetop through the middle of farm from east to west. No tile maps provided.

Water & Well Information

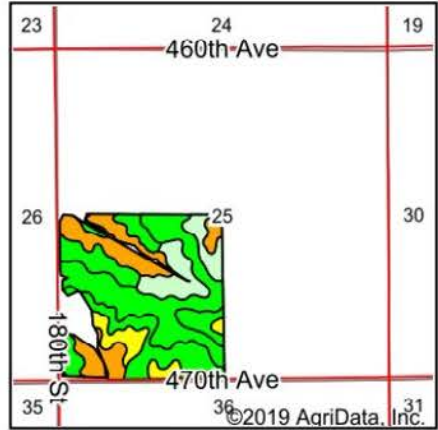
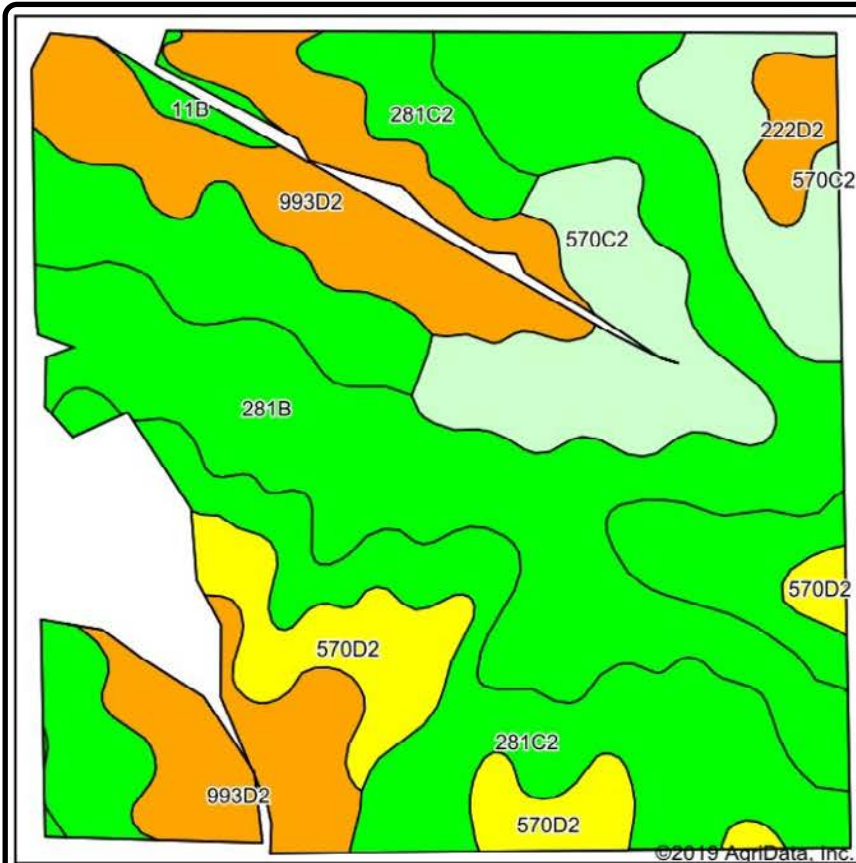
None known.

Wind Easement

- One wind turbine paying \$10,200 per year, with 1.5% annual increase. Lease expires 2061.
- 2019 crop damages from Mid-American to be paid to the current tenant.

Comments

Quality soils on this Poweshiek County farm with additional income from wind turbine lease.



State: **Iowa**
 County: **Poweshiek**
 Location: **25-79N-14W**
 Township: **Scott**
 Acres: **144.59**
 Date: **9/26/2019**








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
281C2	Otley silty clay loam, 5 to 9 percent slopes, eroded	43.07	29.8%		IIIe	82	71
281B	Otley silty clay loam, 2 to 5 percent slopes	41.34	28.6%		IIe	91	91
993D2	Gara-Armstrong loams, 9 to 14 percent slopes, moderately eroded	25.99	18.0%		IVe	31	20
570C2	Nira silty clay loam, 5 to 9 percent slopes, moderately eroded	19.45	13.5%		IIIe	72	68
570D2	Nira silty clay loam, 9 to 14 percent slopes moderately eroded	10.94	7.6%		IIIe	52	58
222D2	Clarinda silty clay loam, 9 to 14 percent slopes, moderately eroded	2.62	1.8%		IVe	21	10
11B	Colo-Ely complex, 0 to 5 percent slopes	1.18	0.8%		IIw	86	68
Weighted Average						70.7	65

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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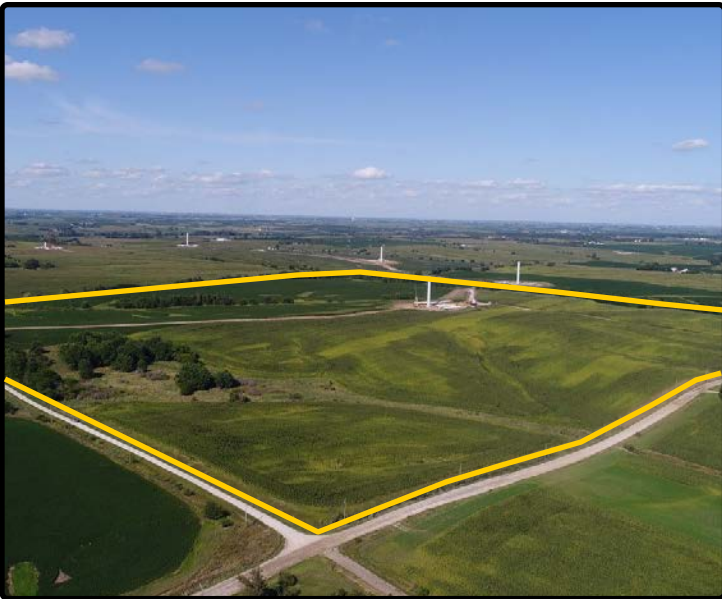
Wind Turbine



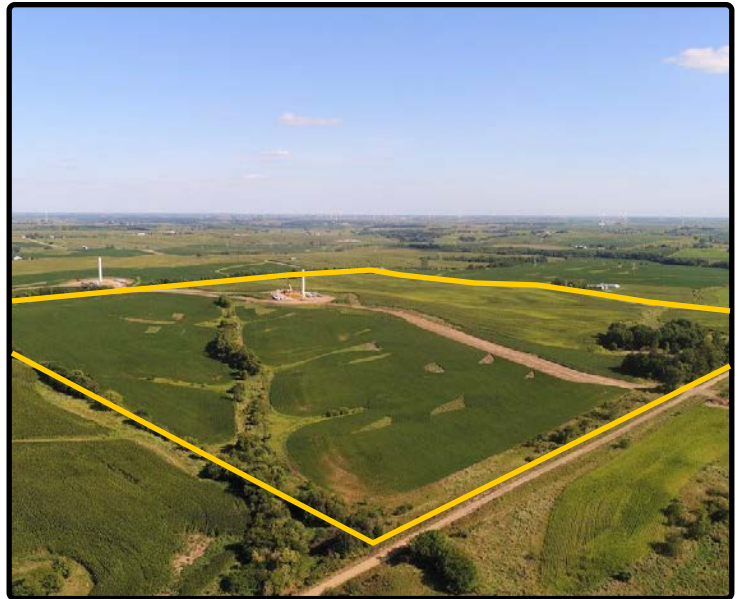
Southeast Looking Northwest



Southwest Looking Northeast



Northwest Looking Southeast



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Date: **Wed., Nov. 13, 2019**

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

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

Seller

Brian Henderson & Brent Henderson

Agency

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

Auctioneer

Kyle J. 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 December 18, 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 December 18, 2019.