

Land Auction

ACREAGE:

186.76 Acres, m/l
Dallas County, IA

DATE:

Thursday
November 21, 2019
10:00 a.m.

LOCATION:

Country Lane Lodge
Adel, IA



Property Key Features

- Long-Time Ownership by Barnes Agri, Inc.
- 181.43 FSA/Eff. Crop Acres with an 87.8 CSR2
- Attractive, Highly Productive Farm in Western Dallas County

Doug Hensley

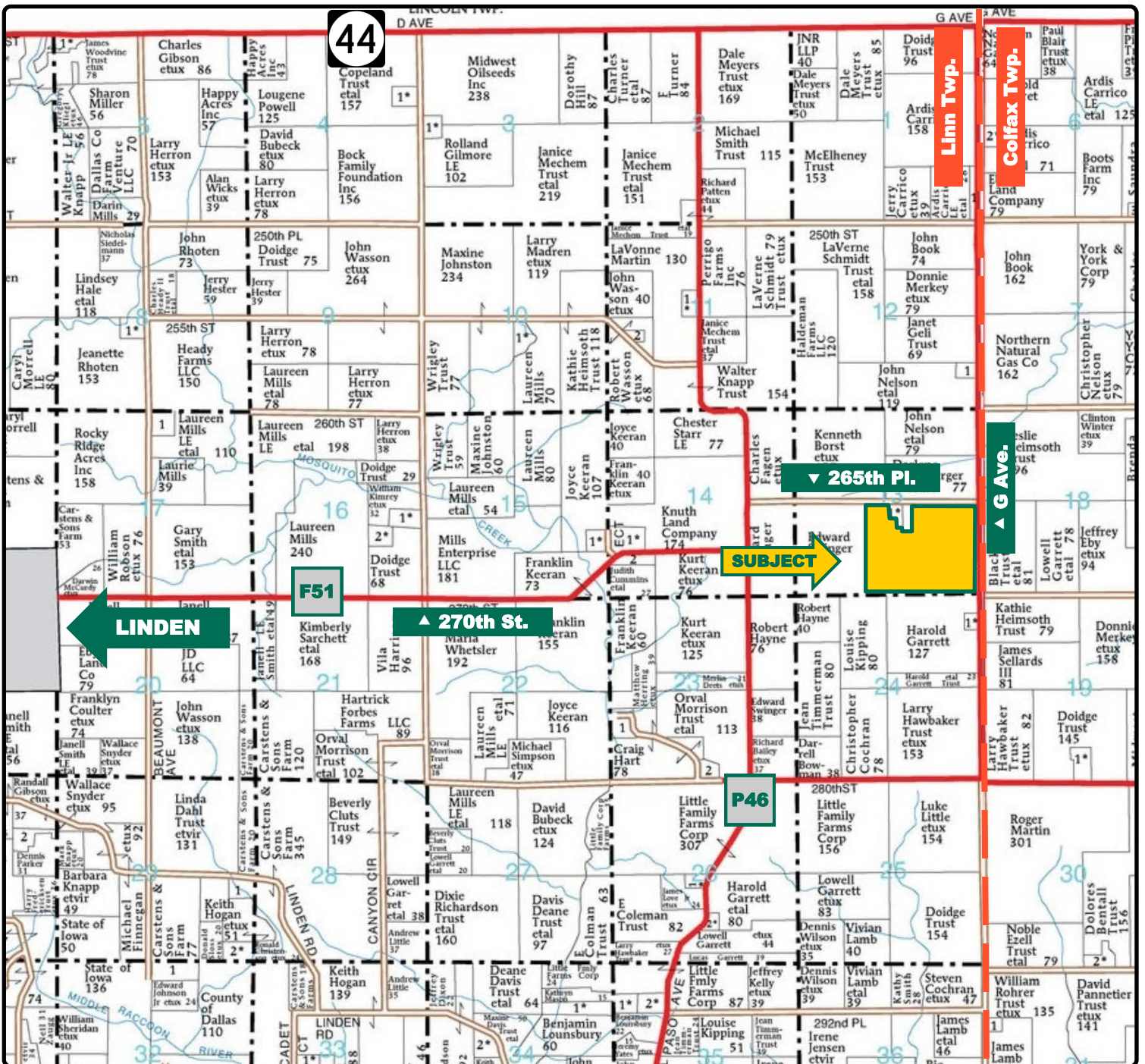
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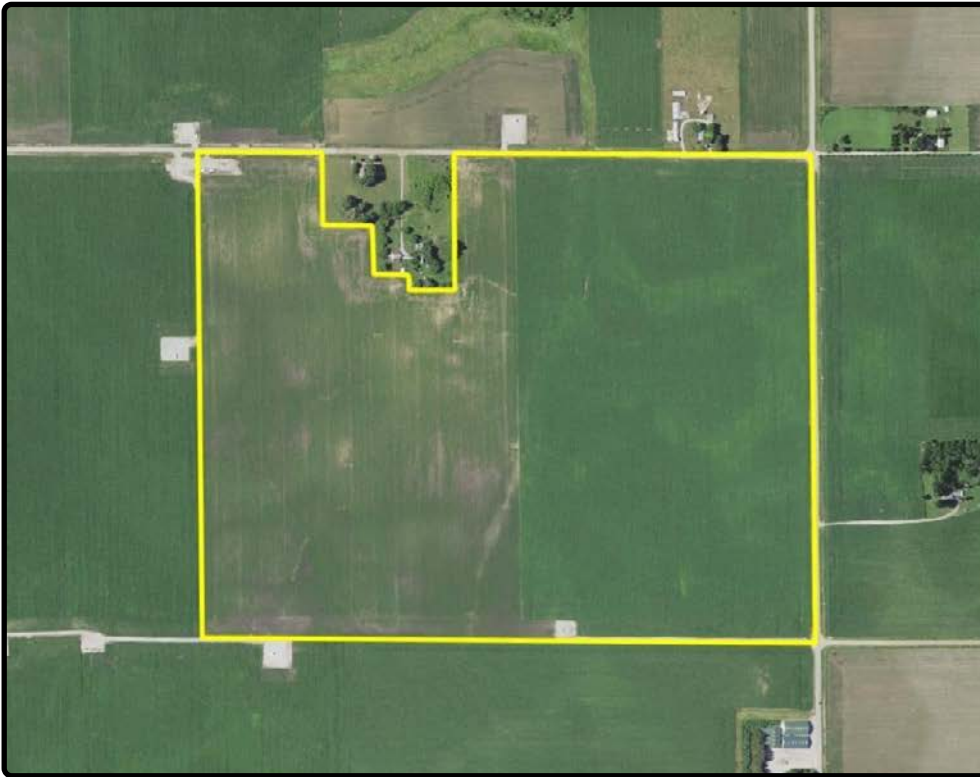
Kyle Hansen, ALC

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FSA/Eff. Crop Acres:	181.43
Corn Base Acres:	179.77
Soil Productivity:	87.8 CSR2

Property Information

186.76 Acres, m/l

Location

From Linden: Go east on F51 for 4 miles to P46, then go north to 265th Pl., then ¾ mile east. Property is on the south side of road.

Legal Description

SE¼, except acreage site, E½ E½ SW¼, Section 13, Township 79 North, Range 29 West of the 5th P.M. (Linn Township)

Real Estate Tax

Taxes Payable 2019 - 2020: \$4,384
Net Taxable Acres: 186.76
Tax per Net Taxable Acre: \$23.47

FSA Data

Farm Number 3639, Tract 1017 & 1406
FSA/Eff. Crop Acres: 181.43
Corn Base Acres: 179.77
Corn PLC Yield: 145 Bu.

Soil Types/Productivity

Primary soils are Clarion, Canisteo and Nicollet. CSR2 on the FSA/Eff. crop acres is 87.8. See soil map for detail.

Land Description

Level to gently rolling

Buildings/Improvements

None

Drainage

Some private tile. Maps available upon request.

Yield History (Bu./Ac.)

Year	Corn	Beans
2018	193.1	60.4
2017	179.2	59.4
2016	206.3	73.7
2015	214.0	67.0
2014	201.0	69.0

Yield information reported from owner management records.

Water & Well Information

None known

Lease

Open for 2020 crop year.

Comments

Productive, high-quality farm with excellent eye appeal.

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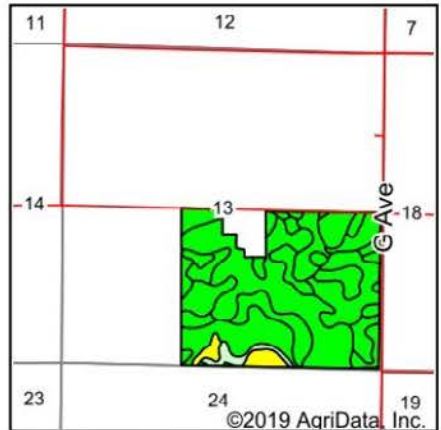
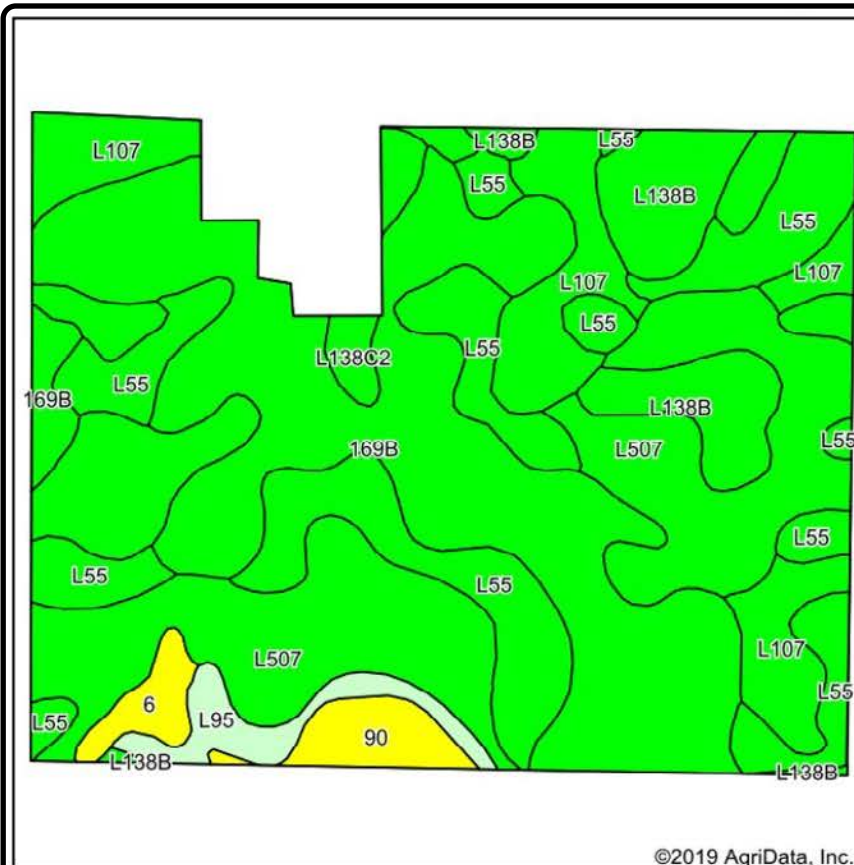
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State: Iowa
 County: Dallas
 Location: 13-79N-29W
 Township: Linn
 Acres: 181.43
 Date: 9/30/2019



Soils data provided by USDA and NRCS.

Area Symbol: IA049, Soil Area Version: 24

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**	CSR
169B	Clarion loam, 2 to 5 percent long slopes	53.55	29.5%		IIe	91	92
L507	Canisteo clay loam, Bemis moraine, 0 to 2 percent slopes	45.00	24.8%		IIw	87	
L55	Nicollet loam, 1 to 3 percent slopes	35.86	19.8%		Ie	91	
L107	Webster clay loam, Bemis moraine, 0 to 2 percent slopes	21.90	12.1%		IIw	88	
L138B	Clarion loam, Bemis moraine, 2 to 6 percent slopes	12.00	6.6%		IIe	88	
L95	Harps clay loam, Bemis moraine, 0 to 2 percent slopes	4.31	2.4%		IIw	75	
90	Okoboji mucky silt loam, 0 to 1 percent slopes	3.76	2.1%		IIIw	56	61
6	Okoboji silty clay loam, 0 to 1 percent slopes	2.53	1.4%		IIIw	59	59
L138C2	Clarion loam, Bemis moraine, 6 to 10 percent slopes, moderately eroded	2.52	1.4%		IIIe	83	
Weighted Average						87.8	*-

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



Southwest Looking Northeast



Northwest Looking Southeast



West Looking East



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Date: **Thur., November 21, 2019**

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

Site: **Country Lane Lodge
29300 Prospect Cir.
Adel, IA 50003**

Seller

Barnes Agri, Inc.

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 December 20, 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 the day of closing.

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