

Land Auction

ACREAGE:

1,342.05 Acres, m/l
In 12 parcels
Greene County, IA

DATE:

Friday,
November 22, 2019
10:00 a.m.

LOCATION:

**Greene County
Fairgrounds**
Jefferson, IA



Property Key Features

- Long-Time Ownership by Barnes Agri, Inc.
- Unique Chance to Own a Large & High-Quality Assemblage of Iowa Farmland
- Open Leases for 2020 Crop Year

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Parcel 1

FSA/Eff. Crop Acres:	156.75
CRP Acres:	0.70
Corn Base Acres:	77.30
Bean Base Acres:	76.00
Soil Productivity:	88.10 CSR2

Parcel 1 Property Information 160.00 Acres, m/l

Location

From Jefferson, go 10 miles south on Hwy. 4, then ½ mile west on 340th St. Property is on the north side of the road.

Legal Description

SE¼ Section 31, Township 82 North, Range 30 West of the 5th p.m. (Franklin Twp.)

Real Estate Tax

Taxes Payable 2019-2020: \$5,540
Net Taxable Acres: 158.00
Tax per Net Taxable Acre: \$35.06

FSA Data

Part of Farm Number 4557, Tract 22802
FSA/Eff. Crop Acres: 156.75
CRP Acres: 0.70
Corn Base Acres: 77.30
Corn PLC Yield: 148 Bu.
Bean Base Acres: 76.00
Bean PLC Yield: 48 Bu.

CRP Contracts

There are 0.70 acres enrolled in a CP8A contract that pays \$171 annually and expires 9/30/2022.

Soil Types/Productivity

Primary soils are Nicollet, Clarion and Webster. CSR2 on the FSA/Eff. crop acres is 88.10. See soil map for detail.

Yield History (Bu./Ac.)

See supplemental information packet.

Land Description

Level to moderately sloping.

Drainage

Terraces in northeast part of farm. Some private tile. No maps available.

Comments

Very productive farm in Southern Greene County, with more than 98% income-producing land.

Doug Hensley

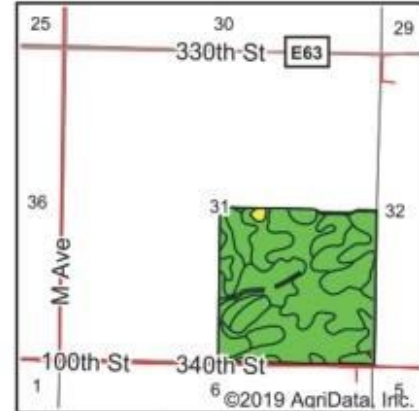
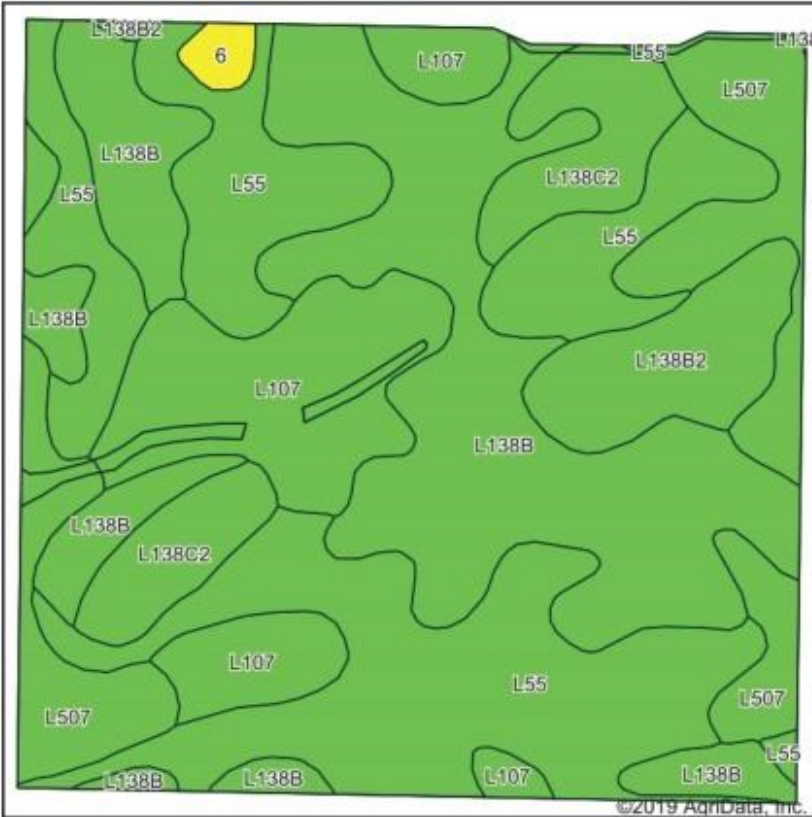
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State: **Iowa**
 County: **Greene**
 Location: **31-82N-30W**
 Township: **Franklin**
 Acres: **156.75**
 Date: **10/10/2019**



Area Symbol: IA073, Soil Area Version: 24

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**	CS R
L55	Nicollet loam, 1 to 3 percent slopes	49.07	31.3%		le	91	
L138B	Clarion loam, Bemis moraine, 2 to 6 percent slopes	47.32	30.2%		lle	88	
L107	Webster clay loam, Bemis moraine, 0 to 2 percent slopes	20.98	13.4%		llw	88	
L507	Canisteo clay loam, Bemis moraine, 0 to 2 percent slopes	19.06	12.2%		llw	87	
L138C2	Clarion loam, Bemis moraine, 6 to 10 percent slopes, moderately eroded	10.79	6.9%		llle	83	
L138B2	Clarion loam, Bemis moraine, 2 to 6 percent slopes, moderately eroded	8.45	5.4%		lle	85	
6	Okoboji silty clay loam, 0 to 1 percent slopes	1.08	0.7%		lllw	59	58
Weighted Average						88.1	*.

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Parcel 2

FSA/Eff. Crop Acres:	148.14
CRP Acres:	2.50
Corn Base Acres:	74.50
Bean Base Acres:	73.30
Soil Productivity:	87.90 CSR2

Parcel 2 Property Information 156.88 Acres, m/l

Location

From Jefferson, go 5 miles south on Hwy. 4 to E57, then west 4 miles to P14. Go 1 mile south to 300th St., then ½ mile west. Property is on the south side of the road.

Legal Description

NW¼ NW¼, EXC. Lot 1; S½ NW¼ and NE¼ NW¼ all in Section 16, Township 82 North, Range 31 West of the 5th p.m. (Greenbrier Twp.)

Real Estate Tax *

Taxes Payable 2019-2020: \$5,359.48*

Net Taxable Acres: 153.16*

Tax per Net Taxable Acre: \$34.99*

**Taxes and acres are estimated pending survey of building site.*

FSA Data

Part of Farm Number 4557, Tract 2236

FSA/Eff. Crop Acres: 148.14

CRP Acres: 2.50

Corn Base Acres: 74.50

Corn PLC Yield: 148 Bu.

Bean Base Acres: 73.30

Bean PLC Yield: 48 Bu.

CRP Contracts

There are 2.5 acres enrolled in a CP8A contract that pays \$600 annually and expires 9/30/2022.

Yield History (Bu./Ac.)

See supplemental information packet.

Soil Types/Productivity

Primary soils are Clarion, Webster and Nicollet. CSR2 on the FSA/Eff. crop acres is 87.90. See soil map for detail.

Land Description

Gently to moderately sloping.

Buildings/Improvements

One 42' x 24' grain bin with dryer.

Drainage

County and private tile. Farm lies within Drainage Districts 84 and 128. See supplemental information packet.

Comments

Great farm with high-quality soils in southern Greene County.

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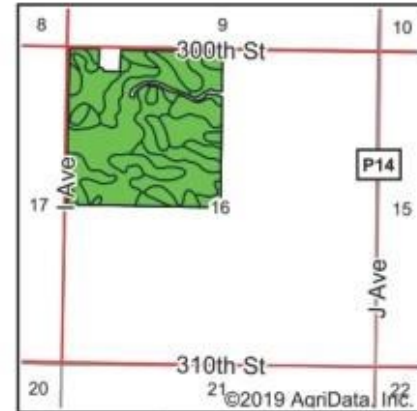
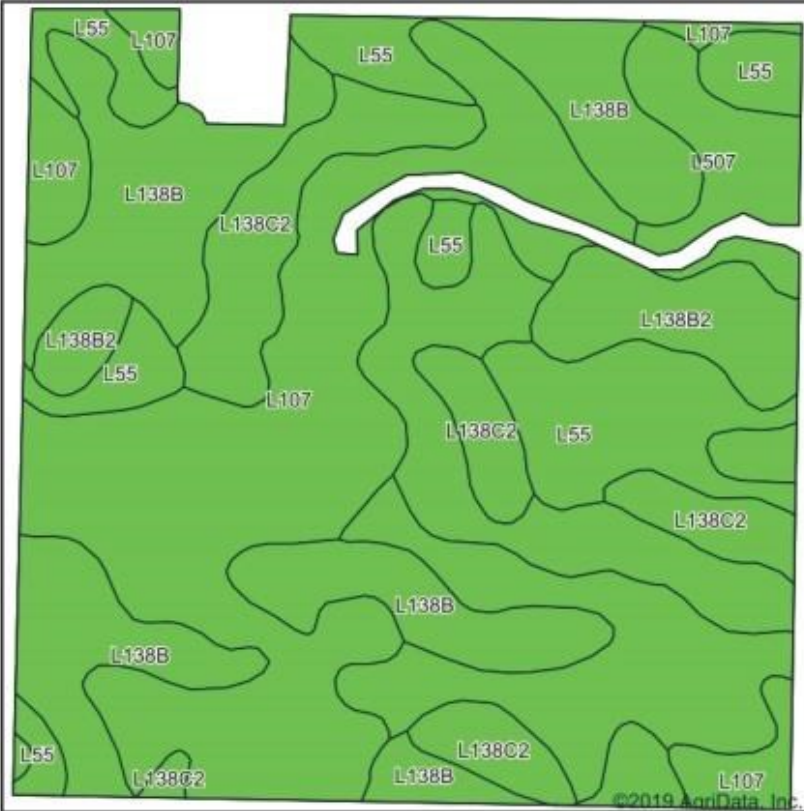
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State: **Iowa**
 County: **Greene**
 Location: **16-82N-31W**
 Township: **Greenbrier**
 Acres: **148.14**
 Date: **10/10/2019**



Soils data provided by USDA and NRCS.

Area Symbol: IA073, Soil Area Version: 24

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**
L138B	Clarion loam, Bemis moraine, 2 to 6 percent slopes	43.81	29.6%		Ile	88
L107	Webster clay loam, Bemis moraine, 0 to 2 percent slopes	42.10	28.4%		Ilw	88
L55	Nicollet loam, 1 to 3 percent slopes	31.93	21.6%		Ie	91
L138C2	Clarion loam, Bemis moraine, 6 to 10 percent slopes, moderately eroded	15.22	10.3%		Ille	83
L138B2	Clarion loam, Bemis moraine, 2 to 6 percent slopes, moderately eroded	8.11	5.5%		Ile	85
L507	Canisteo clay loam, Bemis moraine, 0 to 2 percent slopes	6.97	4.7%		Ilw	87
Weighted Average						87.9

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Parcel 3

FSA/Eff. Crop Acres:	72.96
CRP Acres:	2.70
Corn Base Acres:	37.10
Bean Base Acres:	33.70
Soil Productivity:	83.00 CSR2

Parcel 3 Property Information 80.00 Acres, m/l

Location

From Jefferson, go south 5 miles on Hwy. 4 to E57, then west 1 mile to M Ave., then south 1¼ miles. Property is on the west side of the road.

Legal Description

S½ NE¼ Section 13, Township 82 North, Range 31 West of the 5th p.m. (Greenbrier Twp.)

Real Estate Tax

Taxes Payable 2019-2020: \$2,518
Net Taxable Acres: 77.00
Tax per Net Taxable Acre: \$32.70

FSA Data

Part of Farm Number 4557, Tract 471
FSA/Eff. Crop Acres: 72.96
CRP Acres: 2.70
Corn Base Acres: 37.10
Corn PLC Yield: 148 Bu.
Bean Base Acres: 33.70
Bean PLC Yield: 48 Bu.

CRP Contracts

There are 2.70 acres enrolled in a CP8A contract that pays \$877 annually and expires 9/30/2023.

Soil Types/Productivity

Primary soils are Nicollet and Clarion.
CSR2 on the FSA/Eff. crop acres is 83.00.
See soil map for detail.

Yield History (Bu./Ac.)

See supplemental information packet.

Land Description

Gently to moderately rolling.

Drainage

Private tile. See supplemental information packet.

Comments

Strong soils on this Greene County farm, and nearly 95% income-producing!

Doug Hensley

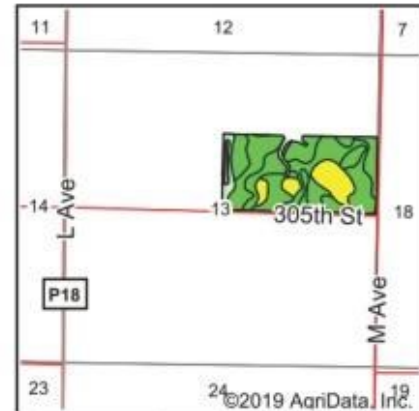
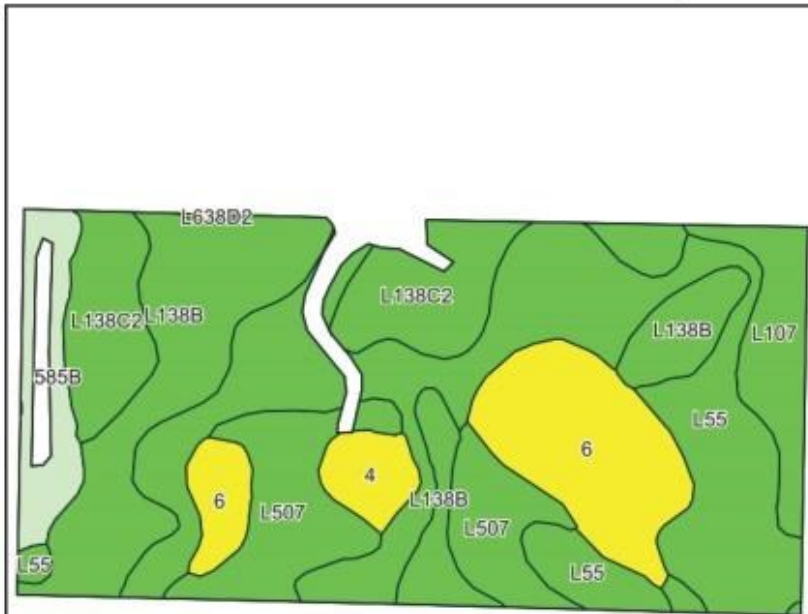
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State: **Iowa**
 County: **Greene**
 Location: **13-82N-31W**
 Township: **Greenbrier**
 Acres: **72.96**
 Date: **10/2/2019**



Soils data provided by USDA and NRCS.

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Area Symbol: IA073, Soil Area Version: 24

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**	CSR
L55	Nicollet loam, 1 to 3 percent slopes	23.00	31.5%		Ie	91	
L138B	Clarion loam, Bemis moraine, 2 to 6 percent slopes	13.70	18.8%		Ile	88	
6	Okoboji silty clay loam, 0 to 1 percent slopes	9.40	12.9%		IIhw	59	58
L138C2	Clarion loam, Bemis moraine, 6 to 10 percent slopes, moderately eroded	9.05	12.4%		IIle	83	
L507	Canisteo clay loam, Bemis moraine, 0 to 2 percent slopes	8.80	12.1%		Ihw	87	
L107	Webster clay loam, Bemis moraine, 0 to 2 percent slopes	3.86	5.3%		Ihw	88	
585B	Coland-Spillville complex, 1 to 5 percent slopes	3.27	4.5%		Ihw	74	70
4	Knoke silty clay loam, 0 to 1 percent slopes	1.81	2.5%		IIhw	56	58
L638D2	Omsrud-Storden complex, Bemis moraine, 10 to 16 percent slopes, moderately eroded	0.07	0.1%		Ive	53	
Weighted Average						83	*

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Parcel 4

FSA/Eff. Crop Acres: 138.91
Corn Base Acres: 70.40*
Bean Base Acres: 68.02*
Soil Productivity: 87.40 CSR2

**Base acres are estimated.*

Parcel 4 Property Information 142.24 Acres, m/l

Location

From Churdan, go south 3 miles on I Ave., then west 2 miles on 170th St. Property is on the north side of the road.

Legal Description

W Frl. ½ SW¼ Section 6, Township 84 North, Range 31 West of the 5th p.m. (Kendrick Twp.), AND S½ SE¼ Section 1, Township 84 North, Range 31 West of the 5th p.m. (Bristol Township)

Real Estate Tax

Taxes Payable 2019-2020: \$4,354
 Net Taxable Acres: 139.24
 Tax per Net Taxable Acre: \$31.27

FSA Data

Part of Farm Number 4480, Tract 3161
 FSA/Eff. Crop Acres: 138.91
 Corn Base Acres: 70.40*
 Corn PLC Yield: 163 Bu.
 Bean Base Acres: 68.02*
 Bean PLC Yield: 46 Bu.
**Base acres are estimated pending potential reconstitution of farm by the Greene Co. FSA office.*

CRP Contracts

None

Soil Types/Productivity

Primary soils are Canisteo, Clarion and Nicollet. CSR2 on the FSA/Eff. crop acres is 87.40. See soil map for detail.

Yield History

See supplemental information packet.

Land Description

Level to gently sloping.

Drainage

County and private tile. Farm likes within Drainage District 102.
 Drainage Assessment 2019: \$199.00
 See supplemental information packet.

Comments

Nice farm with quality soils in Greene County, nearly 98% tillable land.

Doug Hensley

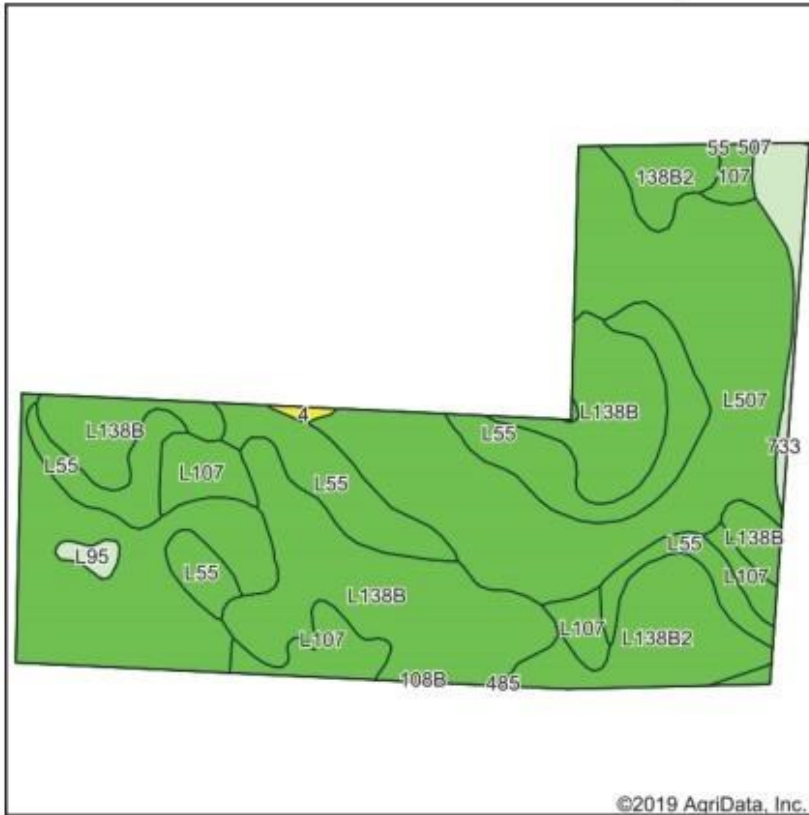
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State: Iowa
 County: Greene
 Location: 1-84N-32W
 Township: Kendrick
 Acres: 138.91
 Date: 10/2/2019



Maps Provided By

 CUSTOMIZED ONLINE MAPPING
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Soils data provided by USDA and NRCS.

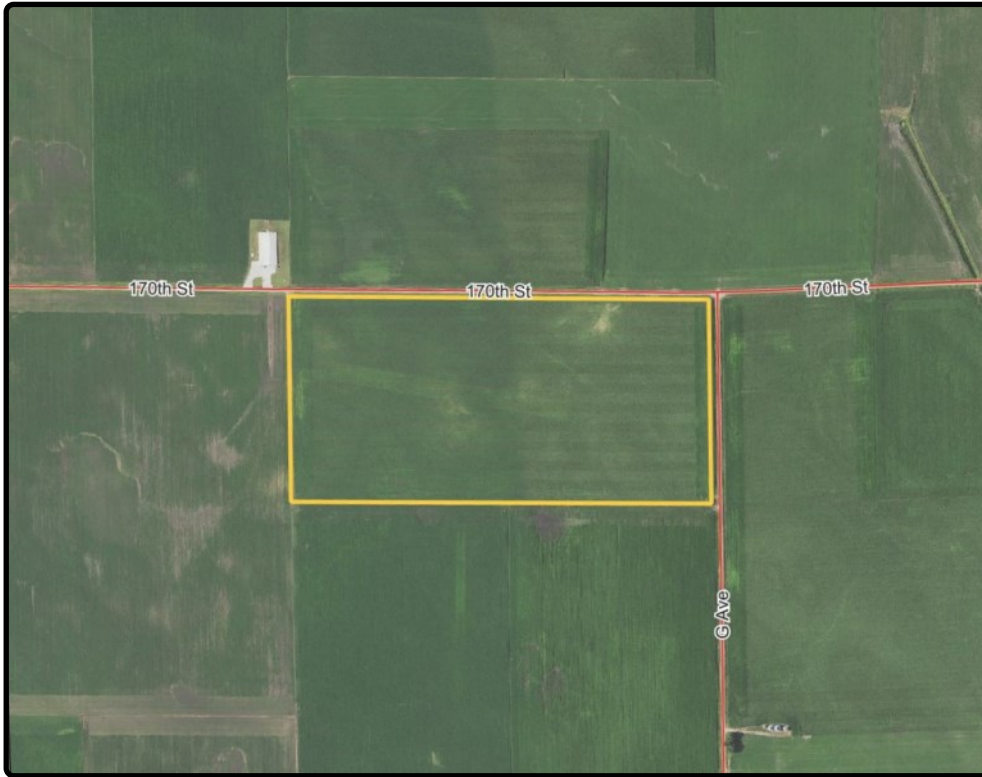
Area Symbol: IA073, Soil Area Version: 24

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**	CS R	Oats	Spring wheat	
L507	Canisteo clay loam, Bemis moraine, 0 to 2 percent slopes	57.22	41.2%		llw	87				
L138B	Clarion loam, Bemis moraine, 2 to 6 percent slopes	32.39	23.3%		lle	88				
L55	Nicollet loam, 1 to 3 percent slopes	22.29	16.0%		le	91				
L138B2	Clarion loam, Bemis moraine, 2 to 6 percent slopes, moderately eroded	9.35	6.7%		lle	85				
L107	Webster clay loam, Bemis moraine, 0 to 2 percent slopes	8.76	6.3%		llw	88				
733	Calco silty clay loam, 0 to 2 percent slopes, occasionally flooded	3.34	2.4%		llw	78	76			
138B2	Clarion loam, 2 to 6 percent slopes, moderately eroded	3.16	2.3%		lle	87	81			
107	Webster clay loam, 0 to 2 percent slopes	1.17	0.8%		llw	86	86			
L95	Harps clay loam, Bemis moraine, 0 to 2 percent slopes	0.80	0.6%		llw	75				
4	Knoke silty clay loam, 0 to 1 percent slopes	0.33	0.2%		llw	56	58			
108B	Wadena loam, 2 to 6 percent slopes	0.10	0.1%		lle	52	51	4	2	
Weighted Average						87.4	*	*	*	*

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Parcel 5

FSA/Eff. Crop Acres: 76.94
Corn Base Acres: 39.00*
Bean Base Acres: 37.68*
Soil Productivity: 82.40 CSR2

**Base acres are estimated.*

Parcel 5 Property Information 80.00 Acres, m/l

Location

From Churdan, go south 3 miles on I Ave., then west 2 miles on 170th St. Property is on the southwest corner of the intersection of 170th St. and G Ave.

Legal Description

N½ NE¼ Section 12, Township 84 North, Range 32 West of the 5th p.m. (Kendrick Twp.)

Real Estate Tax

Taxes Payable 2019-2020: \$24.98
 Net Taxable Acres: 77.26
 Tax per Net Taxable Acre: \$32.33

FSA Data

Part of Farm Number 4480, Tract 3161
 FSA/Eff. Crop Acres: 76.94
 Corn Base Acres: 39.00*
 Corn PLC Yield: 163 Bu.
 Bean Base Acres: 37.68*
 Bean PLC Yield: 46 Bu.
**Base acres are estimated pending potential reconstitution of farm by the Greene Co. FSA office.*

CRP Contracts

None

Soil Types/Productivity

Primary soils are Canisteo and Nicollet.
 CSR2 on the FSA/Eff. crop acres is 82.40.
 See soil map for detail.

Yield History

See supplemental information packet.

Land Description

Level to gently sloping.

Drainage

County and private tile. Farm lies within Drainage District 102. See supplemental information packet.

Comments

Clean, high-quality 80 acres in Greene County.

Doug Hensley

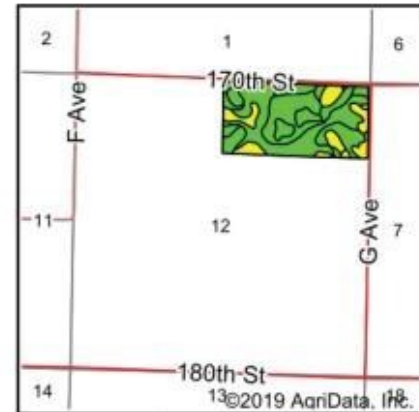
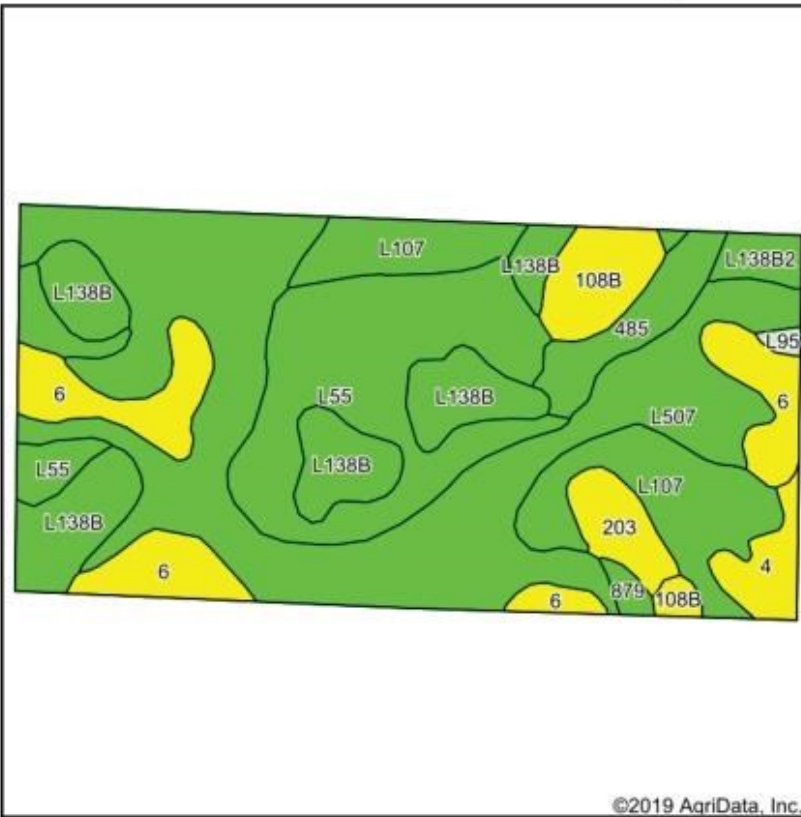
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State: **Iowa**
 County: **Greene**
 Location: **12-84N-32W**
 Township: **Kendrick**
 Acres: **76.94**
 Date: **10/2/2019**



Soils data provided by USDA and NRCS.

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Area Symbol: IA073, Soil Area Version: 24

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**	CS R	Oats	Spring wheat
L507	Canisteo clay loam, Bemis moraine, 0 to 2 percent slopes	25.83	33.6%		Ilw	87			
L55	Nicollet loam, 1 to 3 percent slopes	14.47	18.8%		le	91			
L138B	Clarion loam, Bemis moraine, 2 to 6 percent slopes	9.54	12.4%		Ile	88			
L107	Webster clay loam, Bemis moraine, 0 to 2 percent slopes	8.27	10.7%		Ilw	88			
6	Okoboji silty clay loam, 0 to 1 percent slopes	7.84	10.2%		Illw	59	58		
108B	Wadena loam, 2 to 6 percent slopes	2.99	3.9%		Ile	52	51	4	2
485	Spillville loam, 0 to 2 percent slopes, occasionally flooded	2.69	3.5%		Ilw	88	91		
203	Cylinder loam, 0 to 2 percent slopes	1.91	2.5%		Ils	58	79		
4	Knoke silty clay loam, 0 to 1 percent slopes	1.70	2.2%		Illw	56	58		
L138B2	Clarion loam, Bemis moraine, 2 to 6 percent slopes, moderately eroded	1.03	1.3%		Ile	85			
879	Fostoria loam, 0 to 2 percent slopes	0.44	0.6%		Iw	94	86		
L95	Harps clay loam, Bemis moraine, 0 to 2 percent slopes	0.23	0.3%		Ilw	75			
Weighted Average						82.4	*-	0.2	0.1

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Parcel 6

FSA/Eff. Crop Acres: 95.70*
Corn Base Acres: 48.23*
Bean Base Acres: 45.69*
Soil Productivity: 72.60 CSR2

**FSA/Eff. Crop and base acres are estimated.*

Parcel 6 Property Information 98.10 Acres, m/l

Location

From Churdan, Go south 3 miles on I Ave., then west 2 miles on 170th St. Property is on southeast corner of the intersection of 170th St. and G Ave.

Legal Description

NW Frl.¼ NW¼ and S Frl.½ NW Frl.¼ of Section 7, Township 84 North, Range 31 West of the 5th p.m. (Bristol Twp.)

Real Estate Tax

Taxes Payable 2019-2020 \$2,482
 Net Taxable Acres: 95.88
 Tax per Net Taxable Acre: \$25.89

FSA Data

Part of Farm Number 4480, Tract 24210
 FSA/Eff. Crop Acres: 95.70*

Corn Base Acres: 48.23*

Corn PLC Yield: 163 Bu.

Bean Base Acres: 45.69*

Bean PLC Yield: 46 Bu.

**FSA/Eff. Crop and base acres are estimated pending potential reconstitution of farm by the Greene Co. FSA office.*

CRP Contracts

None

Soil Types/Productivity

Primary soils are Harps and Canisteo. CSR2 on the estimated FSA/Eff. crop acres is 72.60. See soil map for detail.

Yield History

See supplemental information packet.

Land Description

Level to moderately sloping.

Buildings/Improvements

None

Drainage

County and private tile. Farm lies within Drainage District 102. See supplemental information packet.

Comments

Nice-laying Greene County farm, with good eye-appeal.

Doug Hensley

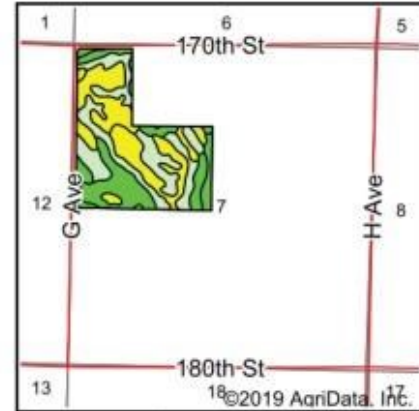
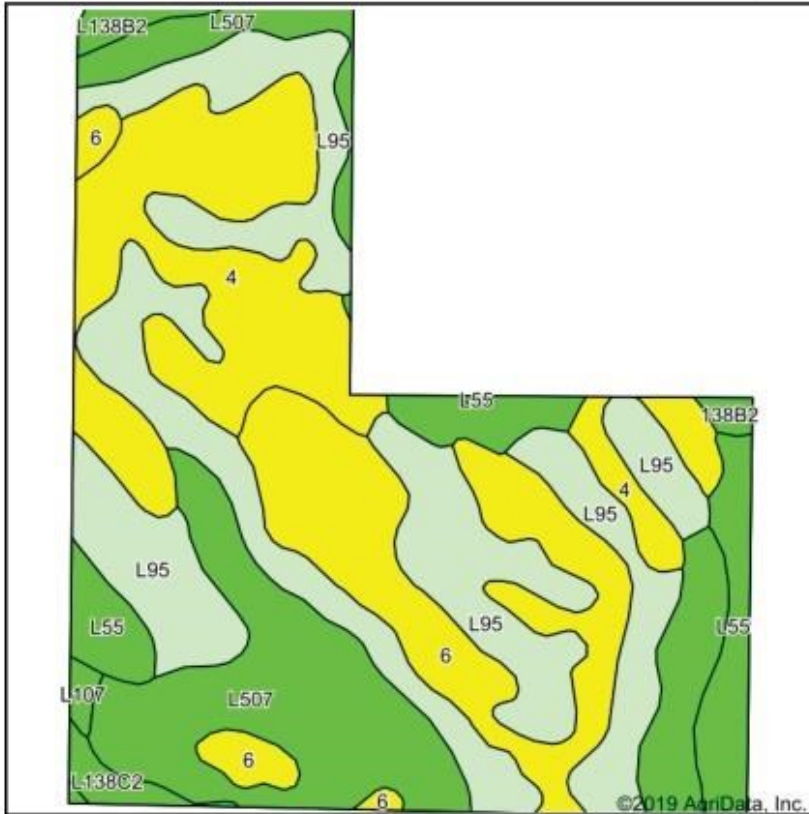
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State: **Iowa**
 County: **Greene**
 Location: **7-84N-31W**
 Township: **Bristol**
 Acres: **95.7**
 Date: **10/10/2019**



Maps Provided By:

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Soils data provided by USDA and NRCS.

Area Symbol: IA073 Soil Area Version: 24

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**	CS R
L95	Harps clay loam, Bemis moraine, 0 to 2 percent slopes	31.56	33.0%		IIw	75	
L507	Canisteo clay loam, Bemis moraine, 0 to 2 percent slopes	21.84	22.8%		IIw	87	
4	Knoke silty clay loam, 0 to 1 percent slopes	18.71	19.6%		IIIw	56	58
6	Okoboji silty clay loam, 0 to 1 percent slopes	15.67	16.4%		IIIw	59	58
L55	Nicollet loam, 1 to 3 percent slopes	5.33	5.6%		Ie	91	
L138C2	Clarion loam, Bemis moraine, 6 to 10 percent slopes, moderately eroded	0.99	1.0%		IIIe	83	
L138B2	Clarion loam, Bemis moraine, 2 to 6 percent slopes, moderately eroded	0.71	0.7%		Ile	85	
L107	Webster clay loam, Bemis moraine, 0 to 2 percent slopes	0.42	0.4%		IIw	88	
138B2	Clarion loam, Bemis moraine, 2 to 6 percent slopes, moderately eroded	0.41	0.4%		Ile	87	81
L138B	Clarion loam, Bemis moraine, 2 to 6 percent slopes	0.06	0.1%		Ile	88	
Weighted Average						72.6	*.

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Parcel 7

FSA/Eff. Crop Acres: 134.27*

Corn Base Acres: 67.67*

Bean Base Acres: 64.11*

Soil Productivity: 81.00 CSR2

**FSA/Eff. Crop and base acres are estimated.*

Parcel 7 Property Information 137.64 Acres, m/l

Location

From Churdan, go south 4 miles on I Ave., then west 2 miles on 180th St. Property is on the northeast corner of the intersection of 180th St. and G Ave.

Legal Description

SE Frl.¼ of Section 7, Township 84 North, Range 31 West of the 5th p.m. (Bristol Twp.)

Real Estate Tax

Taxes Payable 2019-2020 \$3,996
Net Taxable Acres: 134.42
Tax per Net Taxable Acre: \$29.73

FSA Data

Part of Farm Number 4480, Tract 24210

FSA/Eff. Crop Acres: 134.27*

Corn Base Acres: 67.67*

Corn PLC Yield: 163 Bu.

Bean Base Acres: 64.11*

Bean PLC Yield: 46 Bu.

**FSA/Eff. Crop and base acres are estimated pending potential reconstitution of farm by the Greene Co. FSA office.*

CRP Contracts

None

Soil Types/Productivity

Primary soils are Canisteo and Nicollet.

CSR2 on the estimated FSA/Eff. crop acres is 81.00. See soil map for detail.

Yield History

See supplemental information packet.

Land Description

Level to moderately sloping.

Buildings/Improvements

- 18' x 16' grain bin
- 27' x 18' grain bin
- Two 18' x 36' grain bins

Drainage

County and private tile. Farm lies within Drainage Districts 81 and 102. See supplemental information packet.

Water & Well Information

None known.

Comments

Quality, Greene County farm with onsite grain storage.

Doug Hensley

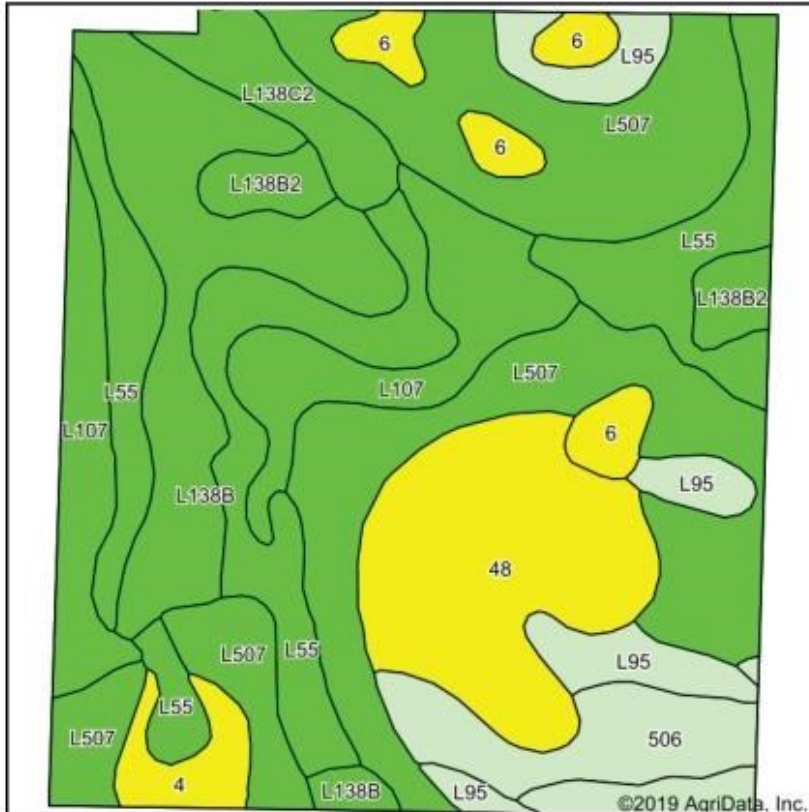
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State: **Iowa**
 County: **Greene**
 Location: **7-84N-31W**
 Township: **Bristol**
 Acres: **134.27**
 Date: **10/10/2019**



Map Provided By:

 CUSTOMIZED ONLINE MAPPING
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Soils data provided by USDA and NRCS.

Area Symbol: IA073, Soil Area Version: 24

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**	CS R
L507	Canisteo clay loam, Bemis moraine, 0 to 2 percent slopes	36.44	27.1%		IIw	87	
L55	Nicollet loam, 1 to 3 percent slopes	21.93	16.3%		Ie	91	
48	Knoke mucky silty clay loam, 0 to 1 percent slopes	16.03	11.9%		IIIw	56	58
L138B	Clarion loam, Bemis moraine, 2 to 6 percent slopes	15.95	11.9%		Ile	88	
L107	Webster clay loam, Bemis moraine, 0 to 2 percent slopes	14.04	10.5%		IIw	88	
L95	Harps clay loam, Bemis moraine, 0 to 2 percent slopes	6.84	5.1%		IIw	75	
506	Wacousta silty clay loam, 0 to 1 percent slopes	6.54	4.9%		IIIw	74	77
6	Okoboji silty clay loam, 0 to 1 percent slopes	4.30	3.2%		IIIw	59	58
L138C2	Clarion loam, Bemis moraine, 6 to 10 percent slopes, moderately eroded	4.21	3.1%		IIIe	83	
L138B2	Clarion loam, Bemis moraine, 2 to 6 percent slopes, moderately eroded	3.37	2.5%		Ile	85	
4	Knoke silty clay loam, 0 to 1 percent slopes	2.67	2.0%		IIIw	56	58
508	Calcousta silty clay loam, 0 to 1 percent slopes	1.95	1.5%		IIIw	73	70
Weighted Average						81	70

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Parcel 8

FSA/Eff. Crop Acres:	39.28
Corn Base Acres:	19.80
Bean Base Acres:	19.10
Soil Productivity:	71.30 CSR2

Parcel 8 Property Information 40.06 Acres, m/l

Location

From Churdan, go south 4 miles on I Ave., then west ¼ mile on 180th St. Property is on the north side of the road.

Legal Description

W½ W½ SE¼ Section 8, Township 84 North, Range 31 West of the 5th p.m. (Bristol Twp.)

Real Estate Tax

Taxes Payable 2019-2020: \$1,008.00
Net Taxable Acres: 39.56
Tax per Net Taxable Acre: \$25.48

FSA Data

Part of Farm Number 5661, Tract 23835
FSA/Eff. Crop Acres: 39.28
Corn Base Acres: 19.80
Corn PLC Yield: 145 Bu.
Bean Base Acres: 19.10
Bean PLC Yield: 44 Bu.

CRP Contracts

None

Soil Types/Productivity

Primary soils are Biscay, Webster and Okoboji. CSR2 on the FSA/Eff. crop acres is 71.30. See soil map for detail.

Yield History (Bu./Ac.)

See supplemental information packet.

Land Description

Level to gently sloping.

Drainage

County tile on northeast part of farm, plus private tile. Farm lies within Drainage District 102. See supplemental information packet.

Comments

Nice-laying Greene County farm.

Doug Hensley

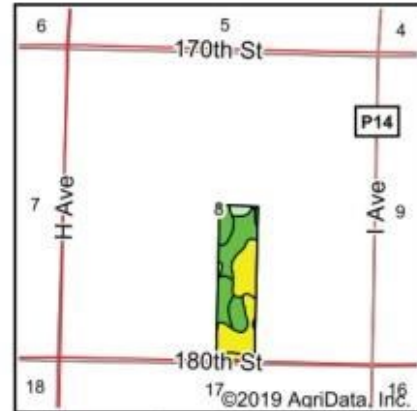
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State: **Iowa**
 County: **Greene**
 Location: **8-84N-31W**
 Township: **Bristol**
 Acres: **39.28**
 Date: **10/3/2019**



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Soils data provided by USDA and NRCS.

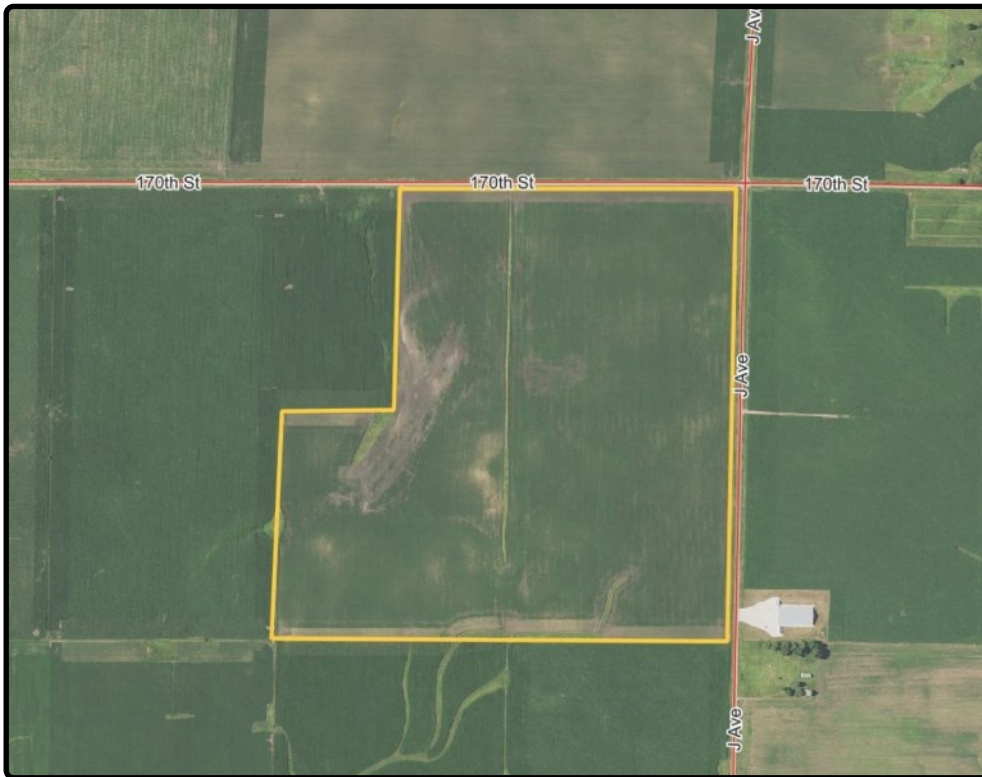
Area Symbol: IA073, Soil Area Version: 24

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**	CS R	Spring wheat	Oats
259	Biscay clay loam, 0 to 2 percent slopes	8.77	22.3%		llw	52	78	2	2
107	Webster clay loam, 0 to 2 percent slopes	8.20	20.9%		llw	86	86		
6	Okoboji silty clay loam, 0 to 1 percent slopes	7.73	19.7%		llw	59	58		
L507	Canisteo clay loam, Bemis moraine, 0 to 2 percent slopes	4.20	10.7%		llw	87			
L107	Webster clay loam, Bemis moraine, 0 to 2 percent slopes	3.53	9.0%		llw	88			
138C2	Clarion loam, 6 to 10 percent slopes, moderately eroded	3.26	8.3%		llle	83	66		
203	Cylinder loam, 0 to 2 percent slopes	1.67	4.3%		lls	58	79		
585B	Coland-Spillville complex, 1 to 5 percent slopes	1.28	3.3%		llw	74	70		
138B	Clarion loam, 2 to 6 percent slopes	0.32	0.8%		lle	89	83		
658	Mayer loam, 0 to 2 percent slopes	0.32	0.8%		llw	54			
Weighted Average						71.3	*-	0.4	0.4

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Parcel 9

FSA/Eff. Crop Acres:	137.49
Corn Base Acres:	68.40
Bean Base Acres:	68.40
Soil Productivity:	84.2 CSR2

Parcel 9 Property Information 140.00 Acres, m/l

Location

From Churdan, go south 3 miles on I Ave., then 1 mile east on 170th St. Property is on the southwest corner of the intersection of 170th St. and J Ave.

Legal Description

E½ NW¼ NE¼; NE¼ NE¼; and S½ NE¼ of Section 9, Township 84 North, Range 31 West of the 5th p.m. (Bristol Twp.)

Real Estate Tax

Taxes Payable 2019-2020 \$4,112
Net Taxable Acres: 136.50
Tax per Net Taxable Acre: \$30.13

FSA Data

Part of Farm Number 5661, Tract 390
FSA/Eff. Crop Acres: 137.49
Corn Base Acres: 68.40
Corn PLC Yield: 145 Bu.
Bean Base Acres: 68.40
Bean PLC Yield: 145 Bu.

CRP Contracts

None

Soil Types/Productivity

Primary soils are Webster, Nicollet and Clarion. CSR2 on the FSA/Eff. crop acres is 84.20. See soil map for detail.

Yield History

See supplemental information packet.

Land Description

Level to gently sloping.

Drainage

County and private tile. Farm lies within Drainage District 30. See supplemental information packet.

Comments

An excellent-quality Greene County farm that's over 98% tillable.

Doug Hensley

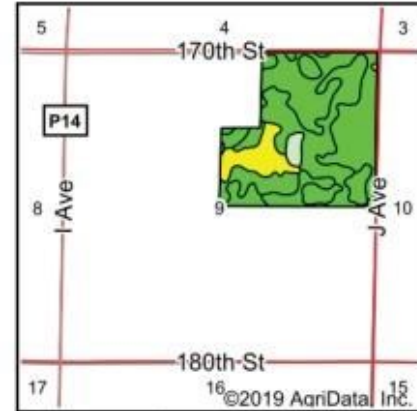
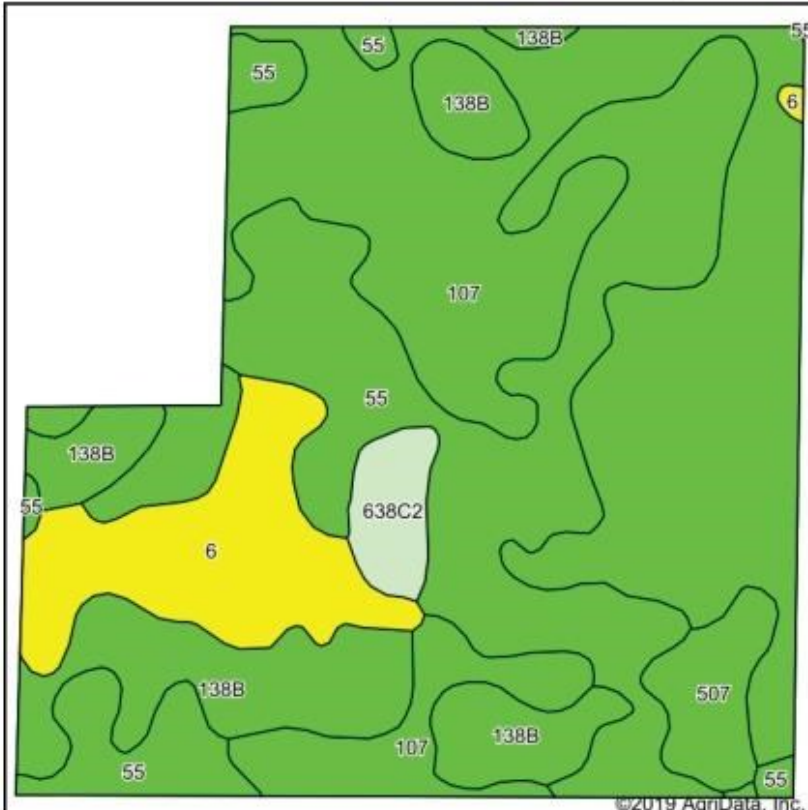
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State: **Iowa**
 County: **Greene**
 Location: **9-84N-31W**
 Township: **Bristol**
 Acres: **137.49**
 Date: **10/3/2019**









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Soils data provided by USDA and NRCS.

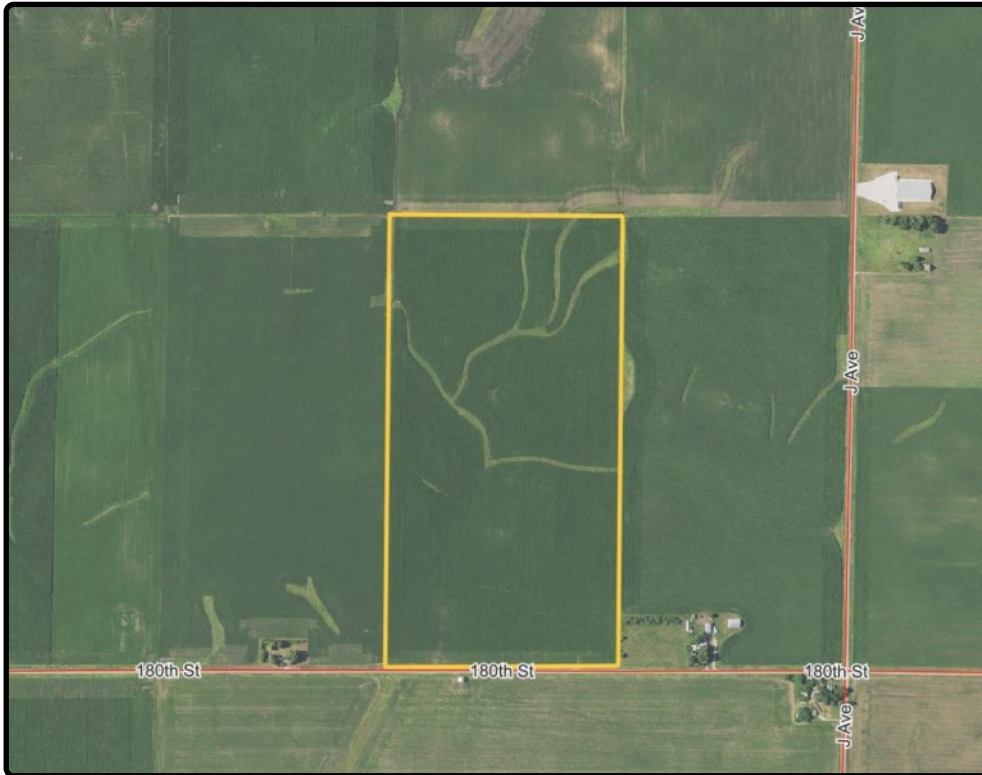
Area Symbol: IA073, Soil Area Version: 24

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**	CS R
107	Webster clay loam, 0 to 2 percent slopes	58.05	42.2%			llw	86 86
55	Nicollet clay loam, 1 to 3 percent slopes	39.14	28.5%			lw	89 91
138B	Clarion loam, 2 to 6 percent slopes	19.00	13.8%			lle	89 83
6	Okoboji silty clay loam, 0 to 1 percent slopes	13.87	10.1%			lllw	59 58
507	Canisteo clay loam, 0 to 2 percent slopes	4.28	3.1%			llw	84 81
638C2	Clarion-Storden complex, 6 to 10 percent slopes, moderately eroded	3.15	2.3%			llle	75 60
Weighted Average						84.2	83.4

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Parcel 10

FSA/Eff. Crop Acres:	79.24
Corn Base Acres:	39.90
Bean Base Acres:	39.30
Soil Productivity:	81.9 CSR2

Parcel 10 Property Information 80.00 Acres, m/l

Location

From Churdan, go 4 miles south on I Ave., then east ½ mile on 180th Ave. Property is on the north side of the road.

Legal Description

W½ SE¼ Section 9, Township 84 North, Range 31 West of the 5th p.m. (Bristol Twp.)

Real Estate Tax

Taxes Payable 2019-2020: \$2,316
Net Taxable Acres: 79.00
Tax per Net Taxable Acre: \$29.32

FSA Data

Part of Farm Number 5661, Tract 391
FSA/Eff. Crop Acres: 79.24
Corn Base Acres: 39.90
Corn PLC Yield: 145 Bu.
Bean Base Acres: 39.30
Bean PLC Yield: 440Bu.

CRP Contracts

None

Soil Types/Productivity

Primary soils are Webster, Coland-Spillville and Nicollet. CSR2 on the FSA/ Eff. crop acres is 81.90. See soil map for detail.

Yield History

See supplemental information packet.

Land Description

Level to moderately sloping.

Drainage

Property has a series of waterways providing surface drainage, along with county and private tile. Farm lies within Drainage District 30. See supplemental information packet.

Comments

Don't overlook this quality farm with productive soils and 99% tillable land.

Doug Hensley

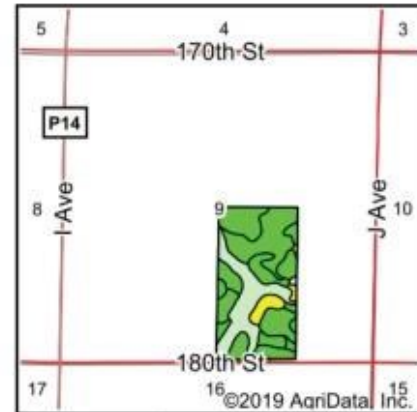
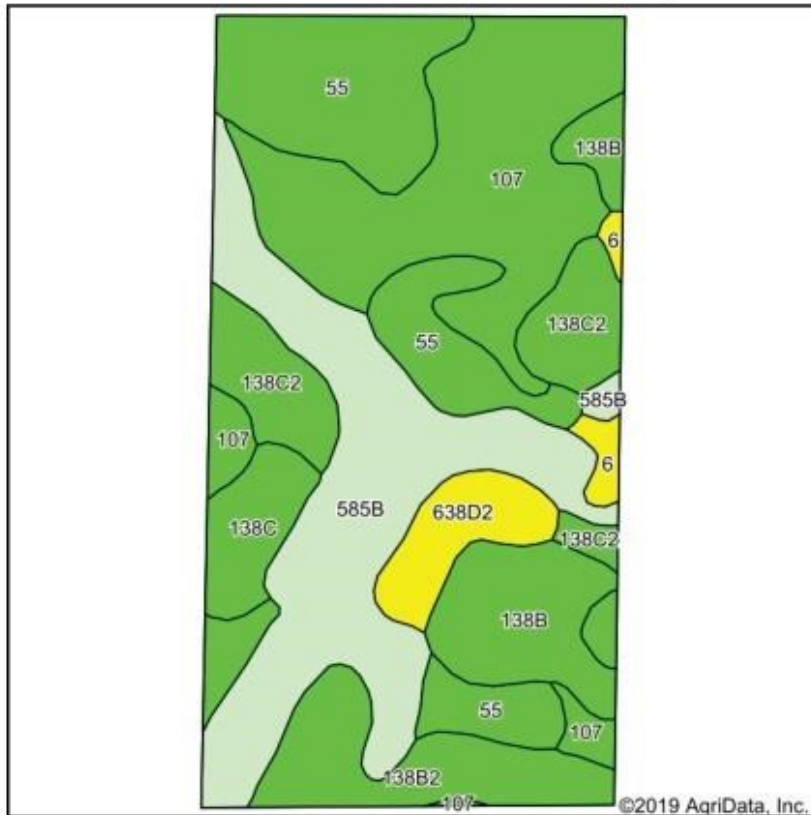
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State: **Iowa**
 County: **Greene**
 Location: **9-84N-31W**
 Township: **Bristol**
 Acres: **79.24**
 Date: **10/3/2019**



Soils data provided by USDA and NRCS.

Area Symbol: IA073, Soil Area Version: 24

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**	CS R
107	Webster clay loam, 0 to 2 percent slopes	19.69	24.8%		IIw	86	86
585B	Coland-Spillville complex, 1 to 5 percent slopes	18.99	24.0%		IIw	74	70
55	Nicollet clay loam, 1 to 3 percent slopes	13.85	17.5%		Iw	89	91
138B	Clarion loam, 2 to 6 percent slopes	6.77	8.5%		Ile	89	83
138C2	Clarion loam, 6 to 10 percent slopes, moderately eroded	6.46	8.2%		IIle	83	66
138B2	Clarion loam, 2 to 6 percent slopes, moderately eroded	6.14	7.7%		Ile	87	81
638D2	Omsrud-Storden complex, 10 to 16 percent slopes, moderately eroded	3.38	4.3%		IVe	53	50
138C	Clarion loam, 6 to 10 percent slopes	3.01	3.8%		IIle	84	68
6	Okoboji silty clay loam, 0 to 1 percent slopes	0.95	1.2%		IIIw	59	58
Weighted Average						81.9	78.2

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Parcel 11

FSA/Eff. Crop Acres:	98.62
Corn Base Acres:	50.20
Bean Base Acres:	48.10
Soil Productivity:	79.80 CSR2

Parcel 11 Property Information 101.29 Acres, m/l

Location

From Jefferson, go 3 miles west on Hwy. 30, then north on K Ave. Property is on the east side of K Ave., just past the acreage site.

Legal Description

N½ SW¼; the W¾ SW¼ SW¼ EXC Lot 1; and the W¾ NW¼ SE¼ all in Section 35, Township 84 North, Range 31 West of the 5th p.m. (Bristol Twp.)

Real Estate Tax

Taxes Payable 2019-2020: \$3,114.00
Net Taxable Acres: 99.64
Tax per Net Taxable Acre: \$31.25

FSA Data

Part of Farm Number 5661, Tract 24
FSA/Eff. Crop Acres: 98.62
Corn Base Acres: 50.20
Corn PLC Yield: 145 Bu.
Bean Base Acres: 48.10
Bean PLC Yield: 44 Bu.

Soil Types/Productivity

Primary soils are Canisteo, Nicollet and Clarion. CSR2 on the FSA/Eff. crop acres is 79.80. See soil map for detail.

Yield History (Bu./Ac.)

See supplemental information packet.

Land Description

Level to gently sloping.

Buildings/Improvements

None

Drainage

County and private tile. Farm lies within Drainage District 180. See supplemental information packet.

Water & Well Information

None known.

Comments

Terrific location for this property. An outstanding Greene County farm.

Doug Hensley

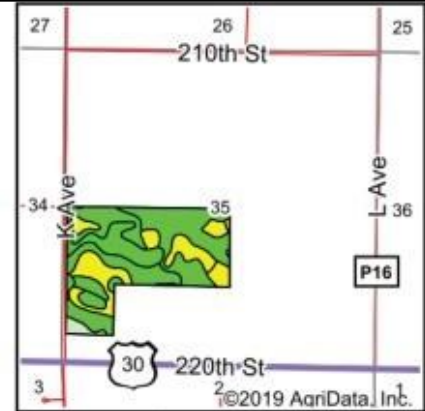
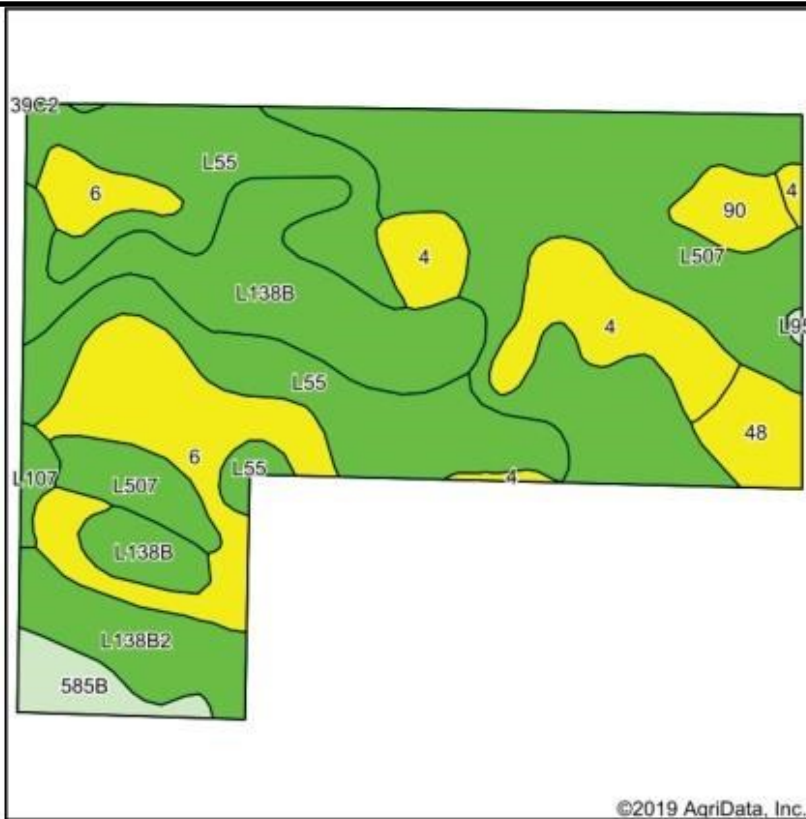
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State: **Iowa**
 County: **Greene**
 Location: **35-84N-31W**
 Township: **Bristol**
 Acres: **98.62**
 Date: **10/3/2019**



Maps Provided By:

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Soils data provided by USDA and NRCS.

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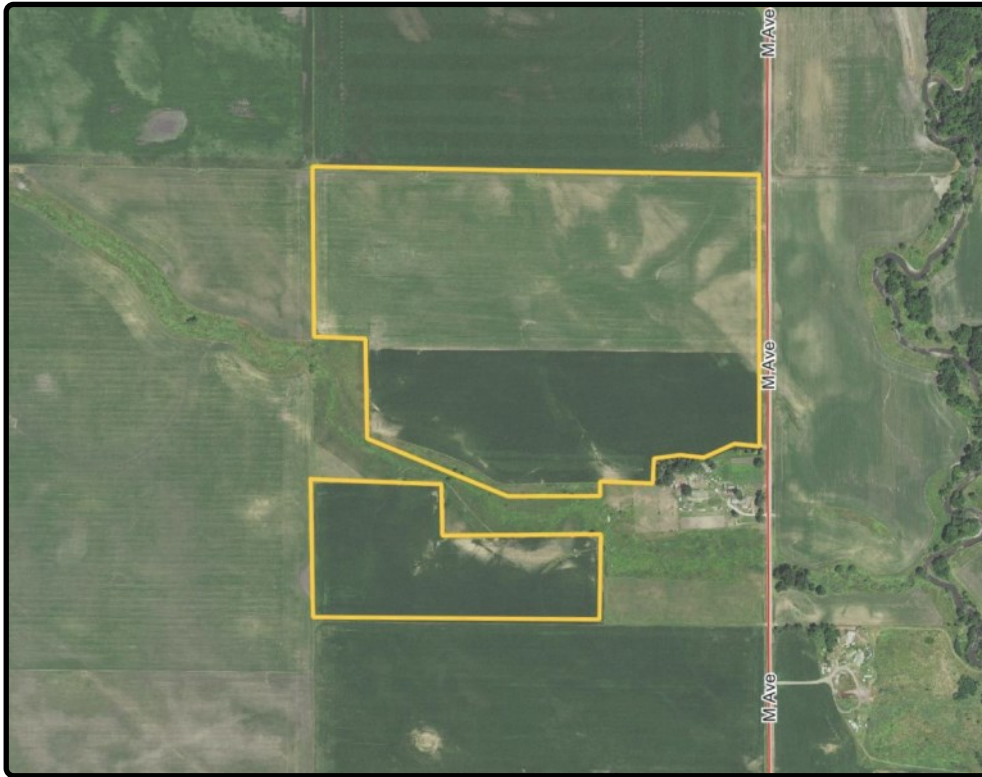
Area Symbol: IA073, Soil Area Version: 24

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**	CSR
L507	Canisteo clay loam, Bemis moraine, 0 to 2 percent slopes	29.13	29.5%			lhv	87
L55	Nicollet loam, 1 to 3 percent slopes	21.00	21.3%			le	91
L138B	Clarion loam, Bemis moraine, 2 to 6 percent slopes	14.01	14.2%			lle	88
6	Okoboji silty clay loam, 0 to 1 percent slopes	12.63	12.8%			llhw	59 58
4	Knoke silty clay loam, 0 to 1 percent slopes	8.29	8.4%			llhw	56 58
L138B2	Clarion loam, Bemis moraine, 2 to 6 percent slopes, moderately eroded	5.27	5.3%			lle	85
48	Knoke mucky silty clay loam, 0 to 1 percent slopes	2.77	2.8%			llhw	56 58
585B	Coland-Spillville complex, 1 to 5 percent slopes	2.42	2.5%			lhv	74 70
90	Okoboji mucky silt loam, 0 to 1 percent slopes	2.13	2.2%			llhw	56 61
L107	Webster clay loam, Bemis moraine, 0 to 2 percent slopes	0.85	0.9%			lhv	88
L95	Harps clay loam, Bemis moraine, 0 to 2 percent slopes	0.12	0.1%			lhv	75
Weighted Average						79.8	*-

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Parcel 12

FSA/Eff. Crop Acres:	121.70
CRP Acres:	2.30
Corn Base Acres:	80.50
Bean Base Acres:	40.90
Soil Productivity:	68.60 CSR2

Parcel 12 Property Information 125.84 Acres, m/l

Location

From Farlin, go 2 miles east on E33, then south 1 mile on M. Ave. Property is on the west side of the road.

Legal Description

NE¼, EXC for the following: Lots 1 and 2 of SE¼ NE¼, Lot 1 of the SE¼ NE¼, and Lot 1 of the NW¼ NE¼ all in Section 25, Township 84 North, Range 31 West of the 5th p.m. (Bristol Twp.)

Real Estate Tax

Taxes Payable 2019-2020: \$3,330.00
Net Taxable Acres: 124.62
Tax per Net Taxable Acre: \$26.72

FSA Data

Part of Farm #5661, Tracts 24914 & 24915
FSA/Eff. Crop Acres: 121.70
CRP Acres: 2.30
Corn Base Acres: 80.50
Corn PLC Yield: 145 Bu.
Bean Base Acres: 40.90
Bean PLC Yield: 44 Bu.

CRP Contracts

There are 2.30 acres enrolled in a CP21 contract that pays \$690 annually and expires September 30, 2027.

Soil Types/Productivity

Primary soils are Webster and Clarion.
CSR2 on the FSA/Eff. crop acres is 68.60
See soil map for detail.

Yield History (Bu./Ac.)

See supplemental information packet.

Land Description

Level to moderately sloping.

Drainage

Surface drained. See supplemental information packet.

Comments

Productive Greene County farm in two nearly adjoining tracts. Access to the south tract is provided by the lane off M Ave.

Doug Hensley

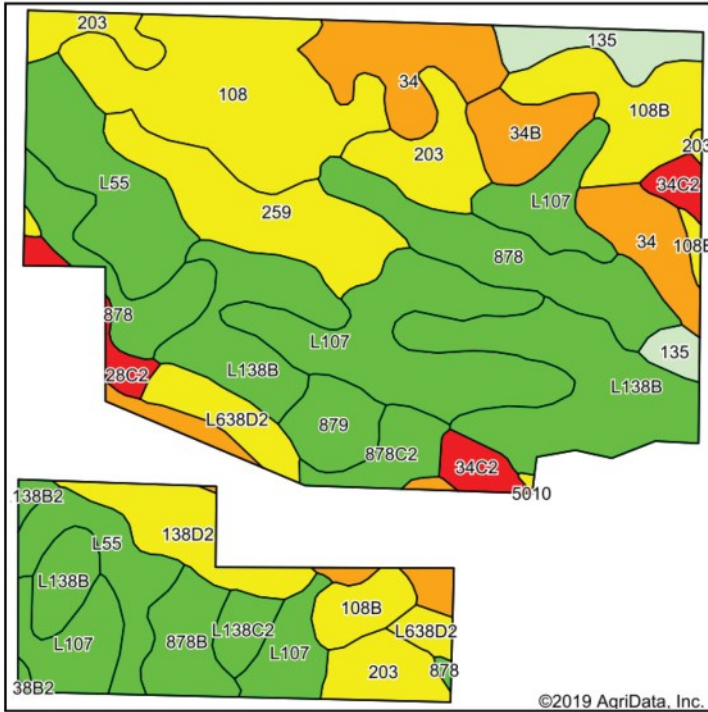
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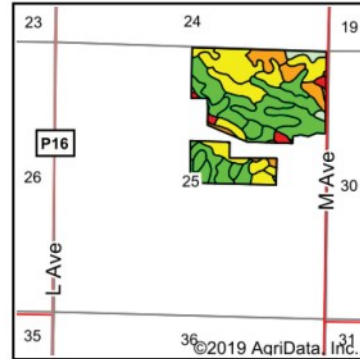
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Soils data provided by USDA and NRCS.

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State: **Iowa**
County: **Greene**
Location: **25-84N-31W**
Township: **Bristol**
Acres: **121.7**
Date: **10/3/2019**



Area Symbol: IA073, Soil Area Version: 24									
Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**	CSR	Oats	Spring wheat
L107	Webster clay loam, Bemis moraine, 0 to 2 percent slopes	17.24	14.2%		IIw	88			
L138B	Clarion loam, Bemis moraine, 2 to 6 percent slopes	15.89	13.1%		IIe	88			
108	Wadena loam, 0 to 2 percent slopes	11.71	9.6%		IIIs	56	56		
878	Ocheyedan loam, 0 to 2 percent slopes	10.27	8.4%		Ie	92	83		
L55	Nicollet loam, 1 to 3 percent slopes	10.26	8.4%		Ie	91			
34	Estherville sandy loam, 0 to 2 percent slopes	7.91	6.5%		IIIs	23	25		
203	Cylinder loam, 0 to 2 percent slopes	7.58	6.2%		IIIs	58	79		
108B	Wadena loam, 2 to 6 percent slopes	7.19	5.9%		Ile	52	51	4	2
259	Biscay clay loam, 0 to 2 percent slopes	6.71	5.5%		IIw	52	78	2	2
138D2	Clarion loam, 9 to 14 percent slopes, moderately eroded	3.60	3.0%		IIIs	50	56		
135	Coland clay loam, 0 to 2 percent slopes, occasionally flooded	3.22	2.6%		IIw	76	81		
L638D2	Omsrud-Storden complex, Bemis moraine, 10 to 16 percent slopes, moderately eroded	3.09	2.5%		IVe	53			
878B	Ocheyedan loam, 2 to 5 percent slopes	2.91	2.4%		Ile	88	78		
34B	Estherville sandy loam, 2 to 6 percent slopes	2.76	2.3%		IIIs	27	20		
879	Fostoria loam, 0 to 2 percent slopes	2.44	2.0%		Iw	94	86		
878C2	Ocheyedan loam, 5 to 9 percent slopes, moderately eroded	2.14	1.8%		IIIs	83	61		
34C2	Estherville sandy loam, 5 to 9 percent slopes, moderately eroded	2.07	1.7%		IVe	13	8		
1585B	Coland-Spillville complex, channeled, 2 to 5 percent slopes	2.00	1.6%		Vw	26	25		
L138C2	Clarion loam, Bemis moraine, 6 to 10 percent slopes, moderately eroded	1.30	1.1%		IIIs	83			
28C2	Dickman fine sandy loam, 5 to 9 percent slopes, moderately eroded	1.03	0.8%		IVe	14	22		
L138B2	Clarion loam, Bemis moraine, 2 to 6 percent slopes, moderately eroded	0.38	0.3%		Ile	85			
Weighted Average						68.6	*-	0.3	0.2

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Date: **Friday,
November 22, 2019**

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

Site: **Greene Co. Fairgrounds
Clover Hall
601 E. Lincoln Way
Jefferson, IA 50129**

Seller

Barnes Agri, Inc.

Agency

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

Auctioneer

Kyle Hansen

Attorney

Rita Pedersen
Mumma & Pedersen Law Firm

Method of Sale

- This land will be offered by the Bidder's Choice and Privilege Method, with the choice to the high bidder to take any individual or combination of parcels. Should the high bidder not select all available parcels, the contending bidder will have the privilege to select any or all remaining parcels at the high bid figure. Should the contending bidder elect not to purchase all the remaining parcels, the remaining parcels will be offered with another round of bidding. This process will repeat until all parcels are matched with a high bidder and price.
- 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.

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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