

Land Auction

ACREAGE:

73.05 Acres, m/l
Marshall County, IA

DATE:

Tuesday
March 10, 2020
10:00 a.m.

LOCATION:

Consumer's Energy
Marshalltown, IA

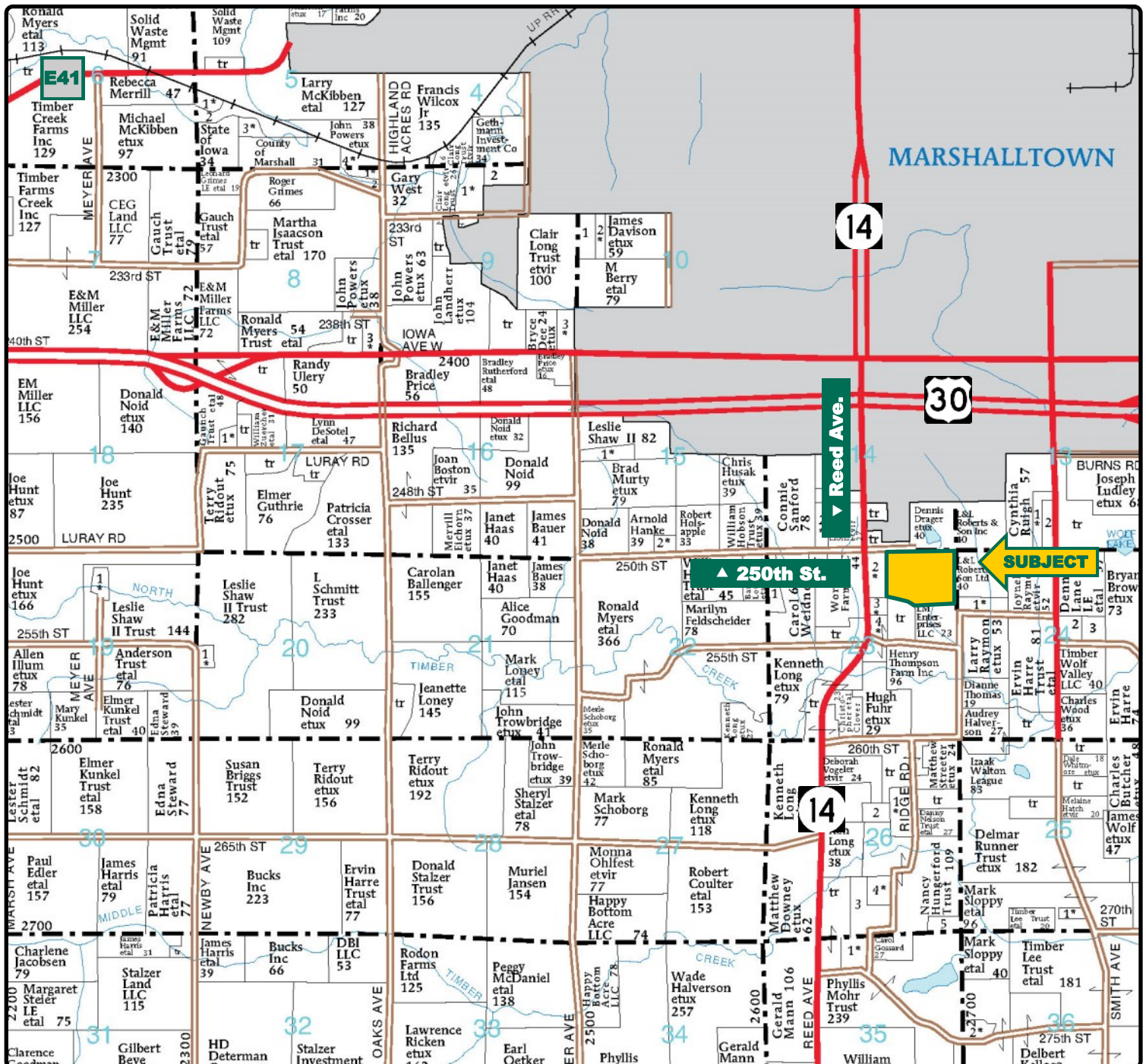


Property Key Features

- One-Half Mile South of Marshalltown
- 70.41 FSA/Eff. Crop Acres with a 66.70 CSR2
- Quality Soils on this Marshall County Farm

Chris Smith, ALC, AFM
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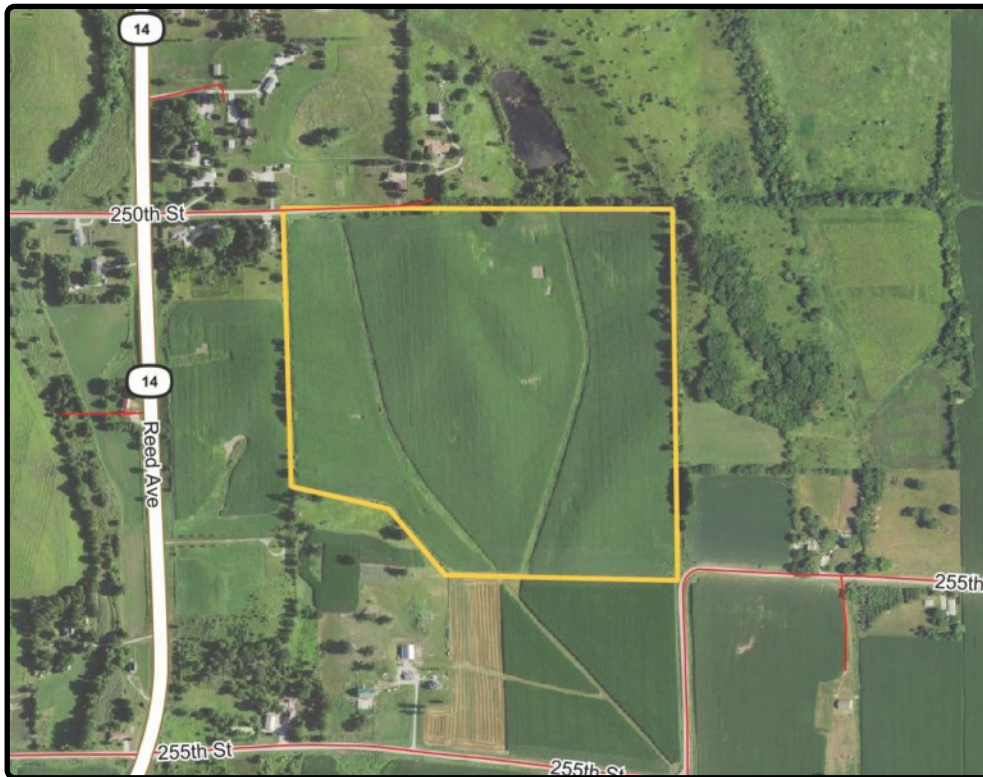
515-382-1500
415 S.11th St./ PO Box 500
Nevada, IA 50201-0500



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FSA/Eff. Crop Acres:	70.41
Corn Base Acres:	24.40
Bean Base Acres:	24.40
Soil Productivity:	66.70 CSR2

Property Information

73.05 Acres, m/l

Location

From Marshalltown: Go south on Highway 14 to 250th Street. Head east on 250th Street for ¼ mile, property is on the south side of the road.

Legal Description

N½ east of Lot 1 and W 13 Ac, SE¼ NE¼ and SW¼ NE¼ east of Lots 2 & 3, except that portion of Parcel C & D that lies within and the E 27 Ac. SE¼ NE¼, except Parcel D that lies within, all in Section 23, Township 83 North, Range 18 West of the 5th P.M.

Real Estate Tax

Taxes Payable 2019 - 2020: \$2,311.67
Net Taxable Acres: 73.05
Tax per Net Taxable Acre: \$31.65

FSA Data

Farm Number 5745 Tract 9492
FSA/Eff. Crop Acres: 70.41
Corn Base Acres: 24.40
Corn PLC Yield: 121 Bu.
Bean Base Acres: 24.40
Bean PLC Yield: 52 Bu.

Soil Types/Productivity

Primary soils are Colo-Ely, Downs and Tama. CSR2 on the FSA/Eff. crop acres is 66.70. See soil map for detail.

Land Description

Nearly level to steep.

Buildings/Improvements

None

Drainage

Natural, no maps available.

Water & Well Information

None known

Comments

Quality soils on this Marshall County farm.

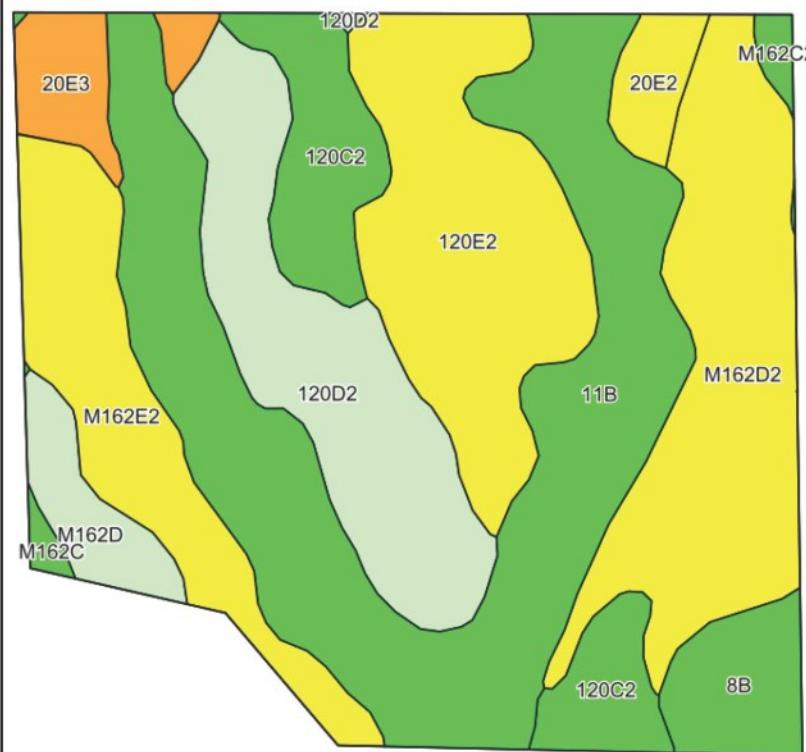
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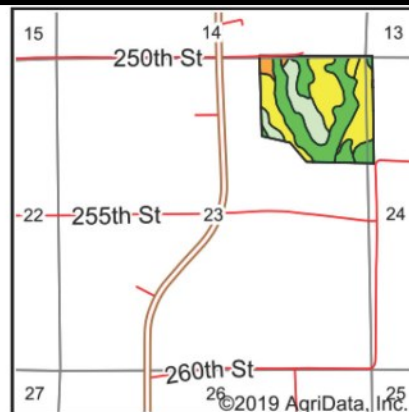
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Soils data provided by USDA and NRCS.



State: **Iowa**
County: **Marshall**
Location: **23-83N-18W**
Township: **Timber Creek**
Acres: **70.41**
Date: **1/22/2020**



Maps Provided By:

CUSTOMIZED ONLINE MAPPING
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Area Symbol: IA127, Soil Area Version: 24

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**	CSR
11B	Colo-Ely complex, 0 to 5 percent slopes	19.79	28.1%		IIw	86	68
M162D2	Downs silt loam, till plain, 9 to 14 percent slopes, eroded	10.88	15.5%		IVe	57	
120E2	Tama silty clay loam, 14 to 18 percent slopes, eroded	10.11	14.4%		IVe	50	57
120D2	Tama silty clay loam, 9 to 14 percent slopes, eroded	9.10	12.9%		IIIe	62	68
M162E2	Downs silt loam, till plain, 14 to 18 percent slopes, eroded	6.77	9.6%		IVe	45	
120C2	Tama silty clay loam, 5 to 9 percent slopes, eroded	5.29	7.5%		IIIe	87	78
8B	Judson silty clay loam, 2 to 5 percent slopes	2.45	3.5%		Ile	93	90
20E3	Killduff silty clay loam, 14 to 18 percent slopes, severely eroded	2.09	3.0%		VIe	39	50
M162D	Downs silt loam, till plain, 9 to 14 percent slopes	1.98	2.8%		IVe	60	
20E2	Killduff silty clay loam, 14 to 18 percent slopes, eroded	1.30	1.8%		IVe	44	53
M162C2	Downs silt loam, till plain, 5 to 9 percent slopes, eroded	0.38	0.5%		IIIe	82	
M162C	Downs silt loam, till plain, 5 to 9 percent slopes	0.27	0.4%		IIIe	85	
Weighted Average						66.7	*-

The information gathered for this brochure is from sources deemed reliable, but cannot be guaranteed by Hertz Real Estate Services, Inc. or its staff. All acres are considered more or less, unless otherwise stated. All property boundaries are approximate. Soil productivity ratings are based on the information currently available in the USDA/NRCS soil survey database. Those numbers are subject to change on an annual basis.

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South Looking North



Northwest Looking Southeast



Looking Northwest - Development Area



Southeast Looking Northwest



Date: **Tues., March 10, 2020**

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

Site: **Consumers Energy
2074 242nd St.
Marshalltown, IA 50158**

Agency

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

Auctioneer

Chris Smith

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 April 10, 2020 or after any objections to title have been cleared. Final settlement will require certified check or wire transfer. Possession will be given at settlement. Taxes will be prorated to April 10, 2020.

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