

# Land Auction

**ACREAGE:**

**146.51 Acres, m/l**  
Benton County, IA

**DATE:**

Tuesday  
**December 12, 2017**  
**10:00 a.m.**

**LOCATION:**

**Brandon Area  
Community Bldg.**  
Brandon, IA



## Property Key Features

- Located on a hard surface road.
- Excellent expansion opportunity.
- Areas of pattern tile.

**Spencer A. Smith**  
Licensed Salesperson - IA  
**Spencers@Hertz.ag**

**319.234.1949**  
340 Tower Park Drive, P.O. Box 2396  
Waterloo, IA 50704  
**www.Hertz.ag**



<b>Total Acres:</b>	<b>146.51</b>
<b>Crop Acres:</b>	<b>144.01</b>
<b>Corn Base:</b>	<b>98.80</b>
<b>Bean Base:</b>	<b>42.90</b>
<b>Soil Productivity:</b>	<b>77.34 CSR2</b>

## Property Information

### 146.51 Acres, m/l

### Location

Approximately 2 miles north of Urbana.  
At the corner of County Rd. D65 and  
Highway 150.

### Legal Description

The Northwest Quarter except Southeast  
Quarter of the Northwest Quarter; The  
Northwest Quarter of the Southwest  
Quarter, all in Section 10, Township 86  
North, Range 9 West of the 5th P.M.,  
Benton County, IA.

### Real Estate Tax

Taxes Payable 2017 - 2018: \$4,848  
Net Taxable Acres: 146.51  
Tax per Net Taxable Acre: \$33.08

### FSA Data

Farm Number 2392, Tract 3237  
Crop Acres: 144.01  
Corn Base: 98.8  
Corn PLC Yield: 150 Bu.  
Bean Base: 42.9  
Bean PLC Yield: 44 Bu.

### CRP Contracts

None

### Soil Types/Productivity

Primary soils are Kenyon loam and Clyde-  
Floyd complex. See soil map for detail.  
• **CSR2:** 77.34 per 2017 Hertz GIS, based  
on FSA crop acres.

### Lease

Open lease for 2018.

### Land Description

Gently rolling.

### Buildings/Improvements

None

### Drainage

See tile map.

### Water & Well Information

None.

### Comments

Strong presence of Clyde Floyd complex  
and Kenyon loam soils.

*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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Soil Label	Soil Name	Acres	% of Field	NIRR Land Class	CSR2	
391B	Clyde-Floyd complex, 1 to 4 percent slopes	43.41	29.63	2	87	
83C	Kenyon loam, 5 to 9 percent slopes	41.55	28.36	3	85	
83B	Kenyon loam, 2 to 5 percent slopes	16.57	11.31	2	90	
408B	Olin fine sandy loam, 2 to 5 percent slopes	11.35	7.75	2	73	
408C	Olin fine sandy loam, 5 to 9 percent slopes	10.29	7.02	3	68	
175B	Dickinson fine sandy loam, 2 to 5 percent slopes	8.78	5.99	2	51	
175C	Dickinson fine sandy loam, 5 to 9 percent slopes	5.59	3.81	3	46	
782C2	Donnan silt loam, 5 to 9 percent slopes, moderately eroded	4.42	3.02	3	55	
41C	Sparta loamy fine sand, 5 to 9 percent slopes	3.17	2.16	4e	34	
41D	Sparta loamy fine sand, 9 to 14 percent slopes	1.05	0.72	6	8	
426C	Aredale loam, 5 to 9 percent slopes	0.32	0.22	3	86	

Measured Tillable Acres: 146.51

Average CSR2: 77.95

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Soil Label	Soil Name	Acres	% of Field	NIRR Land Class	CSR2	
83C	Kenyon loam, 5 to 9 percent slopes	42.00	29.17	3	85	
391B	Clyde-Floyd complex, 1 to 4 percent slopes	38.25	26.56	2	87	
83B	Kenyon loam, 2 to 5 percent slopes	17.49	12.15	2	90	
408B	Olin fine sandy loam, 2 to 5 percent slopes	11.89	8.25	2	73	
408C	Olin fine sandy loam, 5 to 9 percent slopes	10.35	7.19	3	68	
175B	Dickinson fine sandy loam, 2 to 5 percent slopes	9.31	6.46	2	51	
175C	Dickinson fine sandy loam, 5 to 9 percent slopes	5.71	3.97	3	46	
782C2	Donnan silt loam, 5 to 9 percent slopes, moderately eroded	4.03	2.80	3	55	
41C	Sparta loamy fine sand, 5 to 9 percent slopes	3.14	2.18	4e	34	
41D	Sparta loamy fine sand, 9 to 14 percent slopes	1.66	1.15	6	8	
426C	Aredale loam, 5 to 9 percent slopes	0.18	0.13	3	86	

Measured Tillable Acres: 144.01

Average CSR2: 77.34

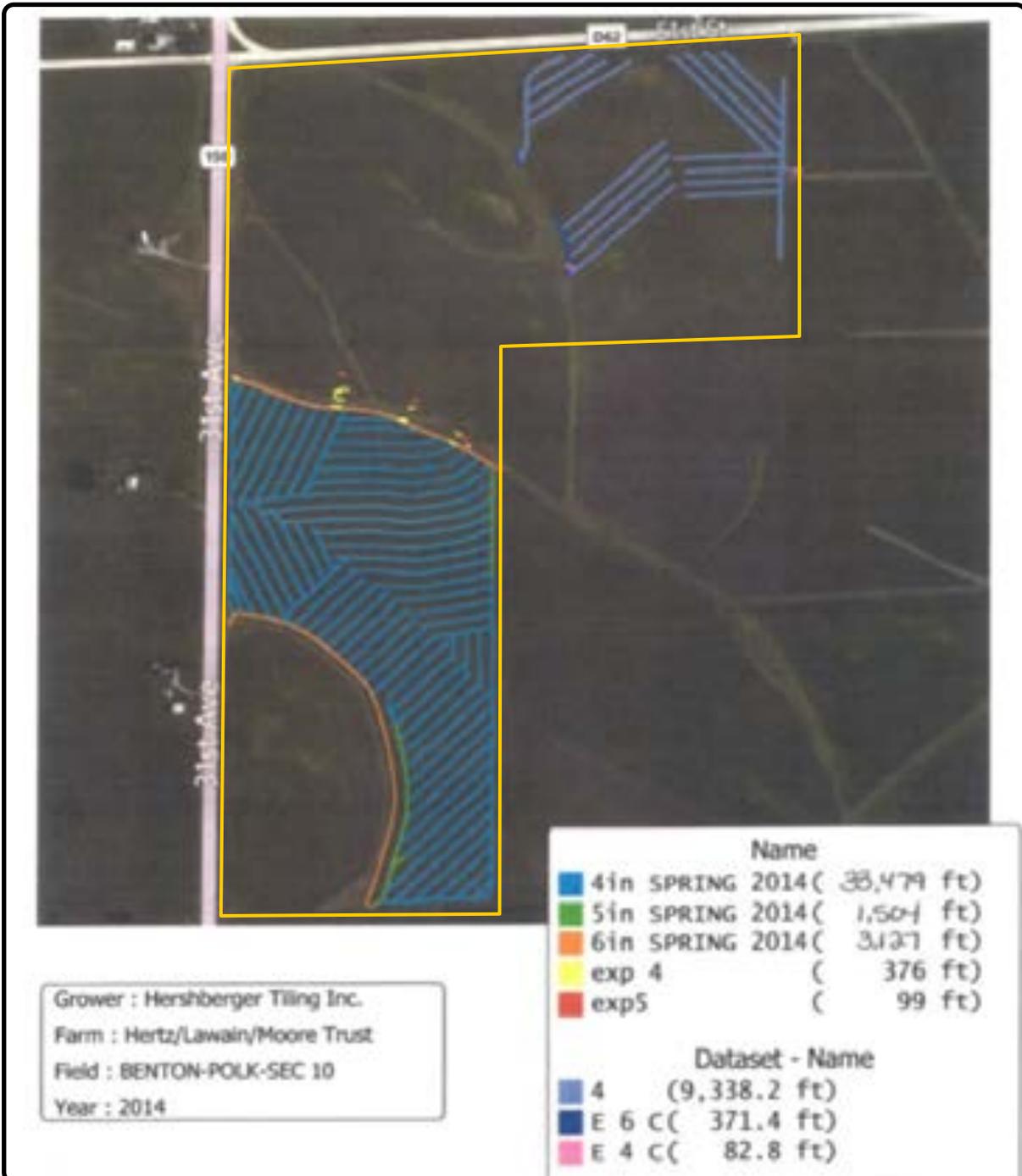
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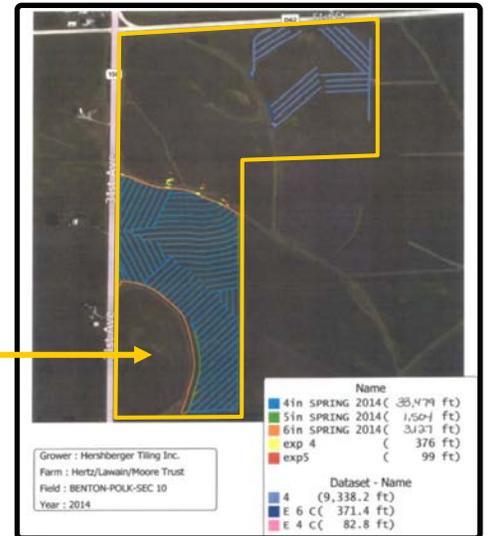
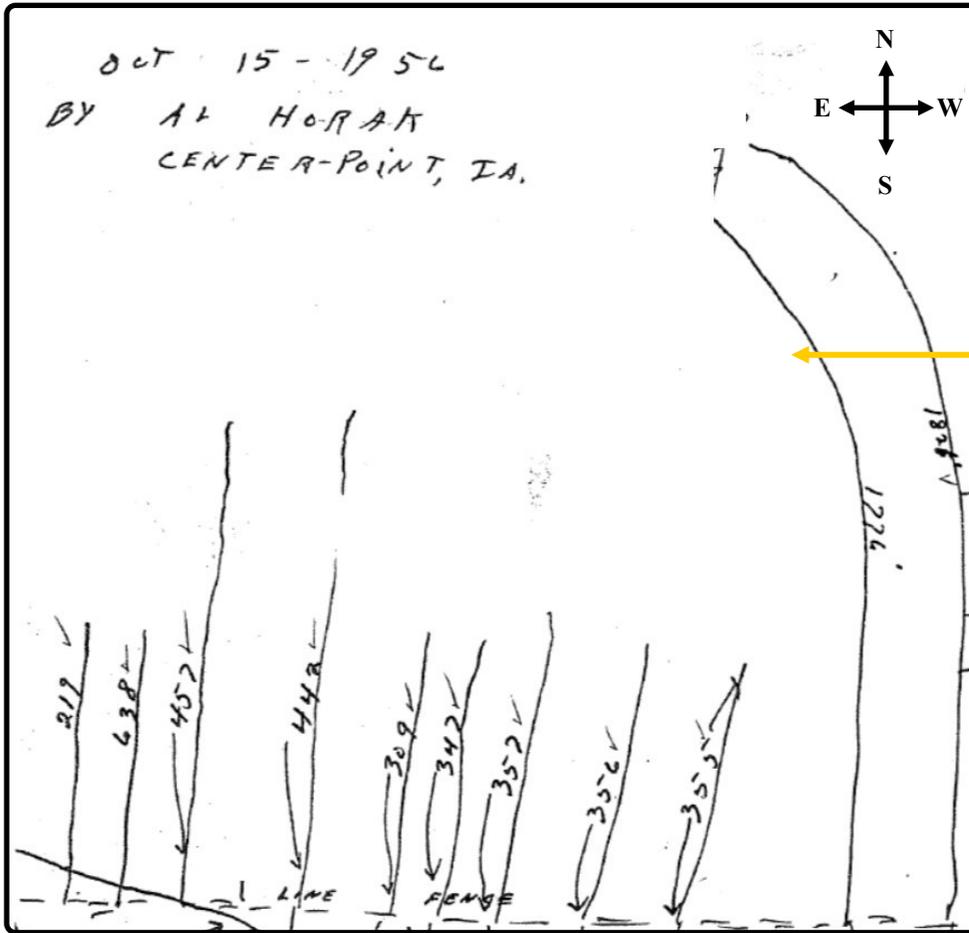
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Date: **Tuesday,  
December 12, 2017**

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

Site: **Brandon Area  
Community Center  
802 Main St.  
Brandon, IA 52210**

### **Seller**

George R. Moore Estate

### **Agency**

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

### **Auctioneer**

Troy R. Louwagie

### **Attorney**

Theresa Hoffman  
Beecher, Field, Walker, Morris, Hoffman  
& Johnson, P.C.

### **Method of Sale**

- Parcel will be offered as a single parcel.
- 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 February 16, 2018 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, 2018. Taxes will be prorated to closing.

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