



100 Acres m/l, Cedar County, IA Drager Farm

Attractive Recreational Farm - CRP, Timber and Wildlife!

Date: Thurs., Dec. 10, 2015

Time: 10:00 a.m.

Auction Site:

St. Mary's Parish Hall

Address:

208 Meridian Street
Tipton, IA 52772

Property Information

Location

From Tipton: South on Hwy 38 for 6.5 miles, .5 mile east on 290th St. and .6 of a mile north on Monroe Ave. to driveway access.

Address

1822 Monroe Avenue, Tipton, IA 52772

Legal Description

The E ½ of the NE ¼ of Section 6 and part

of the SW ¼ of the NW ¼ of Section 5, Township 79 North, Range 2 West of the 5th P.M., Cedar County, Iowa.

Real Estate Tax

Taxes Payable 2015 - 2016: \$1,682.00
Net Taxable Acres: 99.55
Tax per Net Taxable Acre: \$16.90

FSA Data

Farm Number 3080, Tract 6090

Crop Acres: 72.8*

**All 72.8 crop acres are enrolled in the CRP program.*

CRP Contracts

There are 72.8 acres enrolled in the Conservation Reserve Program (CRP) at \$127.86 per acre with a total annual payment of \$9,308.21. This contract expires September 30, 2019. Seller will prorate payment to date of closing.

Soil Types/Productivity

Primary soils are Fayette and Downs. See soil maps for detail.

- **CSR2:** 50.8 per 2015 AgriData, Inc., based on FSA crop acres.
- **CSR:** 55.0 per 2015 AgriData, Inc., based on FSA crop acres.
- **CSR:** 50.9 per County Assessor, based on net taxable acres.

Land Description

Gently rolling with a mixture of CRP and mature timber.

Buildings/Improvements

Livestock barn 42' x 50' with a steel roof.

Water & Well Information

Drilled well, submersible pump. Located northeast of barn.

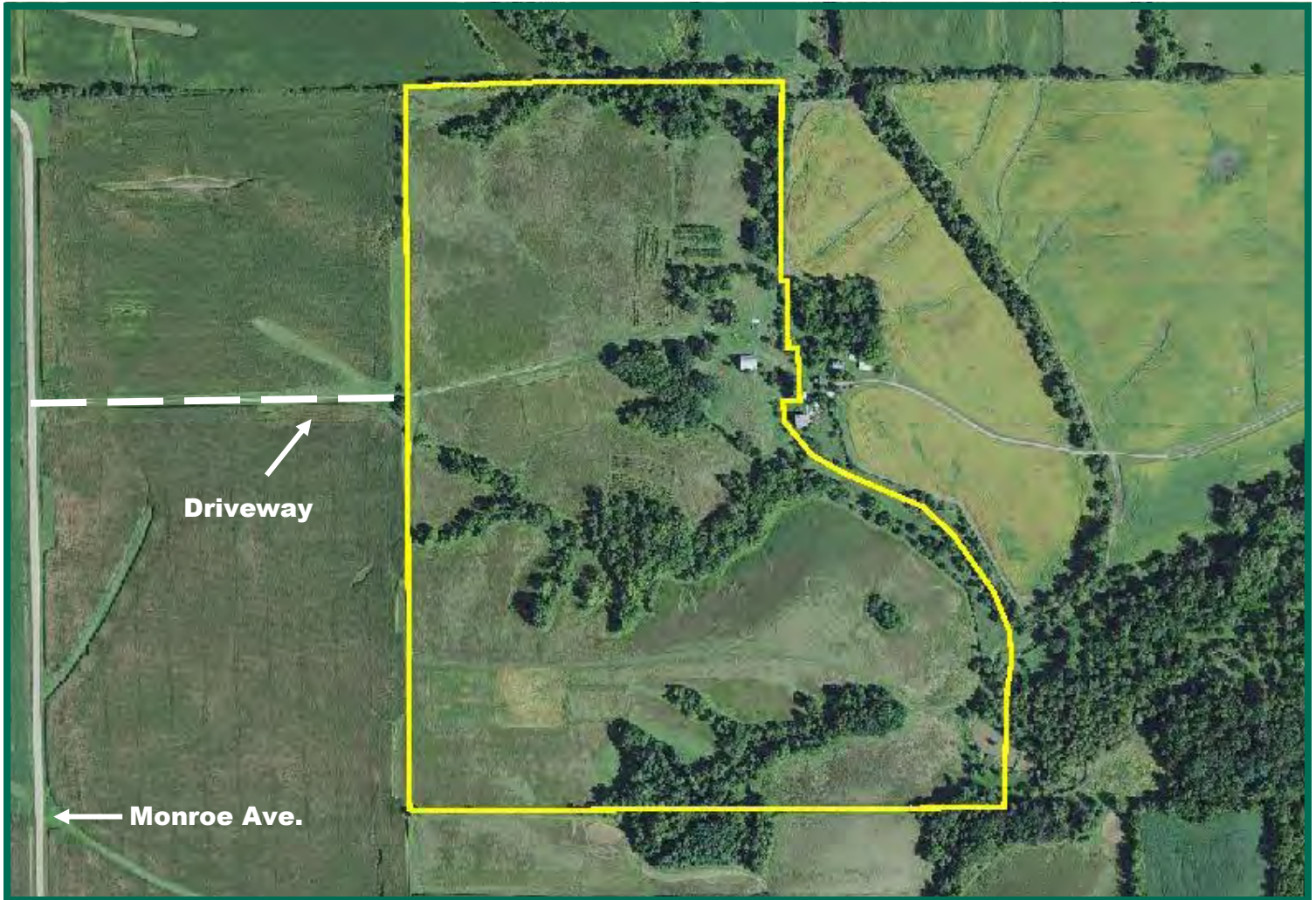
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Aerial Photo



Access

There is a ¼ mile driveway providing access to this farm from Monroe Ave.

Comments

This is an attractive recreational farm with a mixture of CRP and mature timber. There is an abundance of deer, turkey and pheasants, in and around this farm.

Auction Information

Method of Sale

- Property will be offered as a single tract of land.
- Seller reserves the right to refuse any and all bids.

Seller

Betty J. Drager Estate.

Agency

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

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 March 15, 2016 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 date of closing.

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.

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.

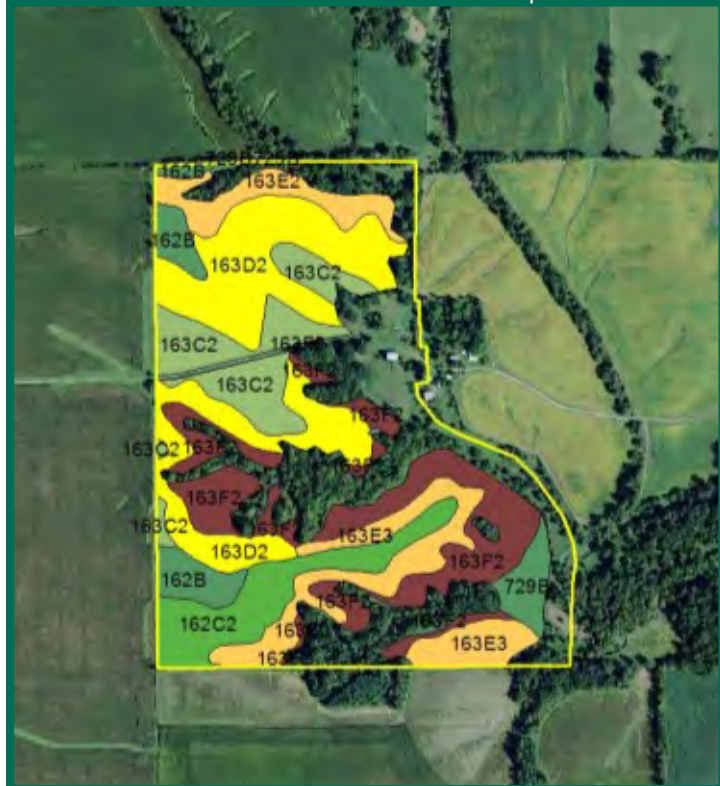
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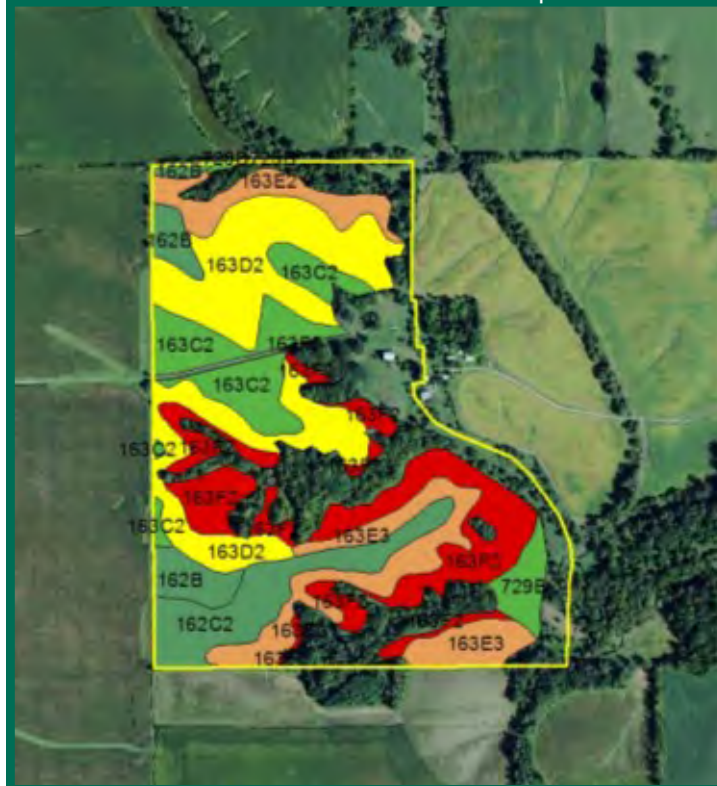
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Soil Maps

CSR: 55.0 based on 72.8 FSA Crop Acres



CSR2: 50.8 based on 72.8 FSA Crop Acres



Measured Tillable Acres		72.8	Ave. CSR	55.0	Ave. CSR2*	50.8
Soil Label	Soil Name	CSR	CSR2	Percent of Field	Non_Irr Class	Acres
162B	Downs silt loam, 2 to 5 percent	90	90	5.7%	Ile	4.14
162C2	Downs silt loam, 5 to 9 percent	73	82	10.3%	IIle	7.51
163C2	Fayette silt loam, 5 to 9 percent	68	76	13.1%	IIIle	9.55
163D2	Fayette silt loam, 9 to 14 percent	58	51	27.9%	IIle	20.34
163E2	Fayette silt loam, 14 to 18 percent	48	39	5.8%	IVe	4.20
163E3	Fayette silty clay loam, 14 to 18	46	33	13.4%	VIle	9.79
163F2	Fayette silt loam, 18 to 25 percent	27	18	20.5%	VIle	14.90
729B	Ackmore-Nodaway complex, 2 to 5	83.0	80	3.2%	IIlw	2.4

CSR/CSR2 UPDATE: In January, 2014, the USDA Natural Resources Conservation Service (NRCS) released a soil survey update containing a Corn Suitability Rating (CSR) for Iowa soils based on a revised formula referred to as CSR2. For any given farm, the CSR values based on the CSR2 formula may be significantly different than the original CSR values published prior to January, 2014. Additionally, the current soil survey may contain soil types that are not found in pre-January, 2014 surveys, which will result in the CSR being reported as a null value. As the market transitions to the new CSR2 formula, we are providing both CSR and CSR2 values where both values are available. If a soil type does not have a CSR value, and is being reported as a null value, we are providing the weighted CSR based on the pre-January, 2014 soil survey data.

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