



LAND AUCTION



79.1 Acres m/l, Tama County, IA

Muirhead Family Trust

Date:
Thursday, Nov. 20, 2014

Time: 10:00 a.m.

Auction Site:

North Tama Activity Center

Address:

212 N Main Street
Traer, IA 50675

Property Information

Location

Approximately 2 miles West of Traer, on 180th Street. North side of the road.

Legal Description

E 1/2 of the SW 1/4 of Section 8,
Township 85 North, Range 14 West of the
5th P.M., Tama County, IA

Real Estate Tax

Taxes Payable 2014 - 2015: \$1,874
Net Taxable Acres: 79.1
Tax per Net Tax. Ac.: \$23.72

FSA Data

Farm Number: 1380
Crop Acres: 79.1
Corn Base: 48
Corn Direct/CC Yields: 132/132
Bean Base: 28
Bean Direct/CC Yields: 36/36

CRP Contracts

None

School District

North Tama School District

Soil Types / Productivity

Primary soils are Bremer silty clay loam and Nevin silty clay loam. See soil map for details.

- **CSR2:** 84.4 per AgriData Inc. 2014, based on FSA crop acres.
- **CSR:** 83.3 per AgriData Inc. 2014 based on FSA crop acres.
- **CSR:** 83.3 per County Assessor, based on net taxable acres.

Highly Erodible Classification

The South 39.3 acres is classified as Highly-Erodible Land (HEL). See FSA Map.

Yield History

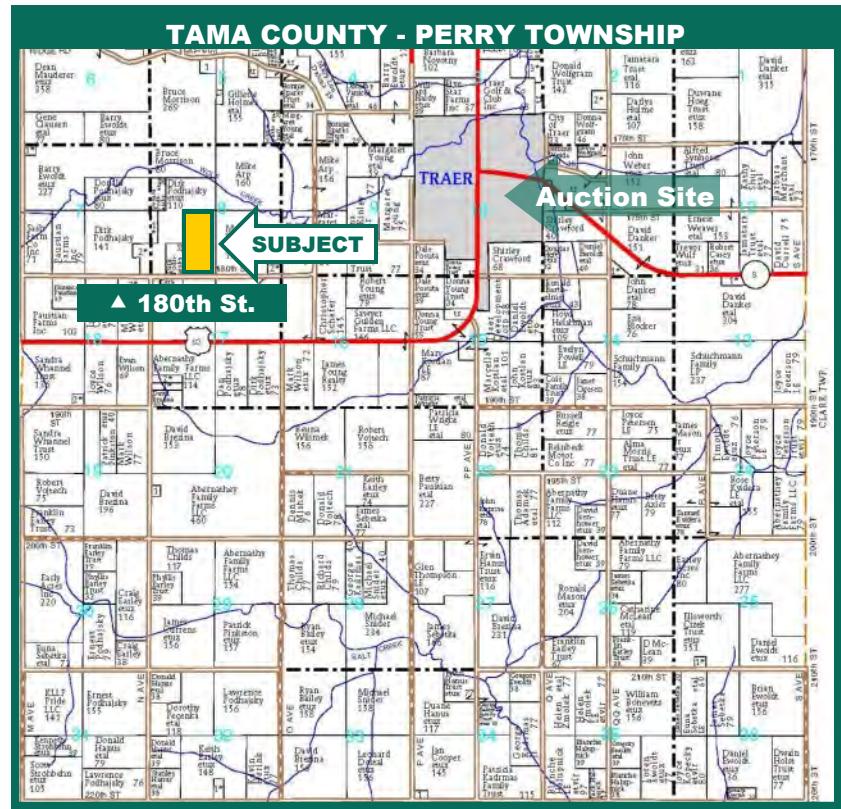
Approved Crop Insurance APH:
Corn - 195
Soybeans - 64

Jared J. Epley
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Aerial Photo and Plat Map



Map reproduced with permission of Farm & Home Publishers, Ltd.

Buildings/Improvements

None

Grain Storage

None

Water & Well Information

None

Auction Information

Method of Sale

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

Seller

Muirhead Living Trust

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 December 22, 2014. Final settlement will require certified check or wire transfer. Closing and possession will occur December 22, 2014. Taxes will be prorated to December 22, 2014.

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.

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Jared J. Epley

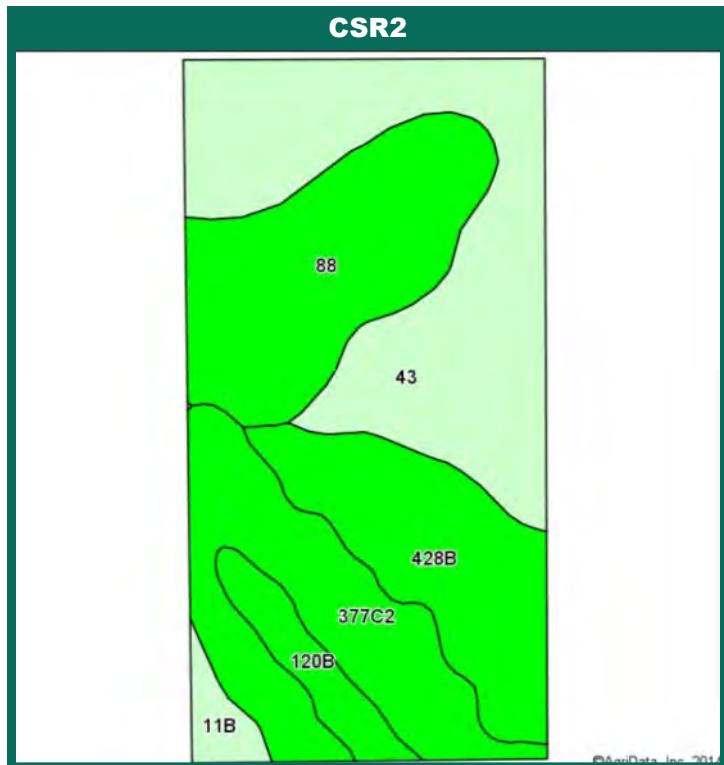
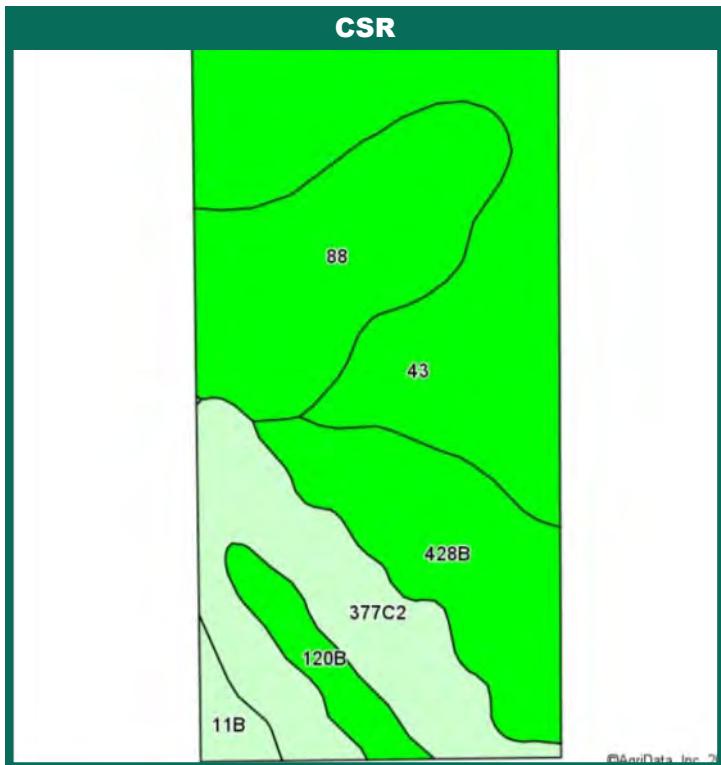
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Soil Maps



Code	Soil Description	Acres	Percent of field	**CSR2 Legend	Non-Irr Class	CSR2**	CSR
43	Bremer silty clay loam, 0 to 2 percent slopes	26.56	33.6%		llw	74	82
88	Nevin silty clay loam, 0 to 2 percent slopes	17.61	22.3%		l	95	90
377C2	Dinsdale silty clay loam, 5 to 9 percent slopes, moderately eroded	15.60	19.7%		llle	85	73
428B	Ely silty clay loam, 2 to 5 percent slopes	13.79	17.5%		llle	88	88
120B	Tama silty clay loam, 2 to 5 percent slopes	3.67	4.6%		llle	95	95
11B	Colo-Ely complex, 2 to 5 percent slopes	1.77	2.2%		llle	79	68
Weighted Average							84.4
CSR							83.3



Maps provided by:

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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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Tama Co FSA

April 02, 2008

0 437.5 875 1,750 Feet

**Farm # 1380
Tract # 576**

**Section: 8
Twp: Perry**

Legend

fsa_gis_layers.SDE.wet_p_ia171

Wetland Determination Identifiers

- Restricted Use
- ▽ Limited Restrictions
- Exempt from Conservation Compliance Provisions



Disclaimer: Wetland identifiers do not represent the size, shape or specific determination of the area. Refer to your original determination (CPA-026 and attached maps) for exact wetland boundaries and determinations, or contact NR

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Photos: 79.1 Acres m/l, Tama County, IA



Facing West



Facing Northwest



Facing North from 180th Street



Facing Northeast