

Land Auction

ACREAGE:

80 Acres, m/l
Story County, IA

DATE:

Tuesday
August 7, 2018
10:00 a.m.

LOCATION:

Dakins Community Center
Zearing, IA



Property Key Features

- Good Quality Story County Farm
- 79.34 Crop Acres with 73.4 CSR2
- Road Access

Chris Smith, ALC
Licensed in IA
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515-382-1500 / 800-593-5263
415 S. 11th St.
Nevada, IA 50201-0500
www.Hertz.ag



Total Acres:	80.00
Crop Acres:	79.34
Corn Base Acres:	78.6
Soil Productivity:	73.4 CSR2

Property Information

80 Acres, m/l

Location

From Zearing, one mile north on Hwy 65, then west 1/4 mile on 120th St. Property is on the north side of 120th St.

Legal Description

W½ SE¼, Section 8, Township 85 North, Range 21 West of the 5th p.m. (Lincoln Twp.)

Real Estate Tax

Taxes Payable 2017-2018: \$1,692
Net Taxable Acres: 79
Tax per Net Taxable Acre: \$21.42

FSA Data

Farm Number 6033, Tract 2269
Crop Acres: 79.34
Corn Base Acres: 78.60
Corn PLC Yield: 141 Bu.

CRP Contracts

None

Soil Types/Productivity

Primary soils are Canisteo clay loam, Harps clay loam, Okoboji mucky silt loam and Nicollet loam. CSR2 on the FSA crop acres is 73.4 per 2018 AgriData, Inc. See soil map for detail.

Land Description

Level farmland

Buildings/Improvements

None

Drainage

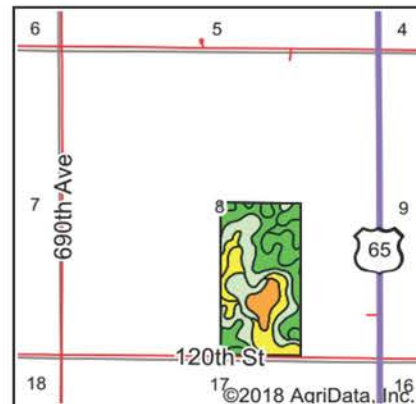
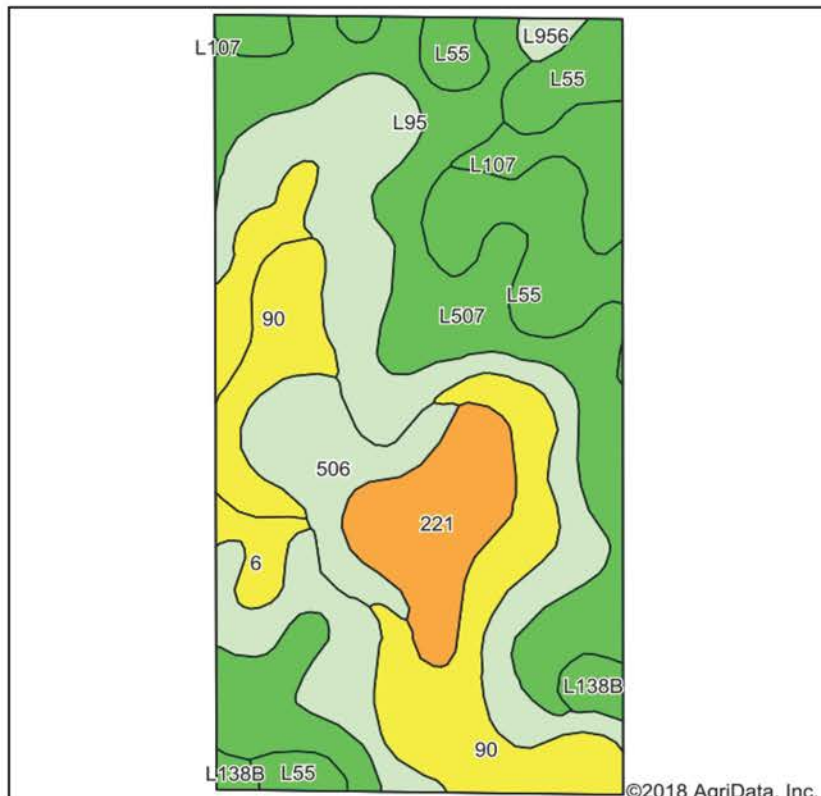
Natural

Water & Well Information

None known

Comments

Good quality farm in strong area.



State: **Iowa**
County: **Story**
Location: **8-85N-21W**
Township: **Lincoln**
Acres: **79.34**
Date: **5/8/2018**



Maps Provided By:
surety
CUSTOMIZED ONLINE MAPPING
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Area Symbol: IA169, Soil Area Version: 28

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	19.09	24.1%		IIlw	87	
L95	Harps clay loam, Bemis moraine, 0 to 2 percent slopes	18.16	22.9%		IIlw	75	
90	Okoboji mucky silt loam, 0 to 1 percent slopes	13.00	16.4%		IIIw	56	62
L55	Nicollet loam, 1 to 3 percent slopes	10.15	12.8%		Ie	91	
221	Klossner muck, 0 to 1 percent slopes	6.00	7.6%		IIIw	32	52
506	Wacousta silty clay loam, 0 to 1 percent slopes	5.14	6.5%		IIIw	74	79
6	Okoboji silty clay loam, 0 to 1 percent slopes	3.44	4.3%		IIIw	59	59
L107	Webster clay loam, Bemis moraine, 0 to 2 percent slopes	2.67	3.4%		IIw	88	
L138B	Clarion loam, Bemis moraine, 2 to 6 percent slopes	1.18	1.5%		Ile	88	
L956	Harps-Okoboji complex, Bemis moraine, 0 to 2 percent slopes	0.51	0.6%		IIw	69	
Weighted Average						73.4	*-

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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Date: **Tues., August 7, 2018**

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

Site: **Dakins Comm. Center
105 E Main St.
Zearing, IA 50278**

Seller

Sina Hall Estate

Agency

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

Auctioneer

Chris Smith

Method of Sale

- Parcel 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 September 6, 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 February 28, 2019. Taxes will be prorated to Closing.

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