

# Land Auction

**ACREAGE:**

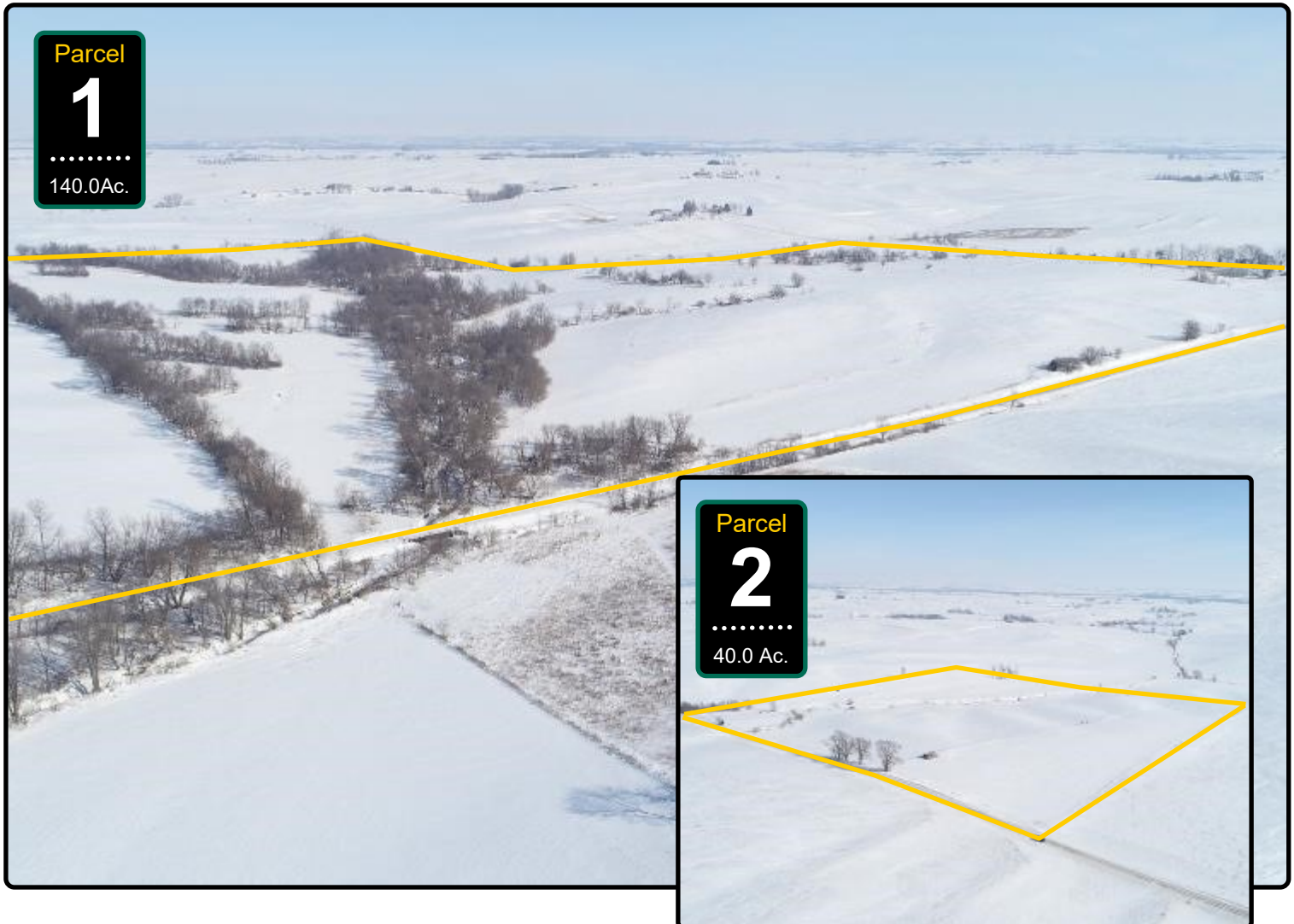
**180.0 Acres, m/l**  
In 2 parcels  
Mahaska County, IA

**DATE:**

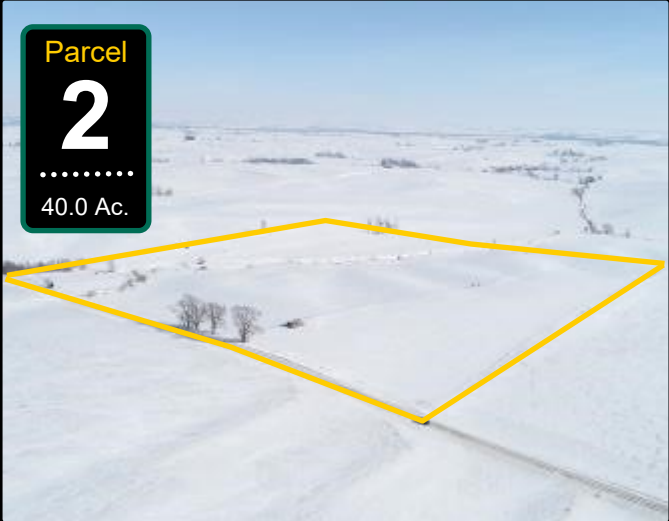
Friday  
**March 15, 2019**  
**10:00 a.m.**

**LOCATION:**

**Nelson Pioneer Farm**  
Oskaloosa, IA



Parcel  
**1**  
.....  
140.0Ac.



Parcel  
**2**  
.....  
40.0 Ac.

## Property Key Features

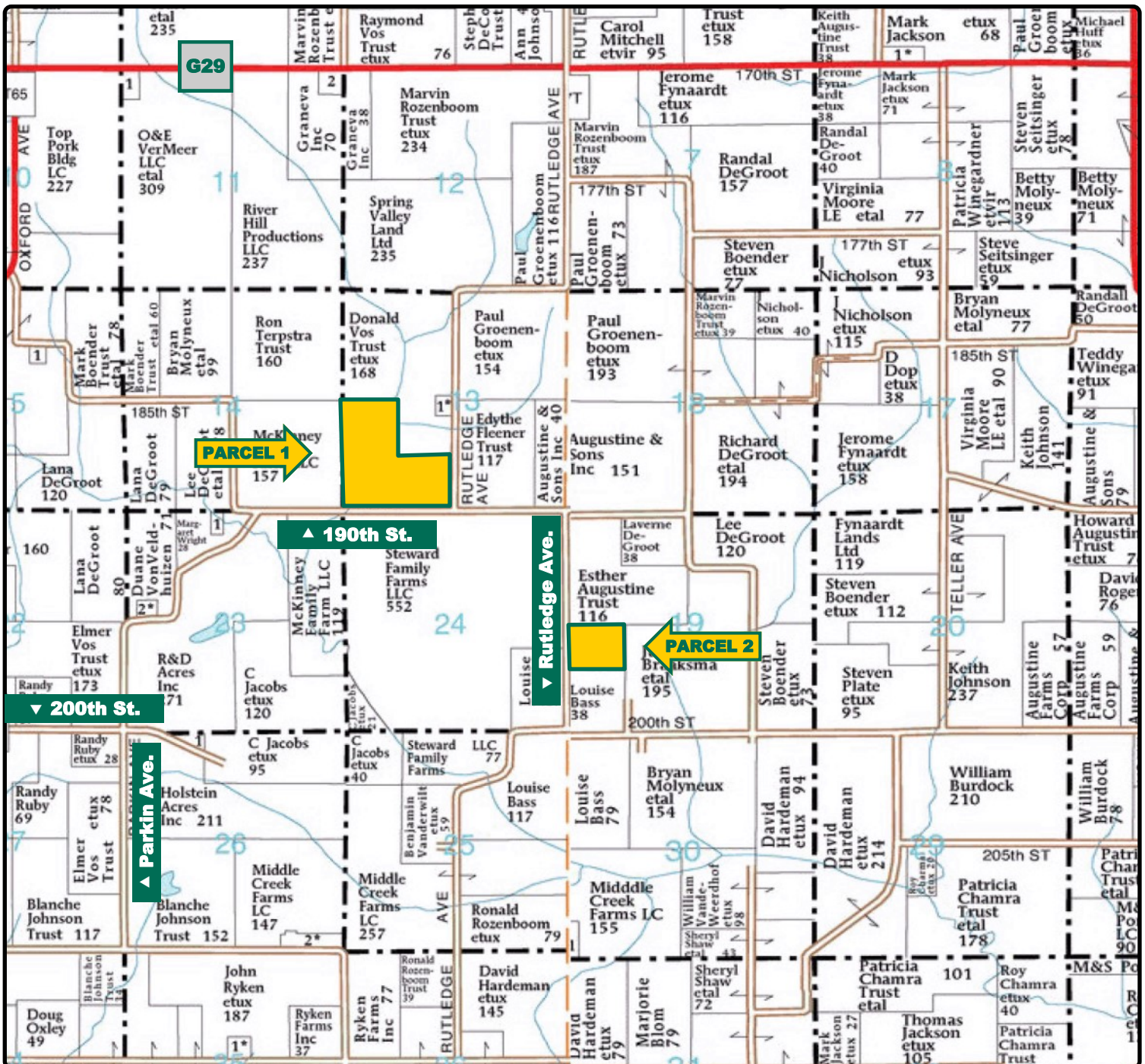
- Open lease for 2019 crop year
- Productive Mahaska County farm
- 10 miles northeast of Oskaloosa

**Matt Clarahan**  
Licensed in IA  
**MattC@Hertz.ag**

**319-382-3343**  
1621 E Washington St., Suite 5  
Washington, IA 52353  
**www.Hertz.ag**

**Rachelle Heller**  
Licensed in IA  
**RachelleH@Hertz.ag**

180.0 Acres, m/l, in 2 parcels, Mahaska County, IA

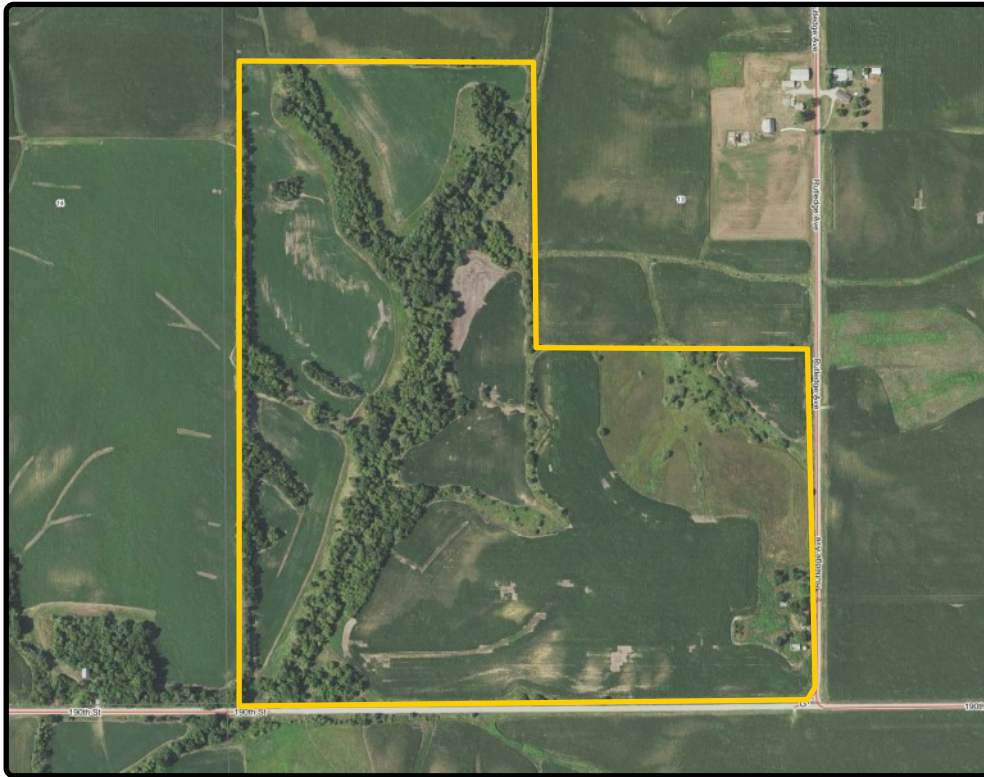


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**Matt Claran**  
Licensed in IA  
[MattC@Hertz.ag](mailto:MattC@Hertz.ag)

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## Parcel 1

<b>Total Acres:</b>	<b>140.0</b>
<b>Crop Acres:</b>	<b>84.3</b>
<b>CRP Acres:</b>	<b>11.0</b>
<b>Corn Base Acres:</b>	<b>46.1</b>
<b>Bean Base Acres:</b>	<b>6.6</b>
<b>Oats Base Acres:</b>	<b>3.4</b>
<b>Soil Productivity:</b>	<b>53.8 CSR2</b>

## Parcel 1 Property Information 140.0 Acres, m/I

### Location

**From Oskaloosa:** 1 mile north on Hwy 63, then 2 miles northeast on E. Glendale Rd. Continue 3½ miles northeast on Oxford Ave., then 1¼ miles east on 200th St., then 1½ miles north on Parkin Ave., then ½ mile east on 190th St. The property is on the north side of the road.

### Legal Description

The S½ S½ SW¼ NW¼ and the W½ the SW¼ and the SE¼ SW¼ and the S¼ NE¼ SW¼ of Section 13, Township 76 North, Range 15 West of the 5th P.M., Mahaska County, IA. Exact Legal to come from Abstract.

### Real Estate Tax

Taxes Payable 2018 - 2019: \$2,806.00  
Net Taxable Acres: 136.75  
Tax per Net Taxable Acre: \$20.52

### FSA Data

Farm Number 30, Tract 1644  
Crop Acres: 84.3  
Corn Base Acres: 46.1  
Corn PLC Yield: 102 Bu.  
Bean Base Acres: 6.6  
Bean PLC Yield: 33 Bu.  
Oats Base Acres: 3.4  
Oats PLC Yield: 50

### CRP Contracts

Contract #2993A, practice CP21, includes 11.0 acres with annual payment of \$2,402. Contract expires September 30, 2022.

### Soil Types/Productivity

Primary soils are Ladoga and Gara. CSR2 on the FSA crop acres is 53.8 per 2019 AgriData, Inc. See soil map for detail.

### Land Description

Level to rolling.

### Buildings/Improvements

- 32' x 20' Machine Shed
- 23' x 40' Steel Building
- 10' x 20' Crib
- 15' x 18' Steel Grain Bin
- 24' x 26' Detached Garage

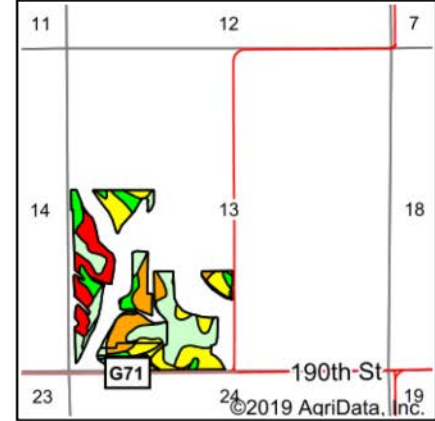
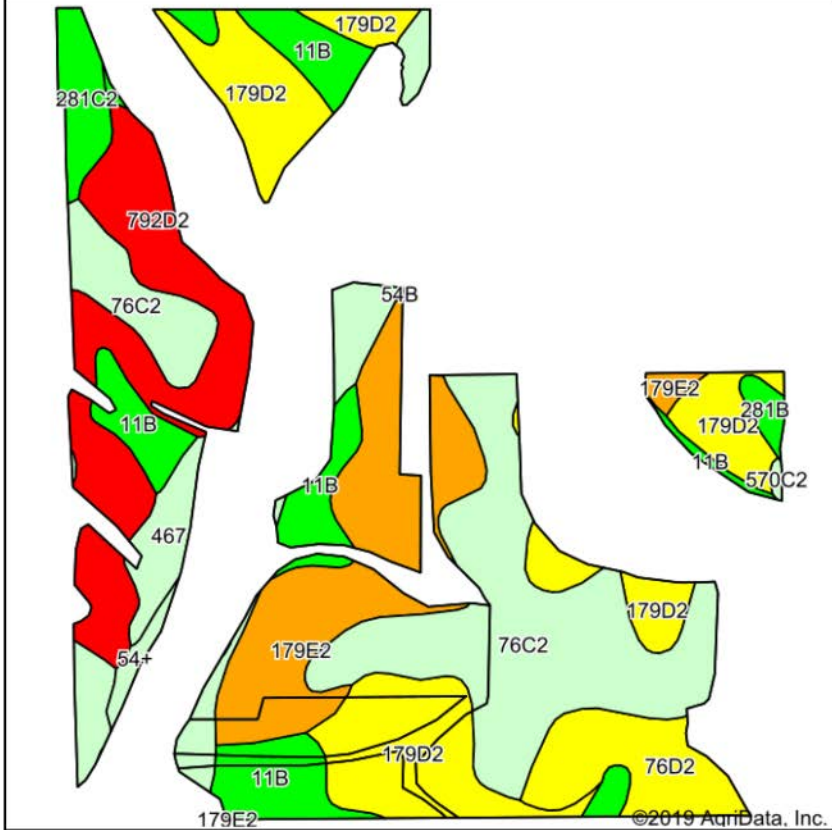
### House

1½ story house built in 1880 with 1,168 sq. ft. of living space. The house is unoccupied and in poor condition.

**Matt Clarahan**  
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[MattC@Hertz.ag](mailto:MattC@Hertz.ag)

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[RachelleH@Hertz.ag](mailto:RachelleH@Hertz.ag)



State: **Iowa**  
 County: **Mahaska**  
 Location: **13-76N-15W**  
 Township: **Adams**  
 Acres: **84.3**  
 Date: **1/21/2019**



Maps Provided By:  
  
 CUSTOMIZED ONLINE MAPPING  
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Soils data provided by USDA and NRCS.

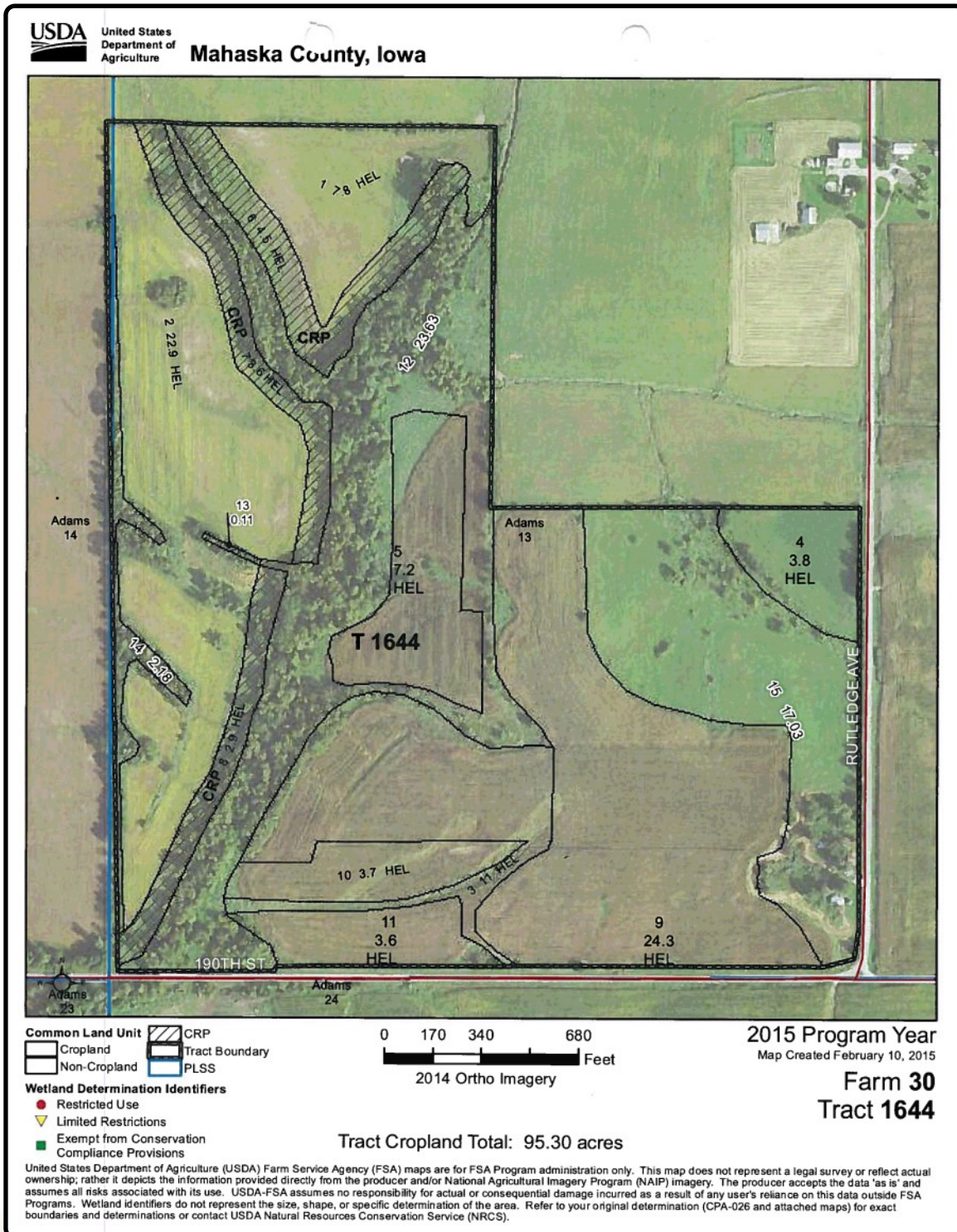
Area Symbol: IA123, Soil Area Version: 24

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**	CSR
76C2	Ladoga silt loam, 5 to 9 percent slopes, eroded	21.38	25.4%		IIIe	75	68
179D2	Gara loam, 9 to 14 percent slopes, moderately eroded	15.93	18.9%		IVe	44	43
179E2	Gara loam, 14 to 18 percent slopes, moderately eroded	12.08	14.3%		VIe	34	33
792D2	Armstrong loam, 9 to 14 percent slopes, moderately eroded	11.58	13.7%		IVe	5	15
11B	Colo-Ely complex, 0 to 5 percent slopes	9.19	10.9%		IIw	86	68
467	Radford silt loam, 0 to 2 percent slopes	5.35	6.3%		IIw	78	95
76D2	Ladoga silt loam, 9 to 14 percent slopes, eroded	4.90	5.8%		IIIe	49	58
281C2	Otley silty clay loam, 5 to 9 percent slopes, eroded	2.49	3.0%		IIIe	82	73
281B	Otley silty clay loam, 2 to 5 percent slopes	0.64	0.8%		Ile	91	92
54+	Zook silt loam, overwash, 0 to 2 percent slopes	0.63	0.7%		IIw	69	75
570C2	Nira silty clay loam, 5 to 9 percent slopes, moderately eroded	0.13	0.2%		IIIe	72	67
<b>Weighted Average</b>						<b>53.8</b>	<b>52.5</b>

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## Parcel 2

Total Acres:	40.0
Crop Acres:	11.74
CRP Acres:	4.5
Corn Base Acres:	6.5
Soil Productivity:	79.9 CSR2

## Parcel 2 Property Information 40.0 Acres, m/l

### Location

**From Oskaloosa:** 1 mile north on Hwy 63, then 2 miles northeast on E. Glendale Rd. Continue 2 miles northeast on Oxford Ave., then 3 miles east on G39, then 2 miles north on Rutledge Ave. The property is on the east side of the road.

### Legal Description

The NW¼ SW¼ of Section 19, Township 76 North, Range 14 West of the 5th P.M., Mahaska County, IA.

### Real Estate Tax

Taxes Payable 2018 - 2019: \$849.00  
Net Taxable Acres: 39.0  
Tax per Net Taxable Acre: \$21.77

### FSA Data

Farm Number 4136, Tract 1818  
Crop Acres: 11.74  
Corn Base Acres: 6.5  
Corn PLC Yield: 108 Bu.

### CRP Contracts

Contract #2392B practice CP4D, includes 4.5 acres with annual payment of \$581.  
Contract expires September 30, 2019.

### Soil Types/Productivity

Primary soils are Ladoga and Otley. CSR2 on the FSA crop acres is 79.9 per 2019 AgriData, Inc. See soil map for detail.

### Land Description

Level to rolling.

### Improvements

- 22' x 22' Crib

### Drainage

Natural.

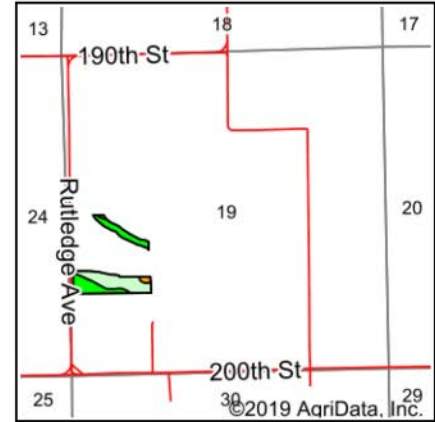
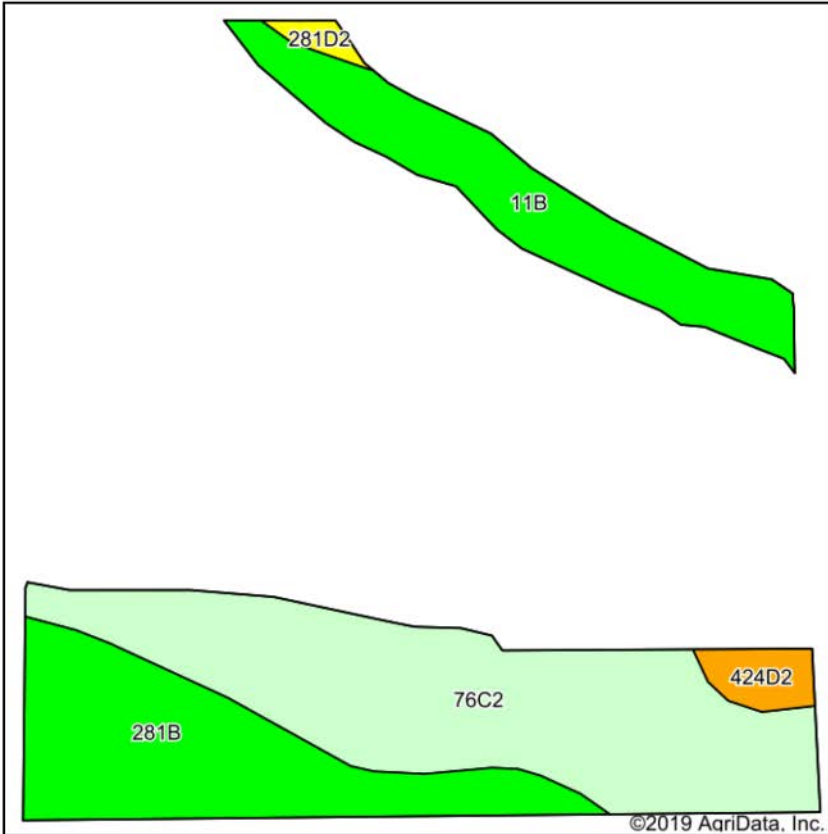
### Comments

The pasture acres have potential for row crop production.

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[MattC@Hertz.ag](mailto:MattC@Hertz.ag)

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State: **Iowa**  
 County: **Mahaska**  
 Location: **19-76N-14W**  
 Township: **Monroe**  
 Acres: **11.74**  
 Date: **1/23/2019**



Area Symbol: IA123, Soil Area Version: 24

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**	CSR
76C2	Ladoga silt loam, 5 to 9 percent slopes, eroded	5.60	47.7%		IIIe	75	68
281B	Otley silty clay loam, 2 to 5 percent slopes	3.27	27.9%		IIe	91	92
11B	Colo-Ely complex, 0 to 5 percent slopes	2.36	20.1%		IIw	86	68
424D2	Lindley-Keswick complex, 9 to 14 percent slopes, moderately eroded	0.37	3.2%		IVe	26	15
281D2	Otley silty clay loam, 9 to 14 percent slopes, eroded	0.14	1.2%		IIIe	54	63
<b>Weighted Average</b>						<b>79.9</b>	<b>73</b>

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**USDA** United States Department of Agriculture  
Farm Service Agency

January 08, 2016

Mahaska Co. Iowa  
Farm# 4136 Tract# 1818

Sec 19 Monroe



**Legend**

- GIS\_IA.sde.clu\_a\_ia123
- Wetland Determination Identifiers**
  - Restricted Use
  - ▲ Limited Restrictions
  - Exempt from Conservation Compliance Provisions
- plss\_a\_ia000

Disclaimer: Wetland identifiers do not represent the size, shape or specific determination of the area. Refer to your original

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**Parcel 1** - 140.0 Acres m/l



**Parcel 1** - 140.0 Acres m/l



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**Parcel 2 - 40.0 Acres**



**Parcel 2 - 40.0 Acres**



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Date: **Fri., March 15, 2019**

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

Site: **Nelson Pioneer Farm  
Bradbury Hall  
2211 Nelson Lane  
Oskaloosa, IA 52577**

#### **Seller**

Janet L. Poe Estate

#### **Agency**

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

#### **Auctioneer**

Spencer Smith

#### **Attorney**

Michael W. Broerman  
McCoy, Faulkner & Broerman Law Firm

#### **Method of Sale**

- Parcels will be offered individually and will not be combined in any way.
- 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 16, 2019, 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 16, 2019.

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