

Land Auction

ACREAGE:

160.00 Acres, m/l
Story County, IA

DATE:

Tuesday
January 21, 2020
10:00 a.m.

LOCATION:

Cambridge Comm. Center
Cambridge, IA



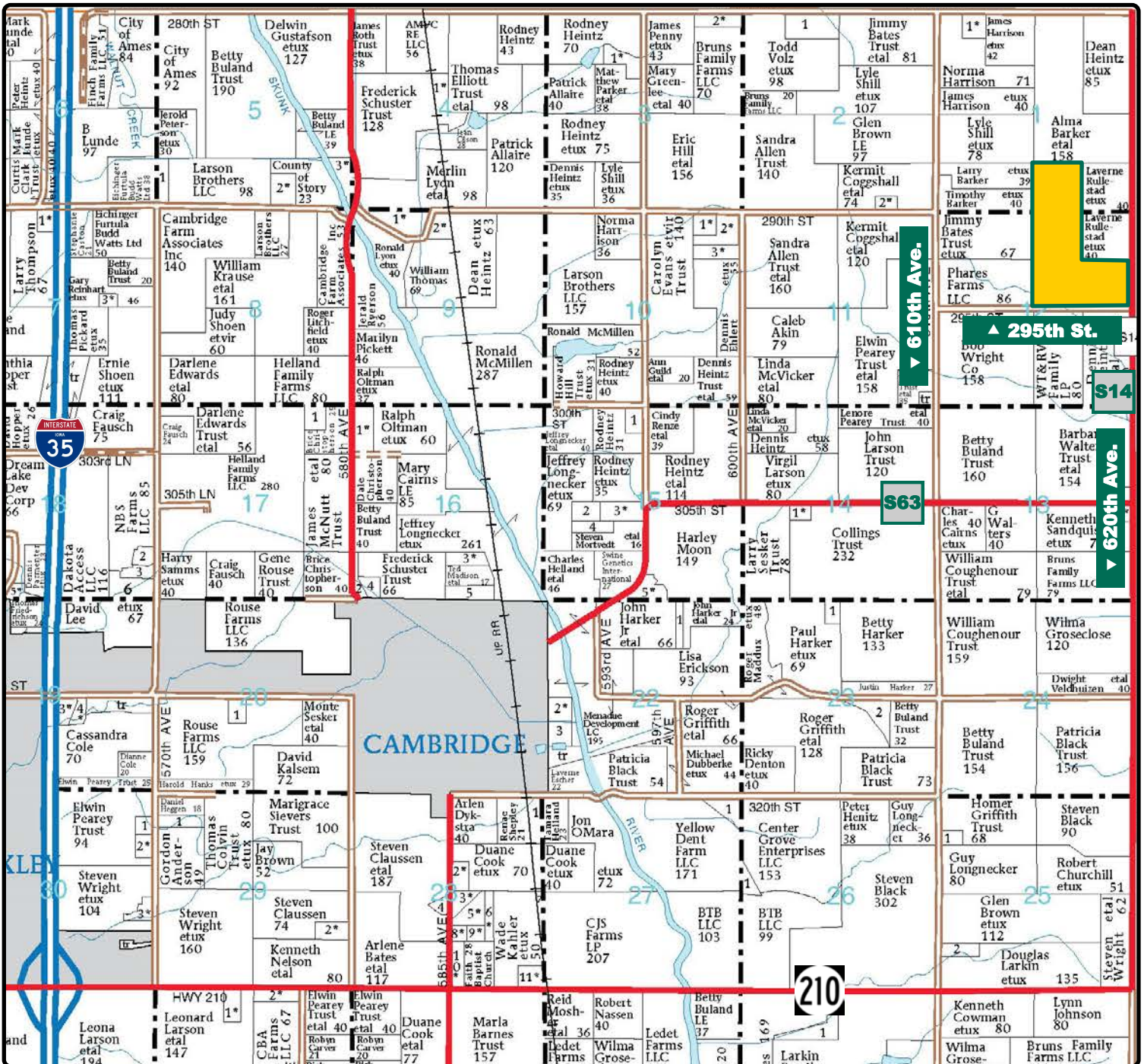
Property Key Features

- **4½ Miles Northeast of Cambridge on a Hard-Surfaced Road**
- **151.28 FSA/Eff. Crop Acres with an 86.40 CSR2**
- **High-Quality Soils on this Story County Farm**

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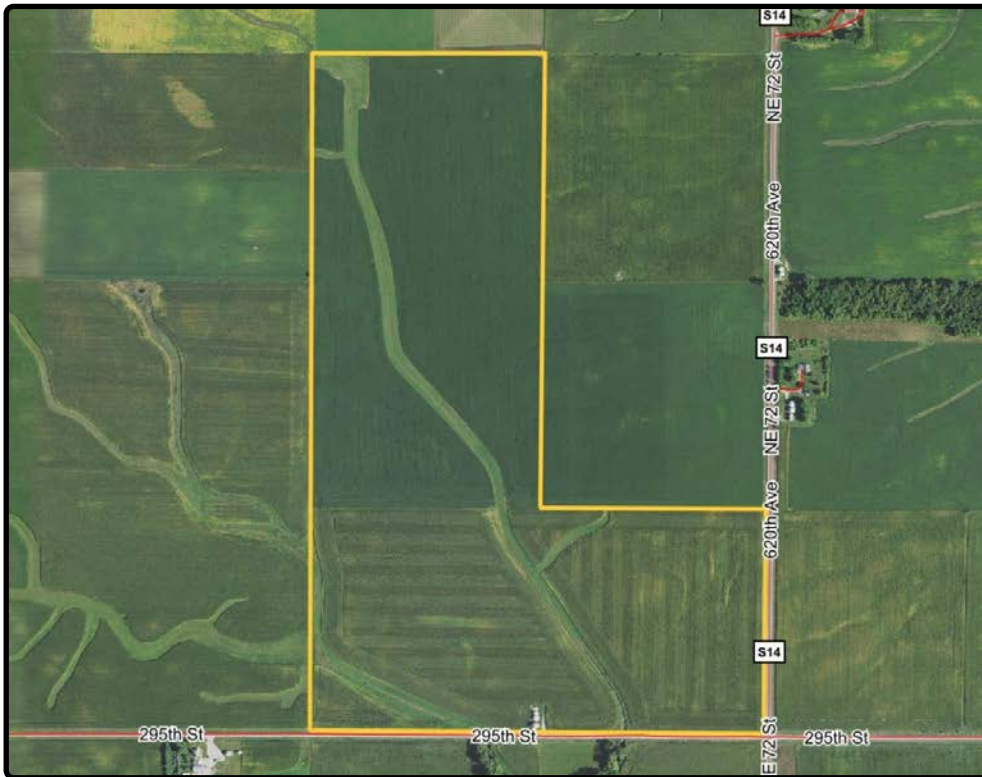


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FSA/Eff. Crop Acres:	151.28
Corn Base Acres:	97.33
Bean Base Acres:	53.92
Soil Productivity:	86.40 CSR2

Property Information

160.00 Acres, m/l

Location

From Cambridge: go east on S63 for 3½ miles, then go north on S14/620th Ave. for one mile. The farm is on the northwest corner of S14 and 295th St.

Legal Description

SW¼ SE¼, Section 1 and NW¼ NE¼ and S½ NE¼ of Section 12, all in Township 82 North, Range 23 West of the 5th P.M. (Union Township)

Real Estate Tax

Taxes Payable 2019 - 2020: \$4,730
Net Taxable Acres: 156.78
Tax per Net Taxable Acre: \$30.17

FSA Data

Farm Number 6140, Tract 2388
FSA/Eff. Crop Acres: 151.28
Corn Base Acres: 97.33
Corn PLC Yield: 170 Bu.
Bean Base Acres: 53.92
Bean PLC Yield: 45 Bu.

Soil Types/Productivity

Primary soils are Webster, Clarion and Nicollet. CSR2 on the FSA/Eff. crop acres is 86.40. See soil map for detail.

Land Description

Nearly level to moderately sloping

Drainage

Natural, plus some tile. Map available upon request.

Buildings/Improvements

- 27' x 18' dryer bin (1980)
- 21' x 18' dryer bin (1965)
- 36' x 22' storage bin (2008)

Water & Well Information

No known wells.

Lease

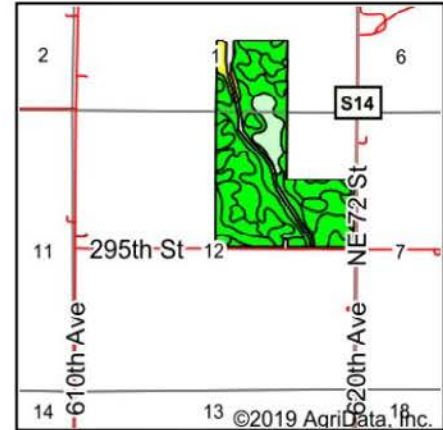
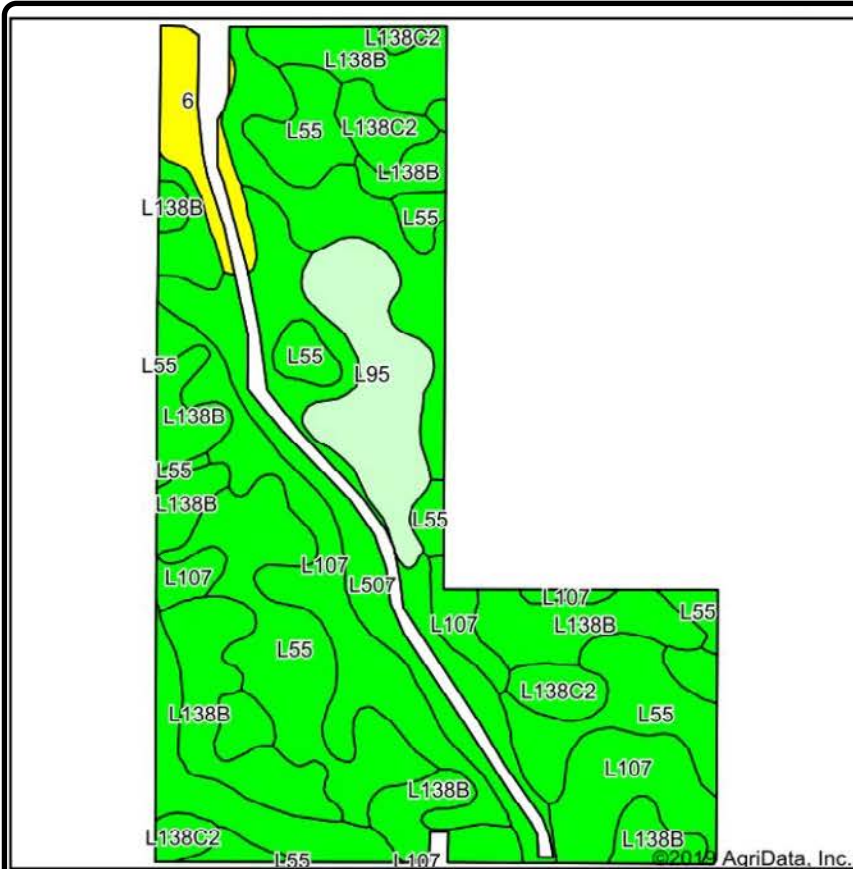
Open for 2020 crop year.

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. All property boundaries are approximate. Soil productivity ratings are based on the information currently available in the USDA/NRCS soil survey database. Those numbers are subject to change on an annual basis.

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State: Iowa
 County: Story
 Location: 12-82N-23W
 Township: Union
 Acres: 151.28
 Date: 12/11/2019




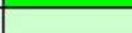





Maps Provided By:

 CUSTOMIZED ONLINE MAPPING
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Area Symbol: IA169. Soil Area Version: 31

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**	CSR
L107	Webster clay loam, Bemis moraine, 0 to 2 percent slopes	41.13	27.2%		IIw	88	
L138B	Clarion loam, Bemis moraine, 2 to 6 percent slopes	31.86	21.1%		Ile	88	
L55	Nicollet loam, 1 to 3 percent slopes	31.05	20.5%		Ie	91	
L507	Canisteo clay loam, Bemis moraine, 0 to 2 percent slopes	24.33	16.1%		IIw	87	
L95	Harps clay loam, Bemis moraine, 0 to 2 percent slopes	11.73	7.8%		IIw	75	
L138C2	Clarion loam, Bemis moraine, 6 to 10 percent slopes, moderately eroded	6.63	4.4%		IIIe	83	
6	Okoboji silty clay loam, 0 to 1 percent slopes	4.55	3.0%		IIIw	59	59
Weighted Average						86.4	*

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Southeast Looking Northwest



South Looking North



Northwest Looking Southeast



Northeast Looking Southwest



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Date: **Tues., January 21, 2020**

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

Site: **Cambridge Comm. Center
225 South Water St.
Cambridge, IA 50046**

Seller

Thomas W. Richardson Trust

Agency

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

Auctioneer

Kyle Hansen

Method of Sale

- This property 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 March 5, 2020 or after any objections to title have been cleared. Final settlement will require certified check or wire transfer. Possession will be given at settlement. Buyer to credit Seller at closing for fall tillage expenses. Taxes will be prorated to March 5, 2020.

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