

Land Auction

ACREAGE:

160.00 Acres, m/l Story County, IA DATE:

LOCATION:

Tuesday January 21, 2020 10:00 a.m. **Cambridge Comm. Center** Cambridge, IA



Property Key Features

- 4¹/₂ 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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REID: 000-3536-01



Plat Map

Union Township, Story County, IA

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Aerial Photo

160.00 Acres, m/l



FSA/Eff. Crop Acre	es: 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 $3\frac{1}{2}$ 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

SW¹/₄ SE¹/₄, Section 1 and NW¹/₄ NE¹/₄ and S¹/₂ NE¹/₄ 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

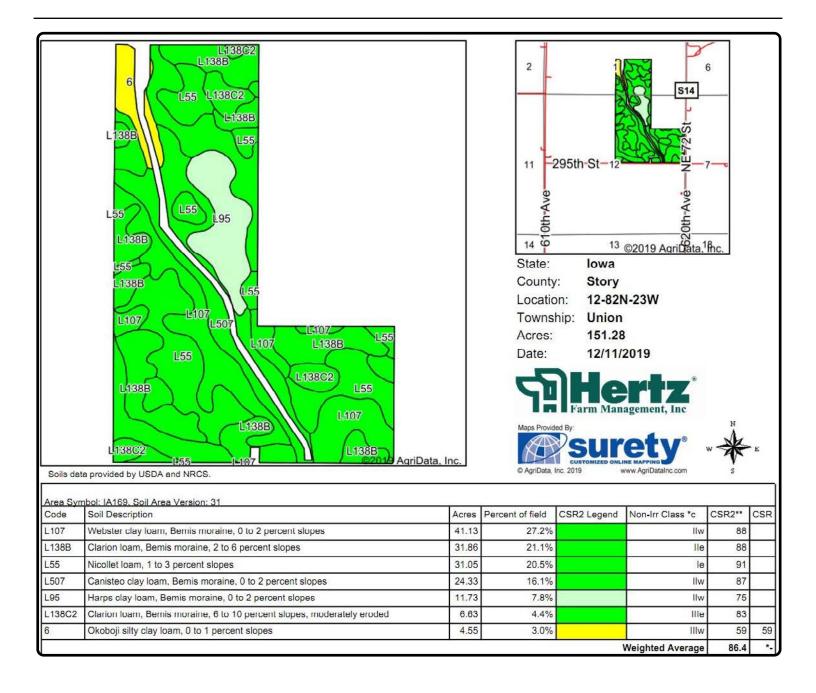
Open for 2020 crop year.

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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Soil Map 151.28 FSA/Eff. Crop Acres



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Property Photos

Southeast Looking Northwest



Northwest Looking Southeast





Northeast Looking Southwest



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Auction Information

- 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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