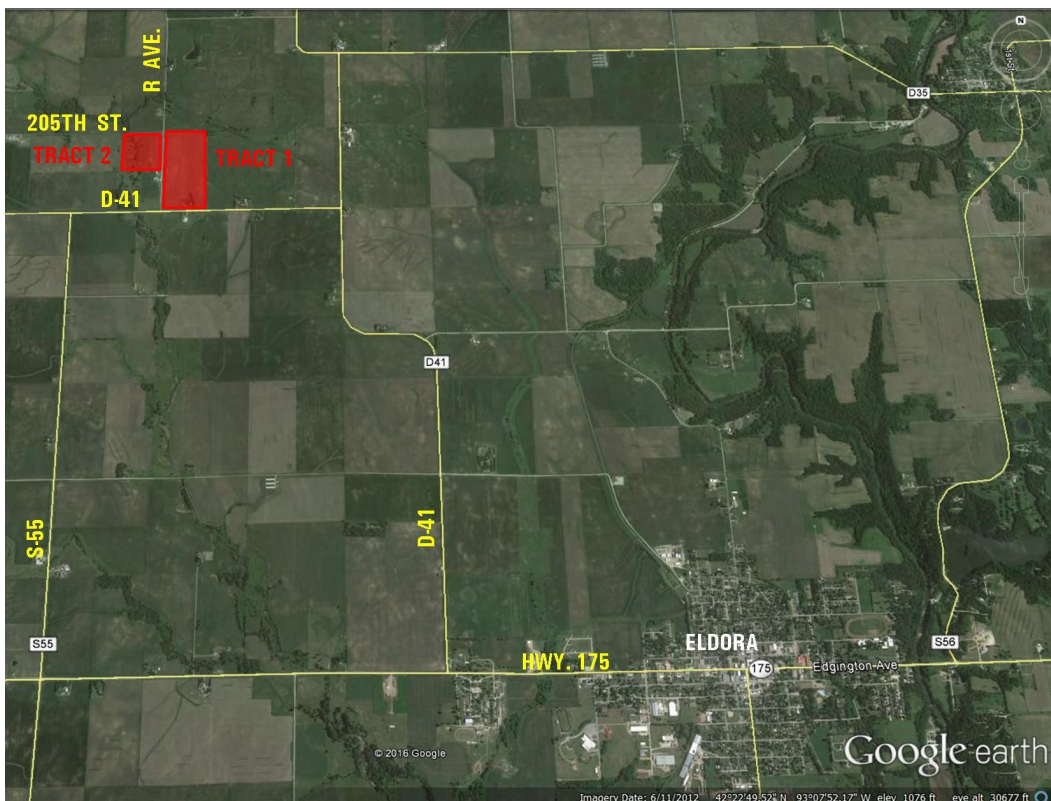
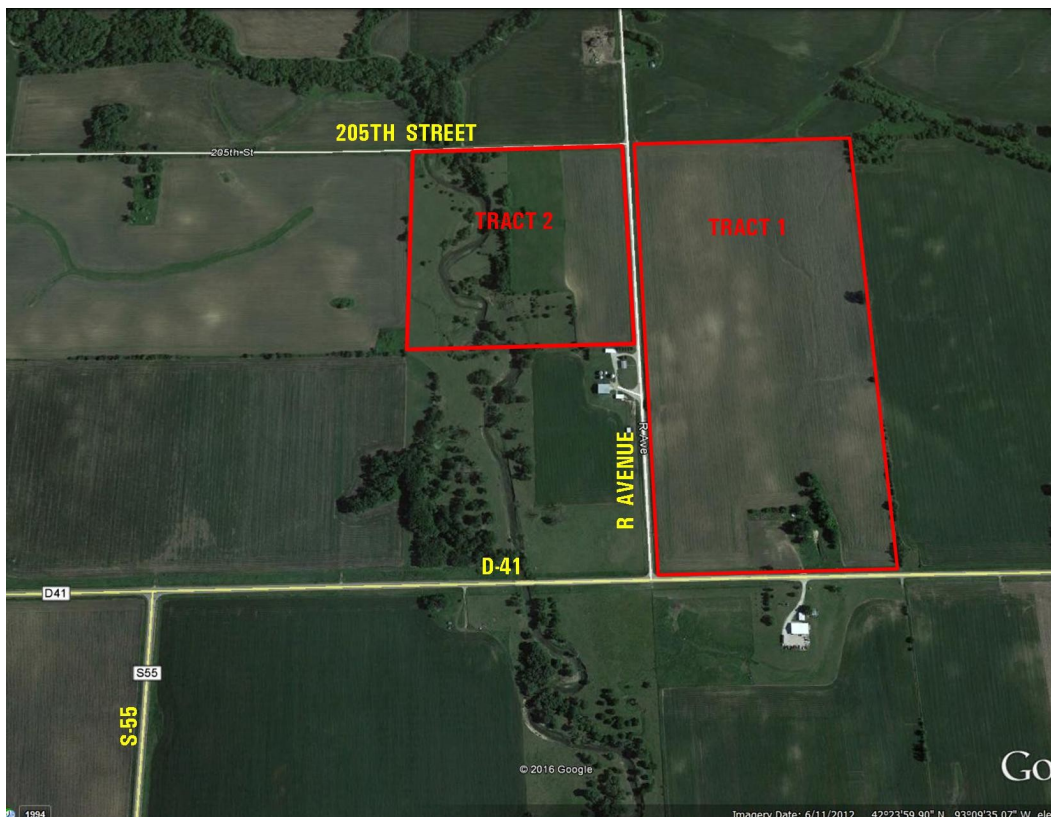


# LAND AUCTION



## 120 ACRES M/L HARDIN COUNTY, IOWA



### JEFFREY T. OBRECHT

C: 515-689-1648  
O: 641-648-5065  
Jobrecht@PeoplesCompany.com  
Iowa Falls, IA



## LISTING #13520

### 120 Acres M/L

Thursday, March 24, 2016

1:00 PM

Ellsworth College Equine Center

South Oak Street

Iowa Falls, Iowa

#### DESCRIPTION:

120 acres m/l to be sold as two tracts at auction on Thursday, March 24th, at 1:00 PM.

**Tract 1:** This property consists of 80 acres m/l, of which there are 76.58 taxable acres and 75.99 cropland acres. This property has an average CSR2 of 83.7, with the county average CSR2 being 79.7.

**Tract 2:** This property consists of 40 acres m/l, of which there are 38 taxable acres and 16.95 cropland acres. The balance of the property is in pasture and roads. This property has an average CSR2 of 59.6, with the county average CSR2 being 79.7. The average CSR2 of the crop ground is 79.

#### DIRECTIONS:

**Tract 1:** From Eldora, go west on Highway #175 to County Blacktop S-55, then north to County Blacktop D-41, then east ½ mile. Property is located in the NE corner of the intersection of R Avenue and D-41. Please watch for signs.

**Tract 2:** From Eldora, go west on Highway #175 to County Blacktop S-55, then north to County Blacktop D-41, then east ½ mile, then ¼ mile north. Property is located on the west side of R Avenue. Please watch for auction signs.

#### FARM PROGRAM INFORMATION:

**Tract 1:** Cropland: 75.99 acres  
Corn Base: 53.5 acres PLC Yield: 155  
Bean Base: 15 acres PLC Yield: 42  
This farm is classified as NHFL, with the Wetlands Determination not complete.

**Tract 2:** Cropland: 16.95 acres  
Corn Base: 11.6 acres PLC Yield: 155  
Bean Base: 3.4 acres PLC Yield: 42  
This farm is classified as NHFL, with the Wetlands Determination not complete.

#### FARM LEASE:

**Tract 1:** The subject farm is leased for 2016 at the rate of \$250/acre based upon 76 acres for a total of \$19,000 with ½ or \$9500 paid to buyer at closing, and the balance due on November 1, 2016.

**Tract 2:** The subject farm is leased for 2016 at the rate of \$250/acre based upon 10 acres with ½ or \$1250 paid to buyer at closing, and the balance paid to buyer on November 1, 2016. The pasture is rented for \$400/year, which will be paid to buyer on December 1, 2016.

These leases will be terminated for 2017 prior to closing.

**IMPROVEMENTS:** None.

#### TAXES:

**Tract 1:** \$2122/year or \$27.63/taxable acre.  
**Tract 2:** \$624/year or \$16.42/taxable acre.

\*Property taxes will be prorated to date of closing.

**SALE METHOD:** This property will be sold as two tracts and will not be combined. Tract #1 will be sold as 80 acres m/l and Tract #2 will be sold as 40 acres m/l.



# LAND AUCTION



## TRACT 1 ~ 80A M/L ~ CSR2: 83.7

