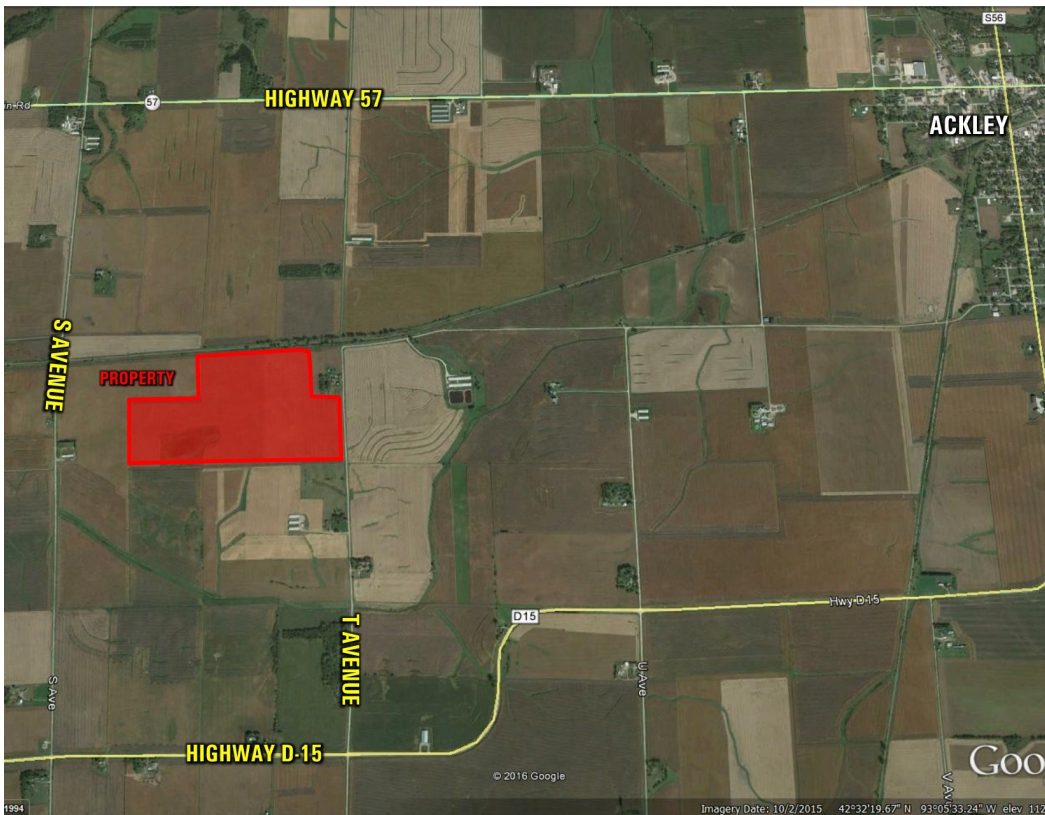
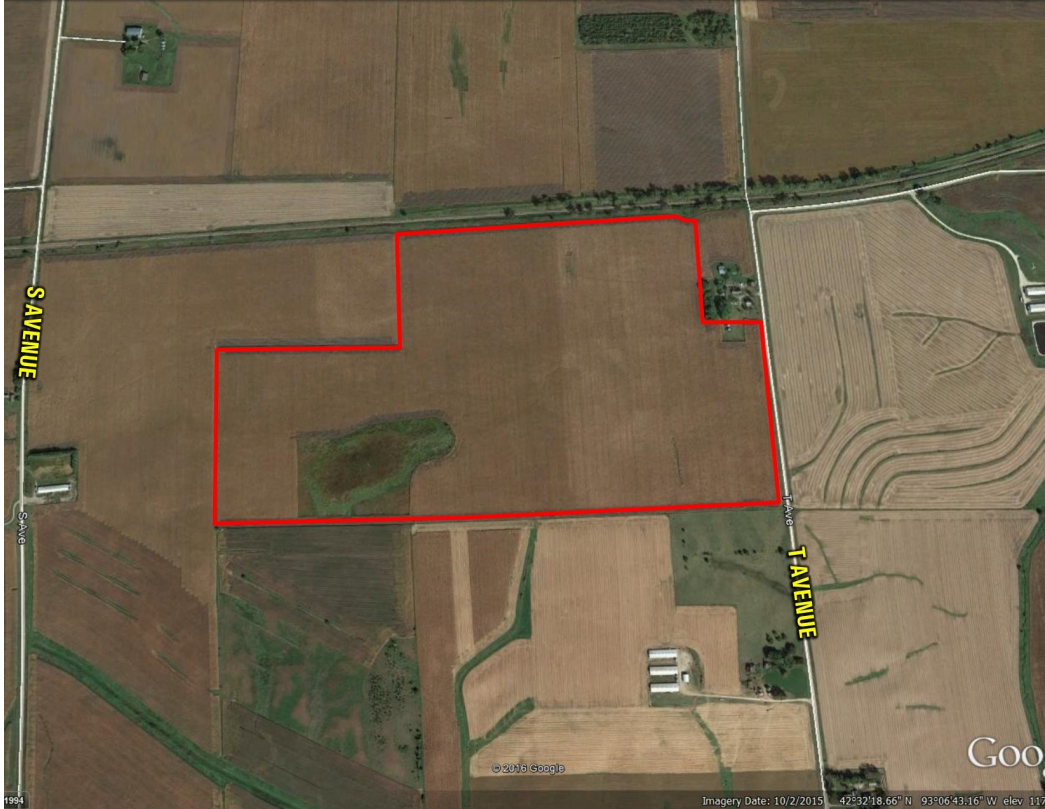


# LAND AUCTION



## 174 ACRES M/L HARDIN COUNTY, IOWA



### LISTING #13554

174 Acres M/L

Wednesday, May 4, 2016

10:00 AM

Ellsworth College Equine Center  
South Oak Street  
Iowa Falls, Iowa

#### DESCRIPTION:

174 acres m/l to be sold at auction on Wednesday, May 4, 2016, at 10:00 AM. This property consists of 174 acres m/l, of which there are 173.45 taxable acres and 167.59 cropland acres. Of this 167.59 acres, there are 13.45 acres of CRP. This property has an average CSR2 of 85.2, with the county average CSR2 being 79.7.

#### DIRECTIONS:

From Ackley, go south on County Blacktop D-15 and follow it west to T Avenue, then go north on T Avenue 1 mile. Or from Iowa Falls, go east on D-15 to T Avenue, then north 1 mile. Property is located on the west side of T Avenue and south of the RR right of way. Please watch for signs.

#### LEGAL DESCRIPTION:

The South One-Half of the Northeast Quarter (S1/2 NE1/4); North One-Half of the Northeast Quarter (N1/2 NE1/4) South of RR, Except Parcel #891908200006; Southeast Quarter of the Northwest Quarter (SE1/4 Nw1/4); Beginning at the NW corner of E1/2 SW1/4, E. 80 Rods, S. 24', W. 80 Rods, N. 30' to the point of beginning, all in Section Eight (8), Township Eighty-nine (89) North, Range Nineteen (19), West of the 5<sup>th</sup> P.M., Hardin County, Iowa. Please refer to abstract for exact legal.

#### FARM PROGRAM INFORMATION:

Cropland: 167.59 acres  
Corn Base: 113.13 acres PLC Yield: 158  
Bean Base: 37.72 acres PLC Yield: 55  
There are 13.45 acres of CRP, paying \$172.10/acre or \$2323/yr until 2019. This farm is classified as NHEL and does contain Wetlands.

**FARM LEASE:** The subject farm is currently rented for 2016. The subject property is rented at a rate of \$230/acre based upon 157.7 acres for a total of \$36,270. One-Half of this rent is payable on January 1, 2017 (\$18135) with the balance (\$18135) due on March 1, 2017. This lease will be terminated for 2017 prior to closing. 100% of the CRP payment that is due on October 1, 2016, will be paid to the buyer on that date.

**IMPROVEMENTS:** None.



#### JEFFREY T. OBRECHT

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O: 641-648-5065

JObrecht@PeoplesCompany.com

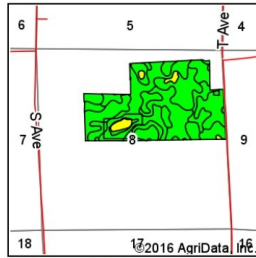
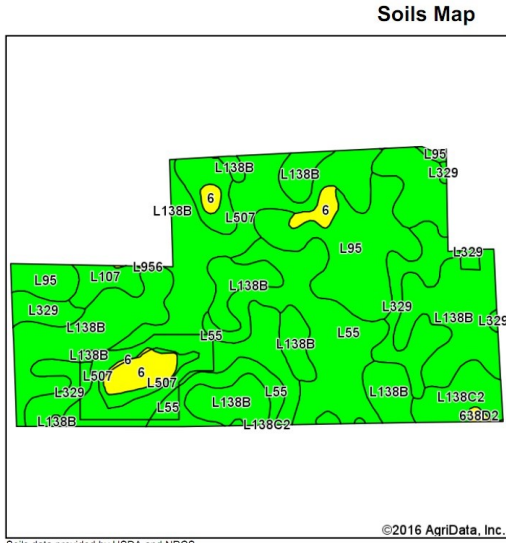
Iowa Falls, IA



# LAND AUCTION



**174A M/L ~ CSR2: 85.2**



State: Iowa  
 County: Hardin  
 Location: 8-89N-19W  
 Township: Etna  
 Acres: 168.16  
 Date: 3/7/2016



Soils data provided by USDA and NRCS.

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Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *	CSR2**	CSR	
L138B	Clarian loam, Bemis moraine, 2 to 6 percent slopes	52.69	31.3%		llc	88		
L507	Canisteo clay loam, Bemis moraine, 0 to 2 percent slopes	35.97	21.4%		llw	87		
L55	Nicollet loam, 1 to 3 percent slopes	24.99	14.9%		le	91		
L95	Harpis clay loam, Bemis moraine, 0 to 2 percent slopes	24.20	14.4%		llw	75		
L329	Webster-Nicollet complex, Bemis moraine, 0 to 3 percent slopes	15.40	9.2%		llw	89		
6	Okoboji silty clay loam, 0 to 1 percent slopes	5.69	3.4%		lllw	59	59	
L138C2	Clarian loam, Bemis moraine, 6 to 10 percent slopes, moderately eroded	5.65	3.4%		llc	83		
L107	Webster clay loam, Bemis moraine, 0 to 2 percent slopes	3.09	1.8%		llw	88		
638D2	Clarian-Storden loams, 9 to 14 percent slopes, moderately eroded	0.39	0.2%		llc	51	49	
L956	Harpis-Okoboji complex, Bemis moraine, 0 to 2 percent slopes	0.09	0.1%		llw	69		
<b>Weighted Average</b>							<b>85.2</b>	<b>-</b>

Area Symbol: IA083, Soil Area Version: 20

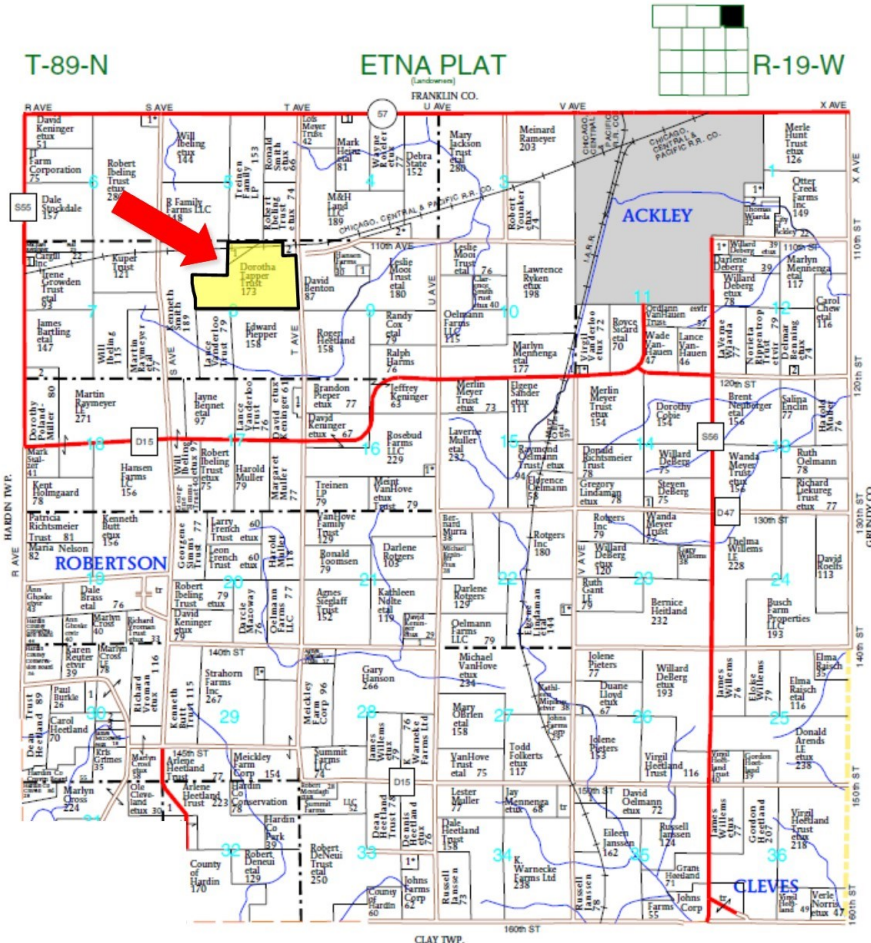
\*\*IA has updated the CSR values for each county to CSR2.

\* - CSR weighted average cannot be calculated on the current soils data, use prior data version for csr values.

\*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.

## ETNA TOWNSHIP PLAT MAP



## LISTING #13554

### TAXES:

\$4120/yr or \$23.75/taxable acre

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

**SALE METHOD:** This property will be offered as one individual tract and will be sold as 174 acres m/l.

**MINERALS:** All mineral interests owned by the Seller, if any, will be conveyed to the Buyer.

**POSSESSION:** Possession will be granted at closing, on or about June 1, 2016, subject to the current cash rent lease.

**EARNEST PAYMENT:** A 15% earnest money payment is required on the day of the auction. The earnest payment may be paid in the form of cash or check. All funds will be held in the Peoples Company or named attorney's trust account.

**CONTRACT & TITLE:** Immediately upon conclusion of the auction the high bidder will enter into a real estate contract and deposit with Peoples Company the required earnest payment. The Seller will provide a current abstract at their expense. Sale is not contingent upon buyer financing. Seller to pay all escrow closing costs.

**CLOSING:** Closing will occur on or about June 1, 2016. The balance of the purchase price will be payable at closing in cash, guaranteed check, or wire transfer.

**SURVEY:** At the Seller's option, the Seller shall provide a new survey where there is not an existing legal or where new boundaries are created. The Seller will be responsible for any survey costs.

**BIDDER REGISTRATION:** All prospective bidders must register with the auction company and receive a bidder's number in order to bid at the auction.

**ATTORNEY:** Craig S. Shannon

**SELLER:** Doratha F. Tapper Trust:  
 Kelly Mosher, Trustee

This sale is subject to all easements, covenants, leases and restrictions of record.

All property is sold on an "As is—Where is" basis with no warranties or guarantees, expressed or implied, made by the Auctioneer or Seller.

**All bids will be on a per acre basis. Seller reserves the right to accept or reject any and all bids.**

Peoples Company and its representatives are agents of the Seller. Winning bidder acknowledges that they are representing themselves in completing the auction sales transaction. Any announcements made auction day by the Auctioneer will take precedence over any previous material or oral statements. Bidding increments are at the sole discretion of the Auctioneer. No absentee or phone bids will be accepted at the auction without prior approval of the Auctioneer. All decisions of the Auctioneer are final.

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For more information look up listing #13554 on our website.

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