

# FARM REAL ESTATE AUCTION

213.5 Acres, m/l - Marshall County, Iowa

November 12, 2008 at 10:00 a.m.

Sale held at Community Building  
Liscomb, Iowa

## LOCATION MAP

### PROPERTY LOCATION:

Located 4½ miles southwest of Liscomb and 4 miles northeast of Saint Anthony. It is accessible from 140<sup>th</sup> St. and Gearhart Ave.

### LEGAL DESCRIPTION:

SW¼ SE¼ and W½ SE¼ SE¼ Section 19, and NE¼ NE¼; NW¼ NE¼; NW¼ NW¼; and the NE¼ NW¼ of Section 30, T85N, R19 West of the 5<sup>th</sup> P.M., except Parcel "A" in the NE¼ NW¼ and Parcel A in the NW¼ NE¼ of said Section 30, all in Township 85N, Range 19 West of the 5<sup>th</sup> P.M., Marshall County, Iowa (Bangor Township)

### METHOD OF SALE:

- Farm will be sold as one tract of 213.5 acres.
- Sellers reserve the right to refuse any and all offers.

### FSA DATA:

- Farm No. 4231, Tract 8449
- Crop Acres: 204.8
- Corn Base: 102.6      Yields: 128/154
- Bean Base: 102.2      Yields: 41/50

### REAL ESTATE TAXES:

Net Payable in Fiscal Year 2008-2009 is \$4,288.

Tax Per Acre on 209.96 Taxable Acres is \$20.42/Ac.

Taxes will be prorated to January 1, 2009.

### SOIL TYPES:

Tama, Kilduff, Colo-Ely (see soil map on back for details)

72.5 CSR on crop acres per AgriData measure  
72.0 CSR per Marshall County Assessor

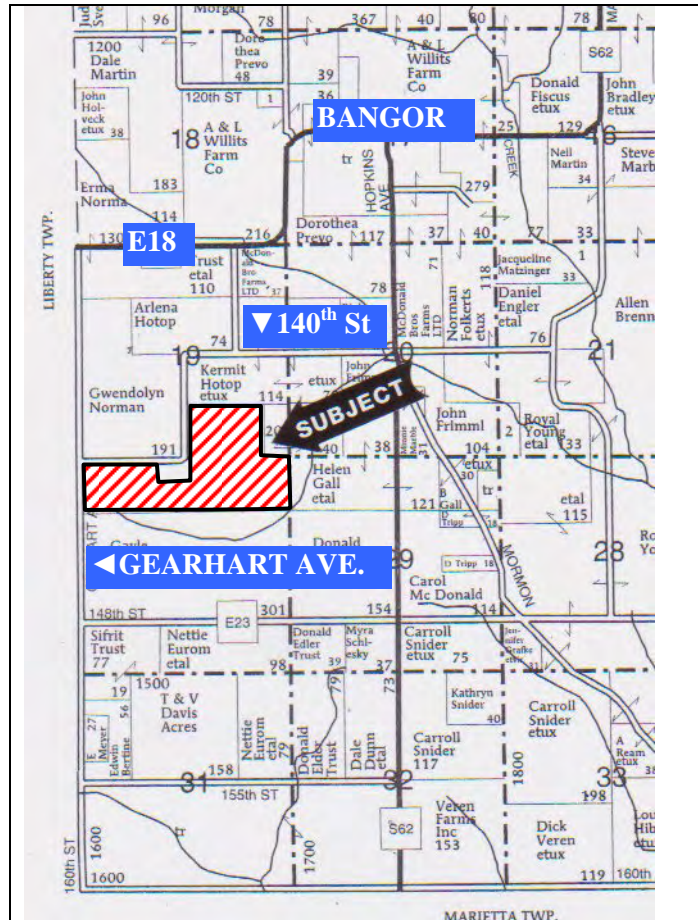
### LAND DESCRIPTION:

Gently to medium rolling

**BUILDINGS:** None

### COMMENT:

This is a good tract of land and nearly all tillable. It will make an excellent add-on unit and a good investment property.



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### TERMS AND 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 December 18, 2008. Final settlement will require certified check or wire transfer. Closing and possession will occur on December 18, 2008 subject to the existing lease which has been terminated.

### ANNOUNCEMENTS:

Property information provided herein was obtained from sources deemed reliable but the Auctioneer makes no guarantees as to its accuracy. All prospective bidders are urged to fully inspect the property, its condition and to rely on their own conclusions. Any announcements made on the day of the auction will take precedence over any previously printed material or oral statements. Bidding increments are solely at the discretion of the Auctioneer. All acreage figures are based on information currently available but they are not guaranteed.

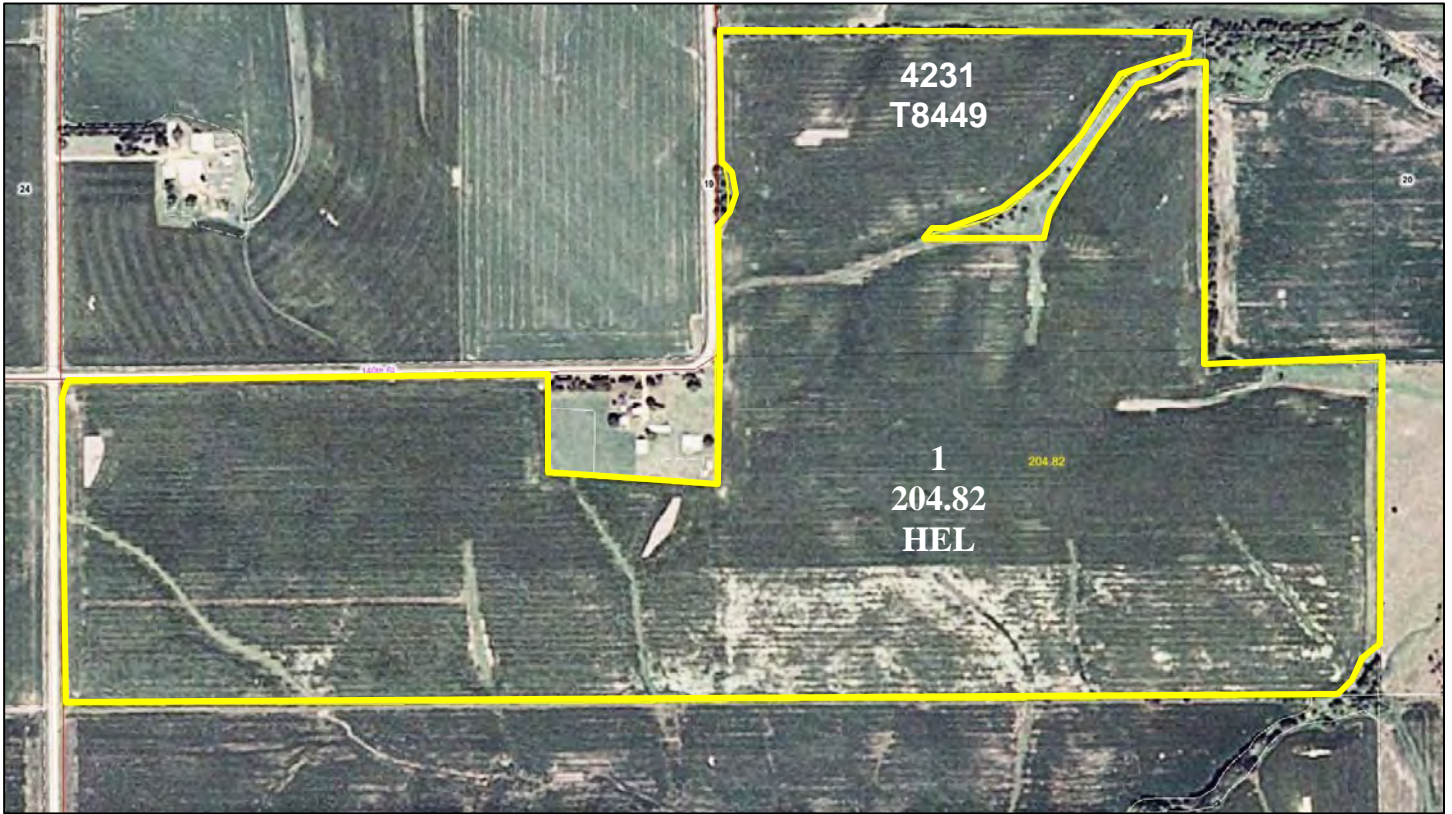
**AGENCY:** Hertz Real Estate Services and their representatives are agents of the seller.

**SELLER:** Darrel Davis & Marcia Akin

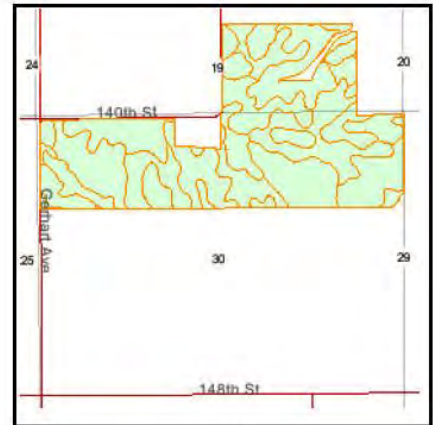
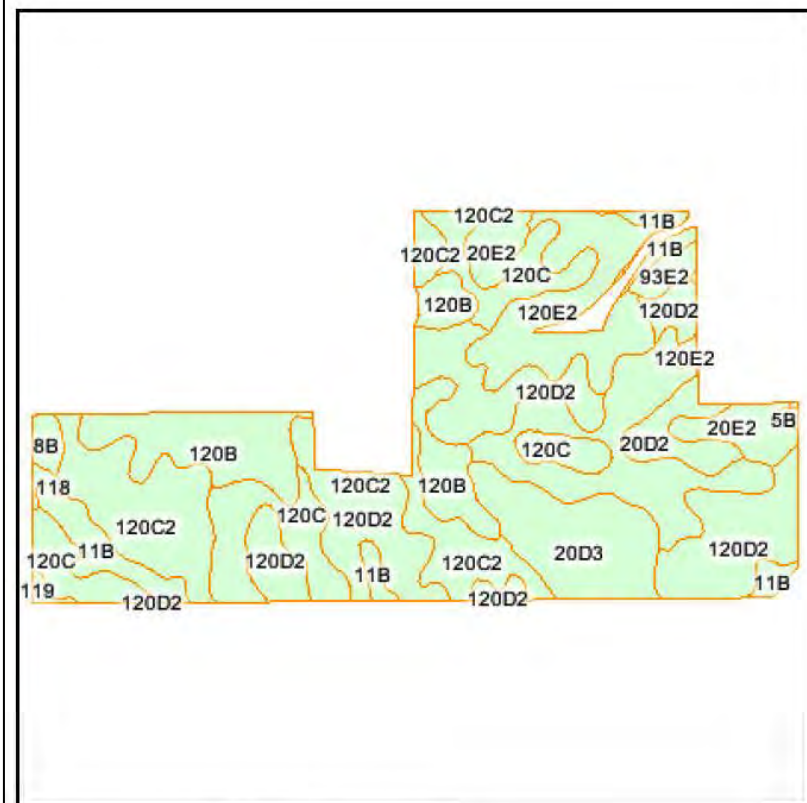
**For additional information contact: Jerry Lage at 515-382-1500**



## AERIAL MAP



## SOIL MAP



State: **IA**  
 County: **Marshall**  
 Location: **30-85N-19W**  
 Township: **Bangor**  
 Acres: **204.8**



Maps provided by:



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Fsa borders provided by the Farm Service Agency.

Soils data provided by USDA and NRCS.

Code	Soil Description	Acres	Percent of field	Non-Irr Class	CSR	Corn	Soybeans
120D2	Tama silty clay loam, 9 to 14 percent slopes, moderately eroded	44.8	21.9%	IIIe	68	184	50
120C	Tama silty clay loam, 5 to 9 percent slopes	43.2	21.1%	IIIe	80	200	54
120C2	Tama silty clay loam, 5 to 9 percent slopes, moderately eroded	26.7	13.0%	IIIe	78	188	53
120B	Tama silty clay loam, 2 to 5 percent slopes	25.5	12.5%	IIe	95	206	56
120E2	Tama silty clay loam, 14 to 18 percent slopes, moderately erode	18.6	9.1%	IVe	57	163	44
20D3	Killduff silty clay loam, 9 to 14 percent slopes, severely eroded	16.6	8.1%	IVe	60	168	46
11B	Colo-Ely complex, 2 to 5 percent slopes	9.8	4.8%	IIIw	68	180	48
20E2	Killduff silty clay loam, 14 to 18 percent slopes, moderately eroded	8.8	4.3%	IVe	53	153	43
20D2	Killduff silty clay loam, 9 to 14 percent slopes, moderately eroded	5.4	2.6%	IIIe	63	173	48
93E2	Shelby-Adair complex, 14 to 18 percent slopes, moderately erode	2.2	1.1%	Ve	10	0	0
8B	Judson silty clay loam, 2 to 5 percent slopes	1.7	0.8%	IIe	90	195	53
118	Garwin silty clay loam, 0 to 2 percent slopes	0.7	0.3%	IIw	95	203	56
119	Muscatine silty clay loam, 1 to 3 percent slopes	0.4	0.2%	I	100	207	57
5B	Ackmore-Colo complex, 2 to 5 percent slopes	0.4	0.2%	IIw	70	173	46
<b>Weighted Average</b>					<b>72.5</b>	<b>184</b>	<b>50</b>