

60.22 Acres
Dubuque County, Iowa



Productive Crop and Timber Farm on Farley Road

AUCTION DATE, TIME & PLACE

Date: Sunday, Jan. 24, 2016

Time: 1:00 p.m.

Auction Site:

Subject Property/Heated Building

Address:

27516 Gertrude Lane
Farley, Iowa 52046

AUCTION INFORMATION

Method of Sale

- Property will be offered in one parcel
- Seller reserves the right to refuse any and all bids.

Seller:

Gertrude A. Urbain
Irrevocable Trust

Agency

McDonough Real Estate and their representatives are agents of the Seller.

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 about March 1, 2016. Possession of all land will begin at closing.

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.

Land Viewing

Contact McDonough Real Estate for a brochure or an appointment to view the property.

The information gathered for this brochure is from sources deemed reliable, but cannot be guaranteed by McDonough Real Estate, or its staff. All acres are considered more or less, unless otherwise stated.

Aerial Photo



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PROPERTY INFORMATION

60.22 Acres

Location

From Farley, Iowa, south 4 miles on Farley Road to farm on left or from Cascade, Iowa, go north on Farley Road 6-1/2 miles to farm on right.

Legal Description

Lot 3 of Gertrude Urbain Acres
(Exact legal description
to be taken from abstract)

Real Estate Taxes

Taxes Payable 2015-2016: \$1,605 (est.)
Net Taxable Acres: 57.74
Tax Per Net Tax. Ac.: \$27.80

CRP Contracts

None

Land Description

Gently Rolling

Buildings/Improvements

None

FSA Data

Part of Farm Number: 483
Tract Number: 604
Crop Acres: 40 m/l
Corn Base: 41.3
Yield: 157

* Crop acres and bases are estimated.

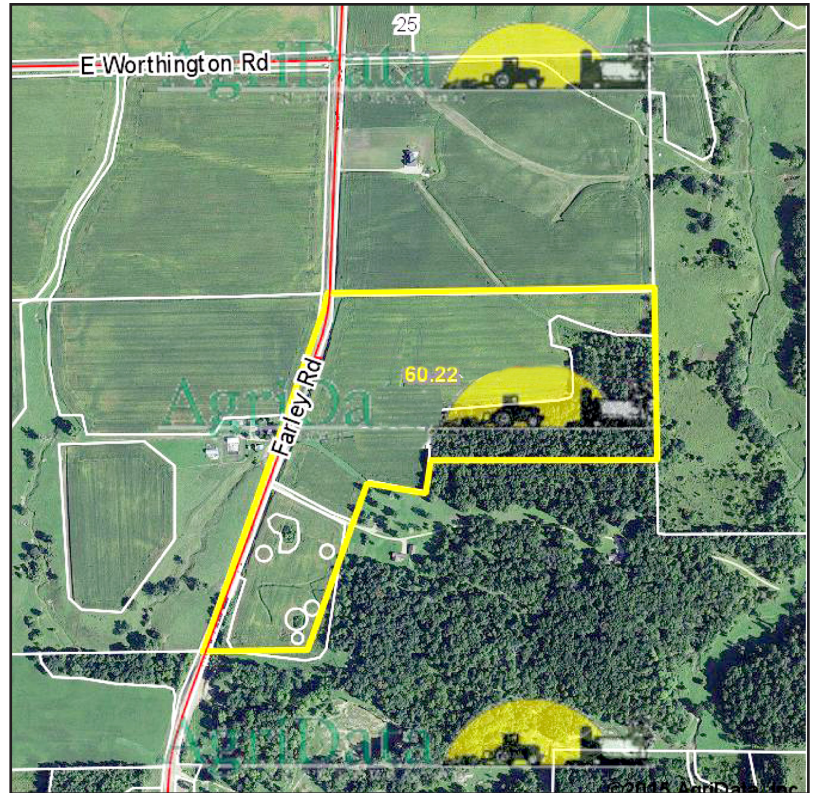
Local FSA Office will determine final acres and bases

Soil Types/Productivity

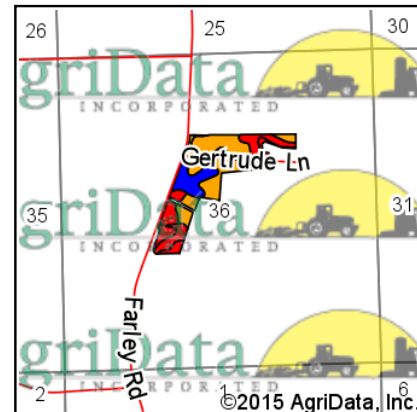
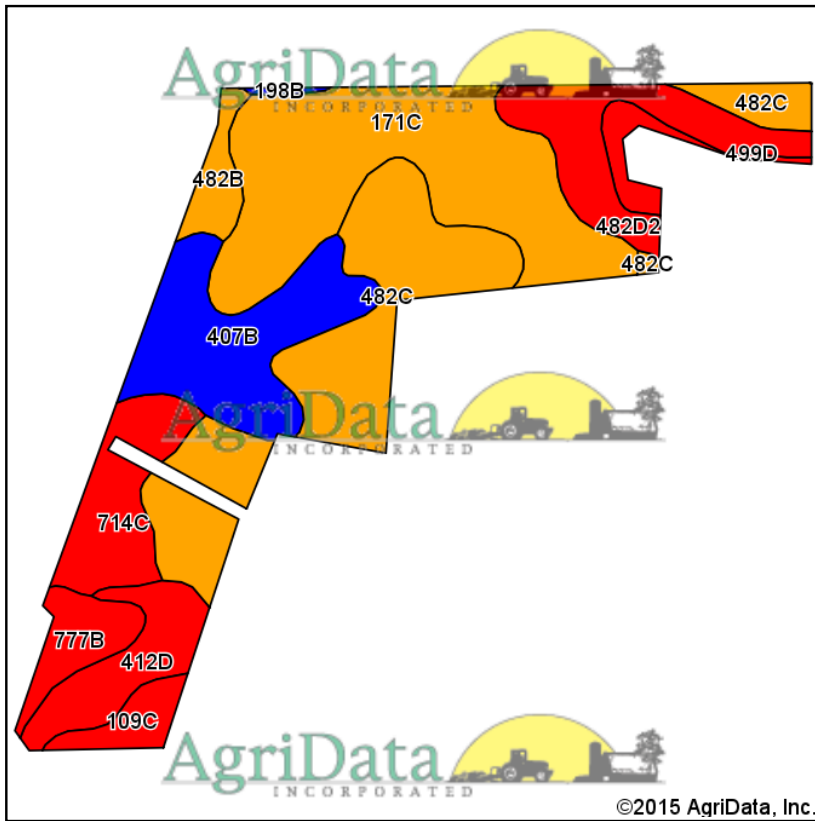
Primary soils are Bassett, Racine and Schley. See soil map for more details.

- CSR2: 63.2 per Agri Data Inc. 2014
Based on crop acres
- CSR: 56.4 per Agri Data Inc. 2014
Based on crop acres

Aerial Photo



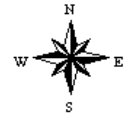
Soils Map - CSR2



State: **Iowa**
 County: **Dubuque**
 Location: **36-88N-2W**
 Township: **Dodge**
 Acres: **40**
 Date: **12/23/2015**



Maps Provided By:



Soils data provided by USDA and NRCS.

Area Symbol: IA061, Soil Area Version: 17

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**	CSR
171C	Bassett loam, 5 to 9 percent slopes	10.65	26.6%		IIIe	80	66
482C	Racine loam, 5 to 9 percent slopes	9.64	24.1%		IIIe	75	66
407B	Schley loam, 1 to 4 percent slopes	5.59	14.0%		IIw	81	71
482D2	Racine loam, 9 to 14 percent slopes, moderately eroded	3.76	9.4%		IIIe	47	54
714C	Winneshiek loam, 20 to 30 inches to limestone, 3 to 9 percent slopes	3.06	7.6%		IIIe	37	38
412D	Sogn loam, 9 to 18 percent slopes	2.62	6.6%		VIIs	5	5
777B	Wapsie loam, 2 to 7 percent slopes	1.57	3.9%		Ile	42	46
482B	Racine loam, 2 to 5 percent slopes	1.06	2.7%		Ile	80	81
109C	Backbone fine sandy loam, 5 to 9 percent slopes	1.04	2.6%		IVs	31	15
499D	Nordness silt loam, 9 to 18 percent slopes	0.91	2.3%		VIIs	5	5
198B	Floyd loam, 1 to 4 percent slopes	0.10	0.2%		IIw	89	76
Weighted Average						63.2	56.4

Area Symbol: IA061, Soil Area Version: 17

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

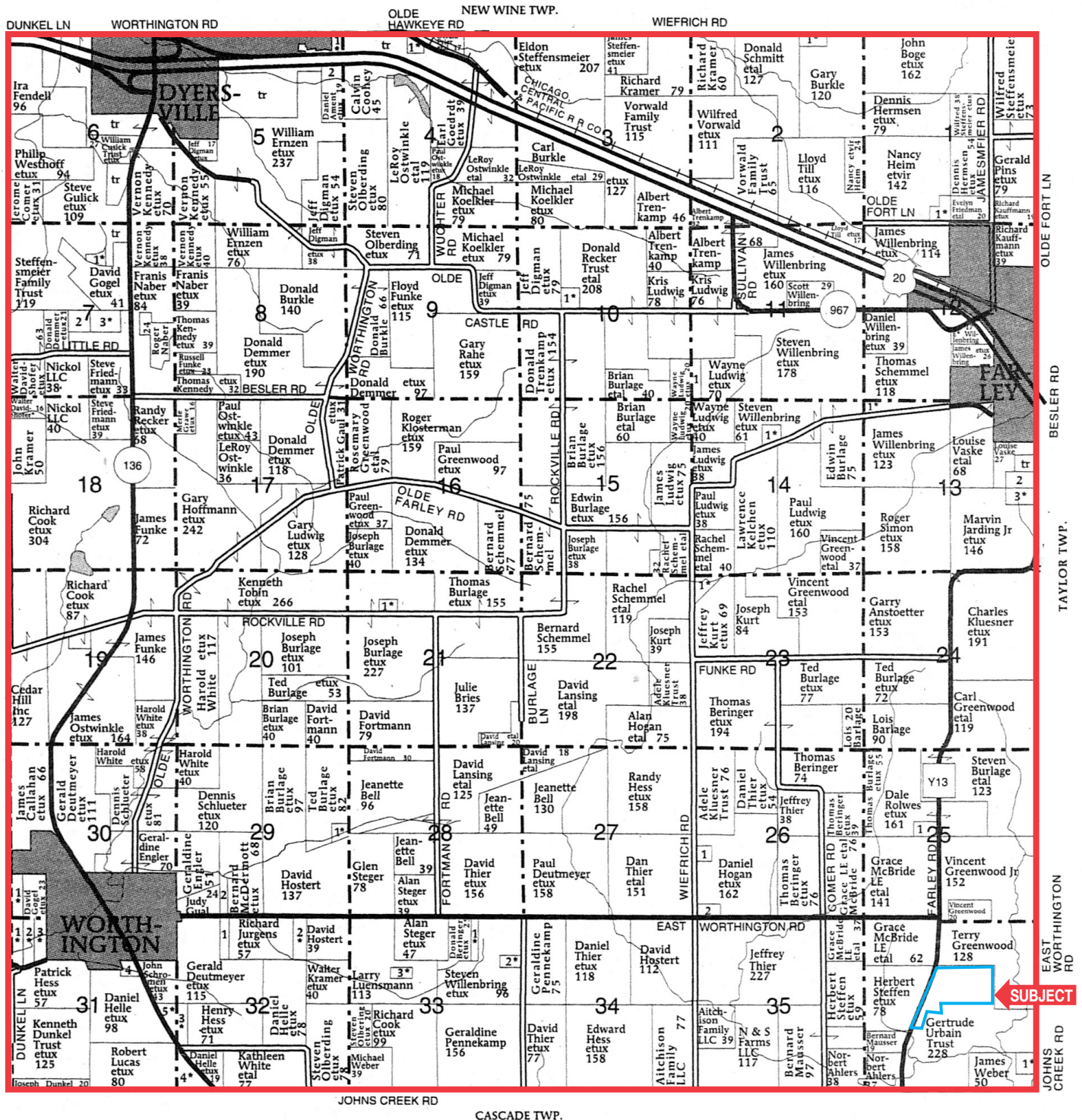
*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.

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Dodge Plat Map



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