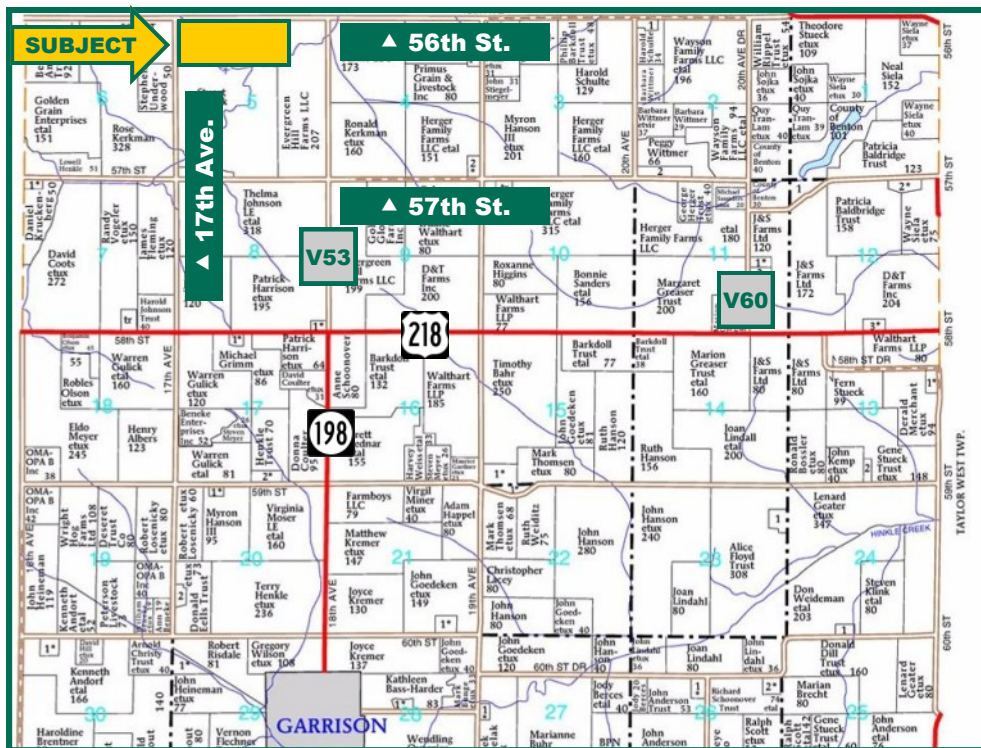


LAND AUCTION

**140.03 Acres,
m/I, Benton
County, IA**



Map reproduced with permission of Farm & Home Publishers, Ltd.

Date: Thurs., April 13, 2017

Time: 10:00 a.m.

Auction Site:

US Bank

Address:

110 W 4th St.

Vinton, IA 52349

Property Information

Location

Approximately 4 1/2 miles north of Garrison. Jackson Township.

Legal Description

The N 1/2 of the NW 1/4 and the NW 1/4 of the NE 1/4, Section 5, Township 85 North, Range 11 West of the 5th P.M., Benton County, IA

Real Estate Tax

Taxes Payable 2016 - 2017: \$4,162.00

Net Taxable Acres: 140.03

Tax per Net Taxable Acre: \$29.72

FSA Data

Farm Number 1200, Tract 531

Crop Acres: 128.61

Corn Base: 85

Corn PLC Yield: 154 Bu.

Bean Base: 43.5

Bean PLC Yield: 50 Bu.

CRP Contracts

None

Land Description

Gently to gradually sloping.

Buildings/Improvements

None

Soil Types/Productivity

Primary soils are Colo silty clay loam and Ely silty clay loam. See soil map for detail.

- **CSR2:** 84.5 per 2016 AgriData, Inc., based on FSA crop acres.
- **CSR:** 81.5 per 2016 AgriData, Inc., based on FSA crop acres.
- **CSR2:** 80.85 per County Assessor, based on net taxable acres.

Yield History

	Corn	Soybeans
2014	198	57
2015	111	61
2016	218	75

Source: 2016 Production Reporting Crop Insurance History.

Drainage

See tile map for detail.

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Aerial Photo



Water & Well Information

None known.

Lease Information

Open lease with immediate possession after auction.

2016 Fertilizer Application

Fertilizer applied fall 2016

250#	MAP	11-52-0
275#	POT	0-0-60
140#	NH3	82-0-0

Buyer will reimburse Seller \$9,897.45 for fertilizer applied in fall of 2016 at time of closing. Receipts provided at closing.

Auction Information

Method of Sale

- Property will be offered as a single tract of land.
- Seller reserves the right to refuse any and all bids.

Seller

Bowler Land Trust

Agency

Hertz Real Estate Services, Inc. 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 before May 11, 2017 or after any objections to title have been cleared. Final settlement will require certified check or wire transfer.

Possession will be given on April 13, 2017, subject to the existing lease which expires April 13, 2017. Buyer shall be responsible for any and all costs incurred for field inputs, fertilization and improvements between possession and closing should terms of Sales Agreement fail to be fulfilled. Taxes will be prorated to April 13, 2017.

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.

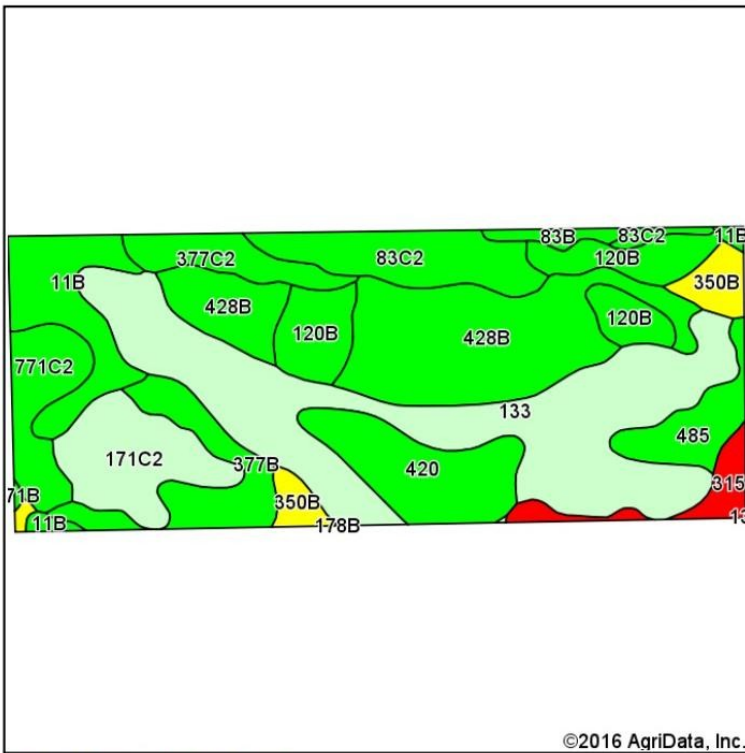
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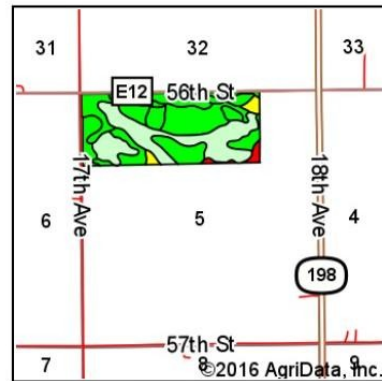
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Soil Map—Entire Property



Soils data provided by USDA and NRCS.



State: Iowa
County: Benton
Location: 5-85N-11W
Township: Jackson
Acres: 140.03
Date: 1/5/2017



Area Symbol: IA011, Soil Area Version: 19

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**	CSR
133	Colo silty clay loam, 0 to 2 percent slopes, occasionally flooded	36.34	26.0%		Ilw	78	80
428B	Ely silty clay loam, 2 to 5 percent slopes	24.99	17.8%		Ile	88	88
120B	Tama silty clay loam, 2 to 5 percent slopes	10.63	7.6%		Ile	95	95
420	Tama silty clay loam, terrace, 0 to 2 percent slopes	9.59	6.8%		I	100	100
171C2	Bassett loam, 5 to 9 percent slopes, eroded	9.25	6.6%		IIIe	77	65
11B	Colo-Ely complex, 0 to 5 percent slopes	9.15	6.5%		Ilw	83	68
83C2	Kenyon loam, 5 to 9 percent slopes, eroded	9.02	6.4%		IIIe	84	70
377B	Dinsdale silty clay loam, 2 to 5 percent slopes	7.36	5.3%		Ile	94	90
771C2	Waubek silt loam, 5 to 9 percent slopes, moderately eroded	6.18	4.4%		IIIe	82	70
485	Spillville loam, 0 to 2 percent slopes	4.66	3.3%		Ilw	87	92
377C2	Dinsdale silty clay loam, 5 to 9 percent slopes, eroded	4.43	3.2%		IIIe	85	73
350B	Waukegan silt loam, 2 to 5 percent slopes	3.80	2.7%		Ile	55	68
315	Fluvaquents, sandy and loamy	3.00	2.1%		Vw	5	5
83B	Kenyon loam, 2 to 5 percent slopes	1.25	0.9%		Ile	90	87
171D2	Bassett loam, 9 to 14 percent slopes, eroded	0.27	0.2%		IIIe	54	52
171B	Bassett loam, 2 to 5 percent slopes	0.11	0.1%		Ile	85	82
Weighted Average						82.6	79.9

Area Symbol: IA011, Soil Area Version: 19

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

*c: Using Capabilities Class Dominant Condition Aggregation Method

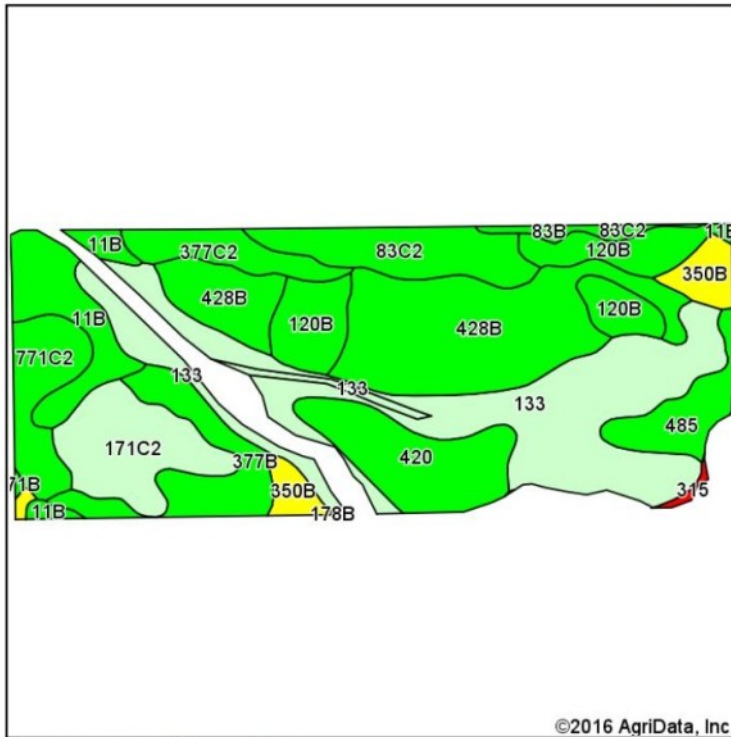
Soils data provided by USDA and NRCS.

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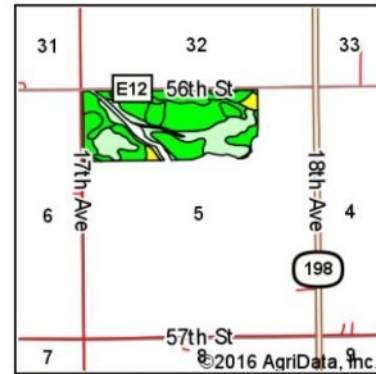
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Soil Map—Tillable Only



Soils data provided by USDA and NRCS.



State: Iowa
County: Benton
Location: 5-85N-11W
Township: Jackson
Acres: 128.61
Date: 1/5/2017



Area Symbol: IA011, Soil Area Version: 19

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**	CSR
133	Colo silty clay loam, 0 to 2 percent slopes, occasionally flooded	30.05	23.4%		IIw	78	80
428B	Ely silty clay loam, 2 to 5 percent slopes	24.99	19.4%		IIe	88	88
120B	Tama silty clay loam, 2 to 5 percent slopes	10.63	8.3%		IIe	95	95
420	Tama silty clay loam, terrace, 0 to 2 percent slopes	9.55	7.4%		I	100	100
171C2	Bassett loam, 5 to 9 percent slopes, eroded	9.25	7.2%		IIIe	77	65
11B	Colo-Ely complex, 0 to 5 percent slopes	8.36	6.5%		IIw	83	68
83C2	Kenyon loam, 5 to 9 percent slopes, eroded	8.19	6.4%		IIIe	84	70
377B	Dinsdale silty clay loam, 2 to 5 percent slopes	7.44	5.8%		IIe	94	90
771C2	Waubek silt loam, 5 to 9 percent slopes, moderately eroded	6.06	4.7%		IIIe	82	70
485	Spillville loam, 0 to 2 percent slopes	4.57	3.6%		IIw	87	92
377C2	Dinsdale silty clay loam, 5 to 9 percent slopes, eroded	4.17	3.2%		IIIe	85	73
350B	Waukegan silt loam, 2 to 5 percent slopes	3.86	3.0%		IIe	55	68
83B	Kenyon loam, 2 to 5 percent slopes	0.83	0.6%		IIe	90	87
315	Fluvaquents, sandy and loamy	0.30	0.2%		Vw	5	5
171D2	Bassett loam, 9 to 14 percent slopes, eroded	0.26	0.2%		IIIe	54	52
171B	Bassett loam, 2 to 5 percent slopes	0.10	0.1%		IIe	85	82
Weighted Average						84.5	81.5

Area Symbol: IA011, Soil Area Version: 19

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

*c: Using Capabilities Class Dominant Condition Aggregation Method

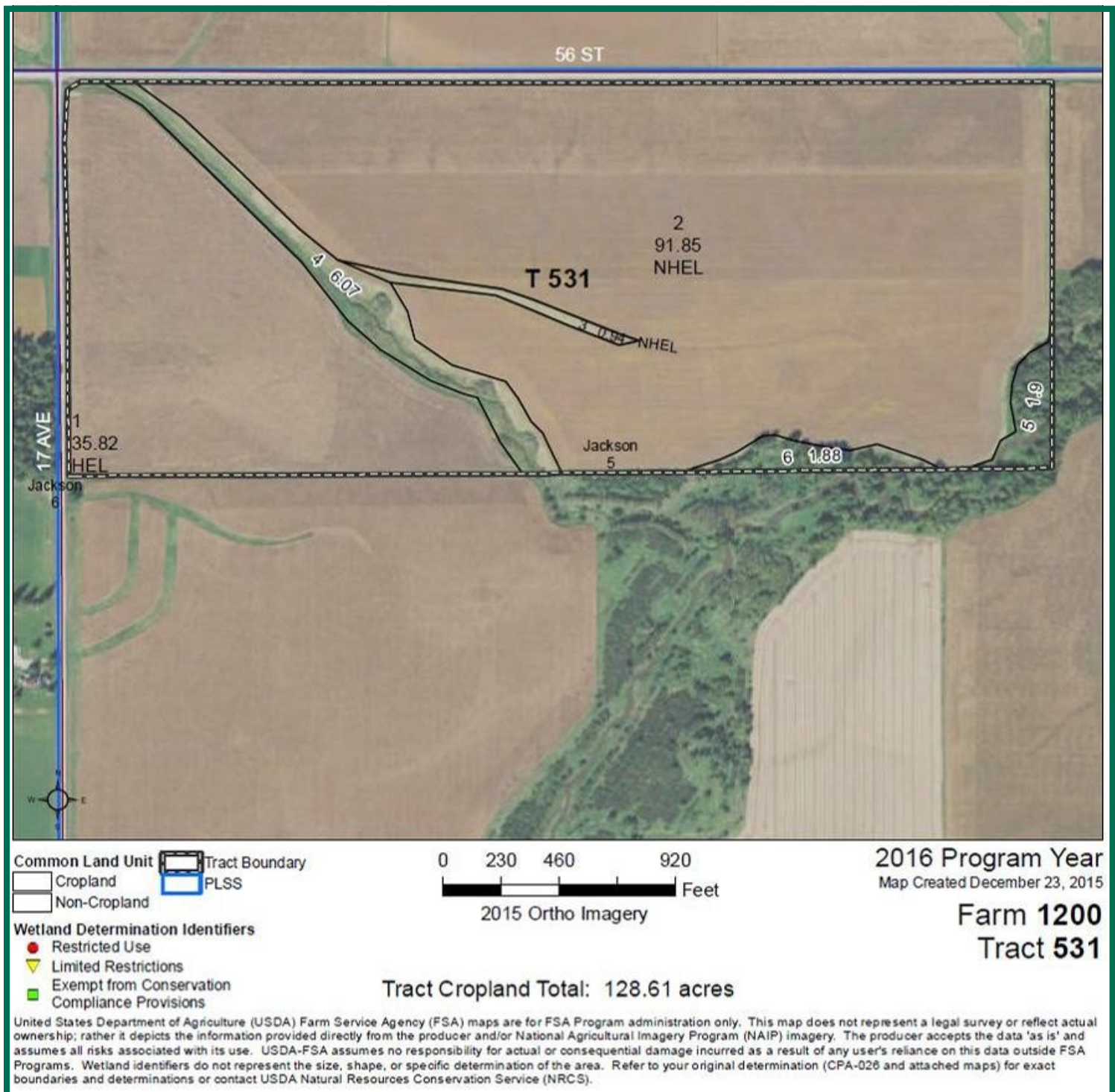
Soils data provided by USDA and NRCS.

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FSA Map

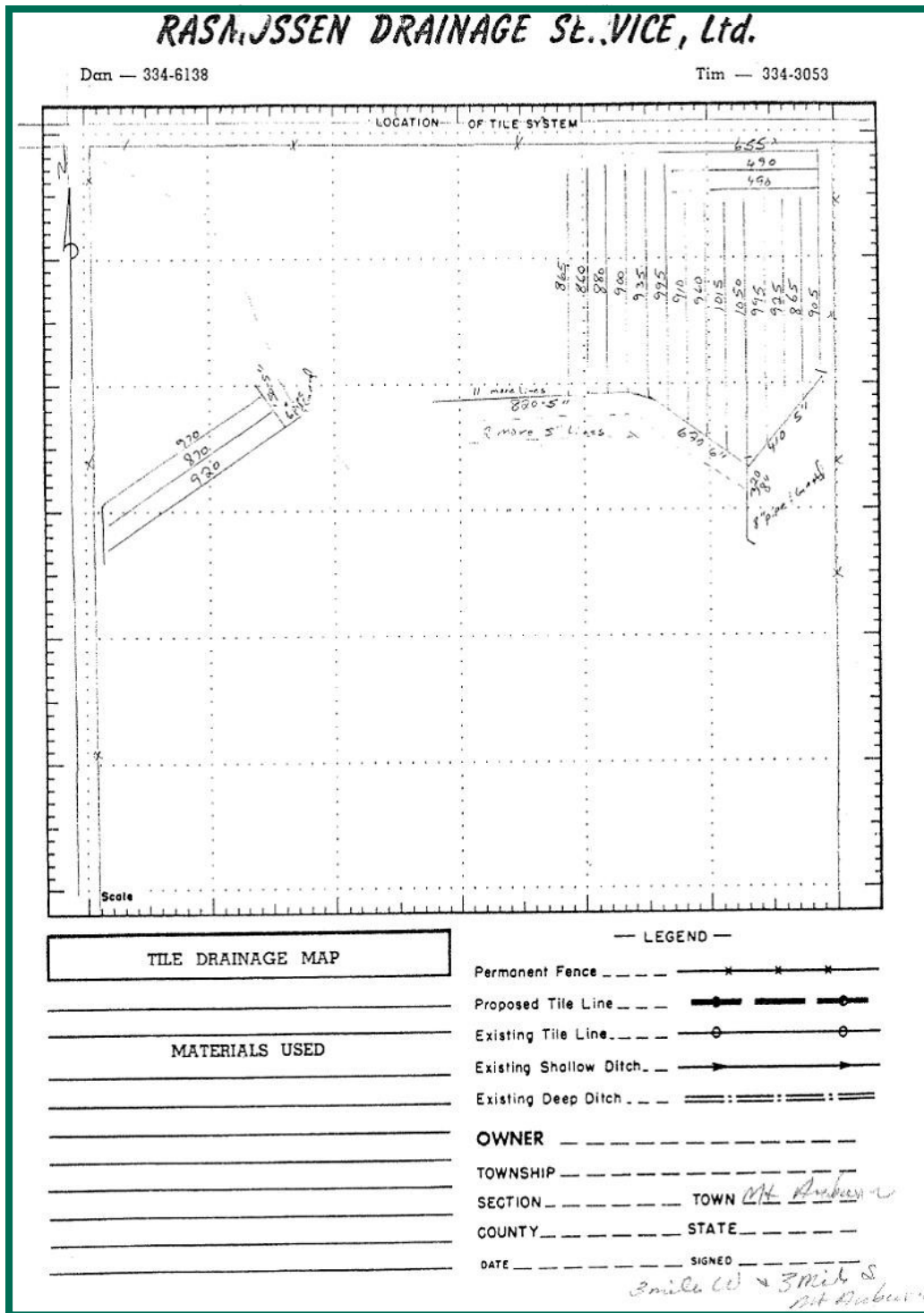


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Tile Map



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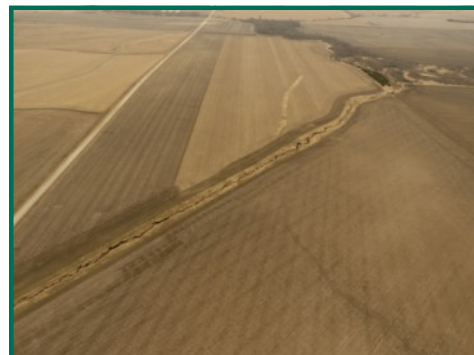
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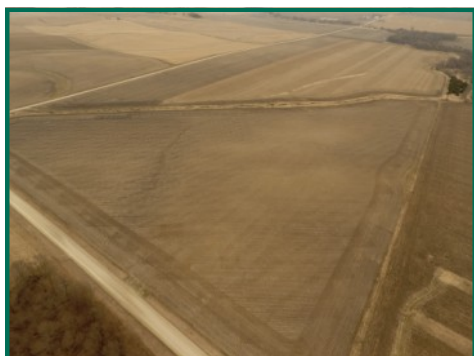
Photos



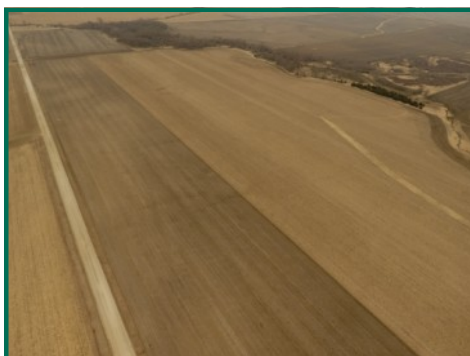
East end looking northwest.



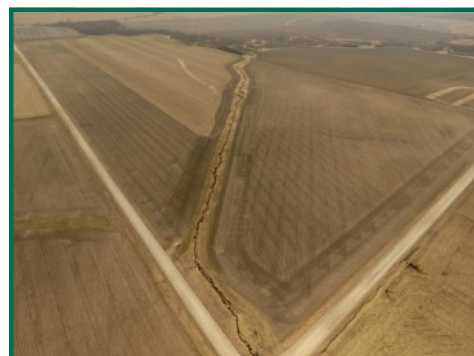
West end looking east.



West end looking northeast



West end looking southeast.



Northwest corner looking southeast.

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