

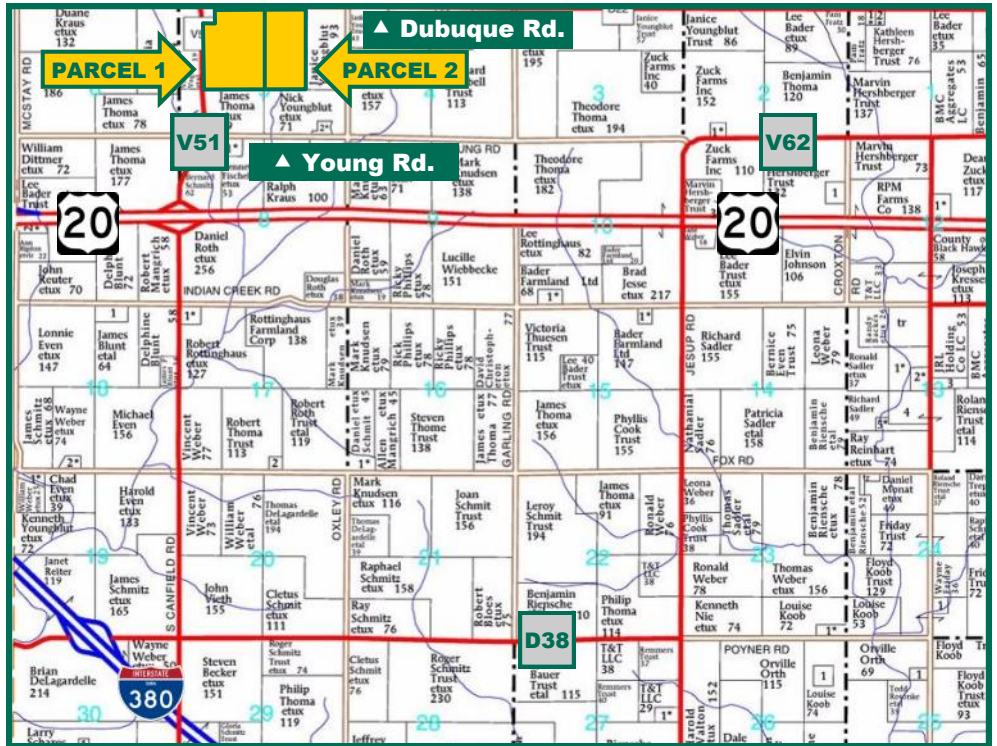


LAND AUCTION

**187.6 Acres,
m/I, Black
Hawk
County, IA**

Absolute Auction!

**Parcel 1 — 117.16 Acres
Parcel 2 — 70.44 Acres**



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

Date: Thurs., Nov. 10, 2016

Time: 10:00 a.m.

Auction Site:

American Legion

Address:

931 6th St.

Jesup, IA 50648

Auction Information

Method of Sale

- Parcels will be offered individually and then in combination.
- This is an absolute auction. No reserve price.

Seller

Melvin C. Youngblut 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 December 12, 2016 or after any objections to title have been cleared. Final settlement will require certified check or wire transfer. Full possession will be given at settlement. Buyers will be given the right the day following the auction to access the property for fertilization, fall tillage and any other improvements deemed acceptable to Sellers. Taxes will be prorated to 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.

Survey

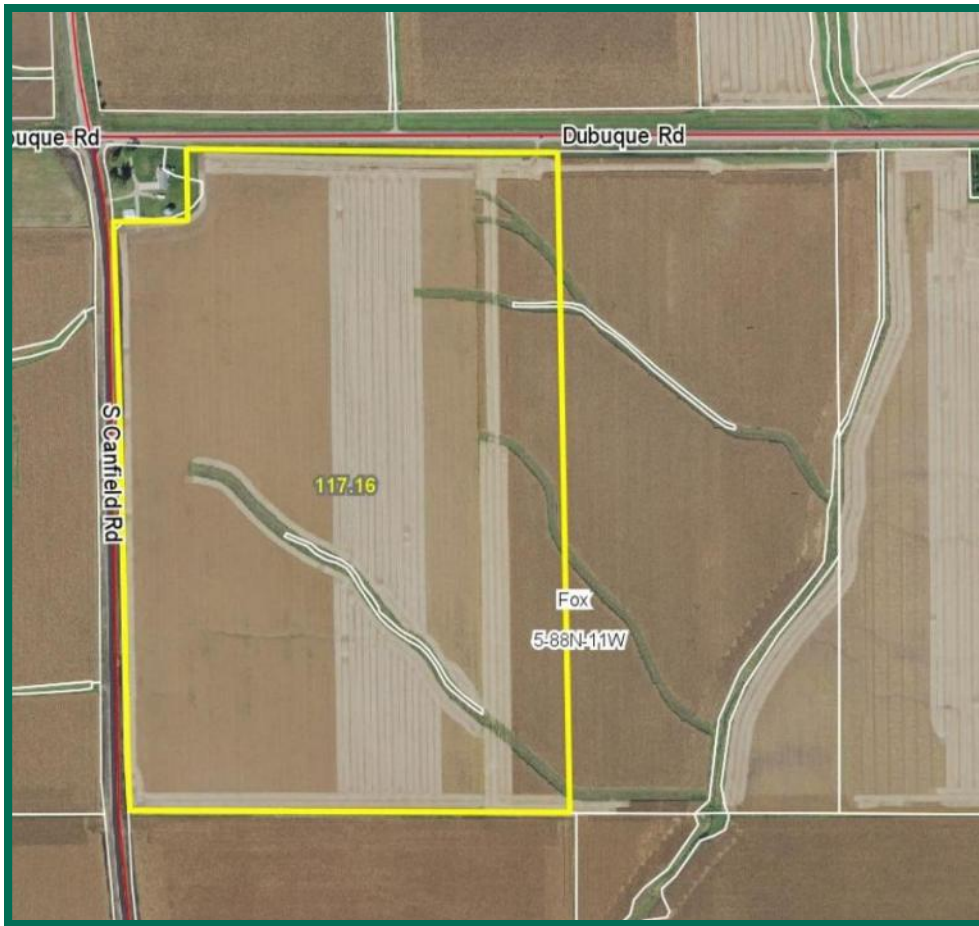
If parcels sell individually and to different Buyers, a survey will be completed, at Sellers expense, to divide the properties.

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REID: 050-812

Aerial Photo: Parcel 1



Property Information Parcel 1 - 117.16 Acres, m/l

Location

Approximately 7 miles east of Waterloo.
Fox Township.

Legal Description

Fractional North 3/4 of the Northwest 1/4 of Section 5 lying east of the road and west of W 72-1/2 A N 172-1/2 A E FRL 1/2 EXC Hwy, and except Parcels "B" and "C" (the acreage), in the Northwest 1/4 of the Northwest 1/4 all in Section 5, Township 88 North, Range 11 West of the 5th P.M., Black Hawk County, IA. Exact legal to come from abstract.

Real Estate Tax

Taxes Payable 2016 - 2017: \$3,775*
Net Taxable Acres: 117.16*
Tax per Net Taxable Acre: \$32.22*
**Estimated taxes after split. Final taxes will be determined by local Assessor and Treasurer offices.*

FSA Data

Part of Farm Number 6862, Tract 10020
Crop Acres: 120.11*
(Includes an estimated 4.02 acres in CRP)
Corn Base: 90.4*
Corn PLC Yield: 147 Bu.
Bean Base: 25.4*
Bean PLC Yield: 45 Bu.
**Estimated acres and bases after split. Final acres and bases will be determined by local FSA office.*

CRP Contract

Tract #10020 Fields 4, and 8-12*
Contract #1078A Total Acres 4.02*
Practice CP8A Rate \$250.31
Annual Pay \$1,005 * Expires 9/30/2021
**Estimated CRP acres and payments after split. Current CRP Contract shares fields with Tract #2.. Final acres and payments will be determined by local FSA office.*

Soil Types/Productivity

Primary soils are Marquis loam and Clyde-Floyd complex. See soil map for detail.
• **CSR2:** 90.2 per 2016 AgriData, Inc., based on FSA crop acres.
• **CSR:** 85.6 per 2016 AgriData, Inc., based on FSA crop acres.

Land Description

Level to gently rolling.

Buildings/Improvements

None

Drainage

See tile map.

Water & Well Information

None known.

Comments

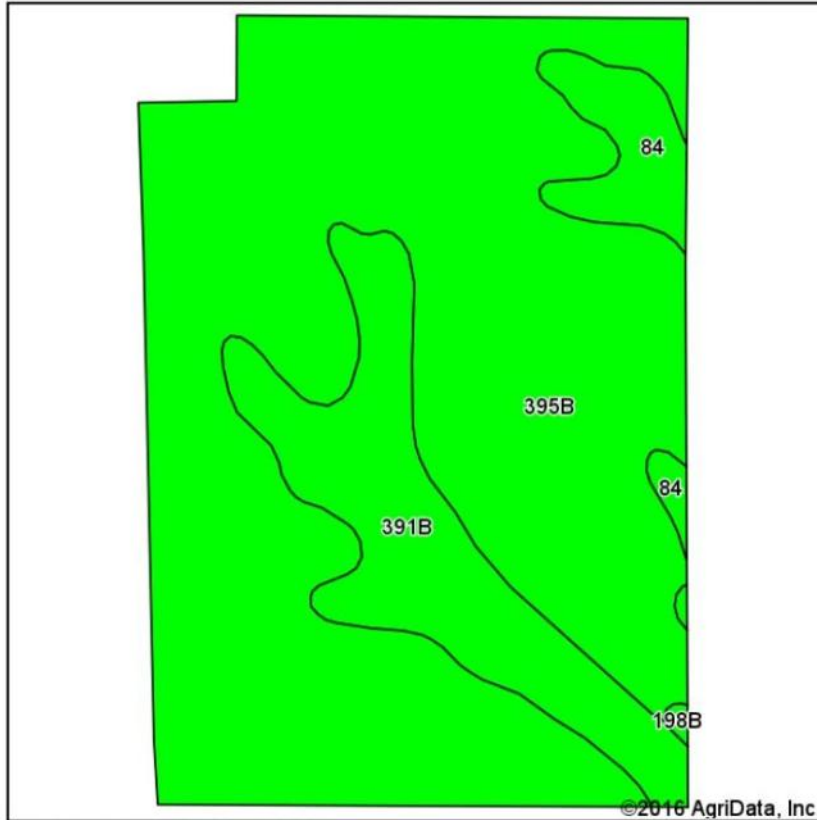
- Investor quality.
- High quality farm located in a strong area.
- Buyers will be given the right the day following the auction to access the property for fertilization, fall tillage and any other improvements deemed acceptable to Sellers.

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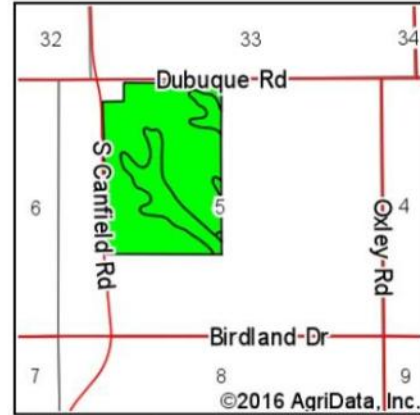
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Soil Map: Parcel 1

Soils Map



Soils data provided by USDA and NRCS.



State: Iowa
 County: Black Hawk
 Location: 5-88N-11W
 Township: Fox
 Acres: 120.11
 Date: 10/13/2016



Area Symbol: IA013, Soil Area Version: 23

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**	CSR
395B	Marquis loam, 2 to 5 percent slopes	94.85	79.0%		lle	91	89
391B	Clyde-Floyd complex, 1 to 4 percent slopes	19.34	16.1%		liw	87	72
84	Clyde silty clay loam, 0 to 3 percent slopes	5.61	4.7%		liw	88	76
198B	Floyd loam, 1 to 4 percent slopes	0.31	0.3%		liw	89	80
Weighted Average						90.2	85.6

Area Symbol: IA013, Soil Area Version: 23

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

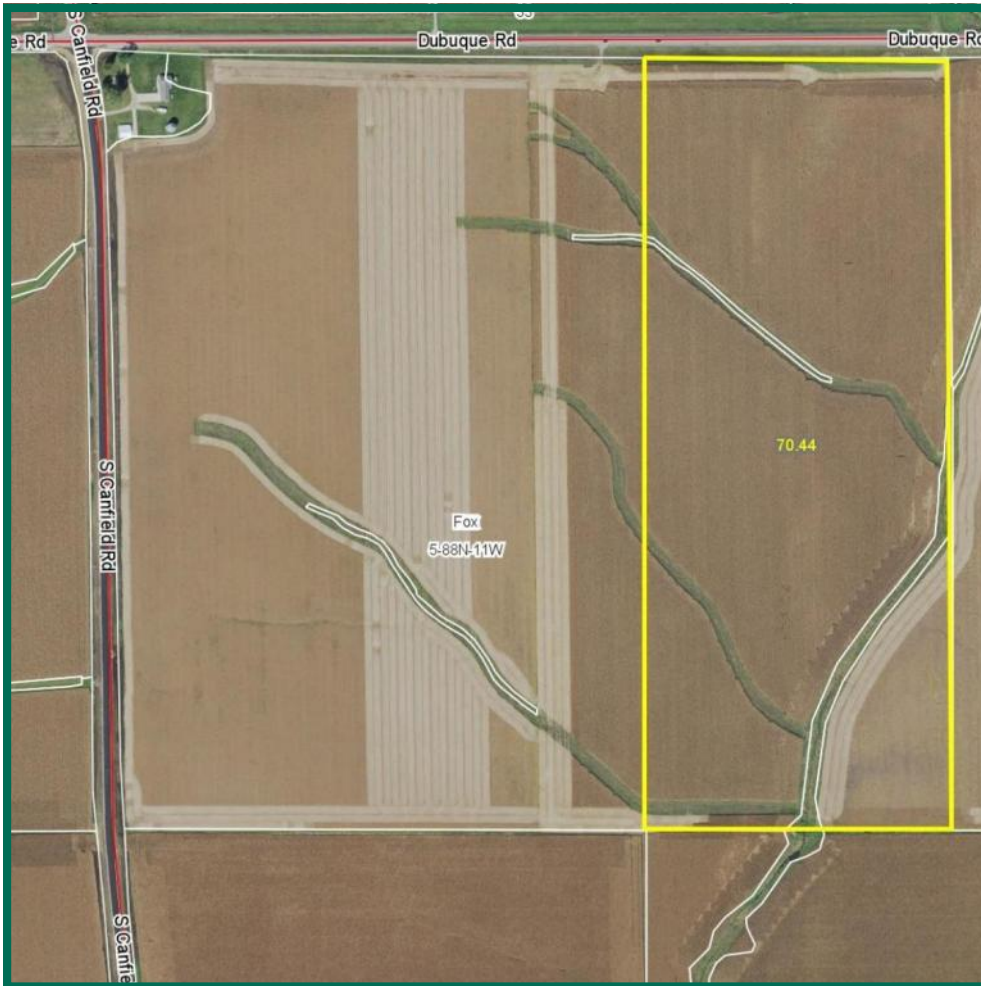
*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.

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Aerial Photo: Parcel 2



Property Information Parcel 2 - 70.44 Acres, m/l Location

Approximately 7 miles east of Waterloo.
Fox Township.

Legal Description

W 72-1/2 A N 172-1/2 A E FRL 1/2 EXC
Hwy Section 5, Township 88 North,
Range 11 West of the 5th P.M., Black
Hawk County, IA. Exact legal to come
from abstract.

Real Estate Tax

Taxes Payable 2016 - 2017: \$2,076
Net Taxable Acres: 70.44
Tax per Net Taxable Acre: \$29.47

FSA Data

Part of Farm Number 6862, Tract 10020
Crop Acres: 70.4*
(Includes an estimated 2.59 acres in CRP)
Corn Base: 53*
Corn PLC Yield: 147 Bu.
Bean Base: 14.9*
Bean PLC Yield: 45 Bu.
**Estimated acres and bases after split.
Final acres and bases will be determined
by local FSA office.*

CRP Contracts

Tract #10020 Fields 4, 9, 12*
Contract #1078A Total Acres 2.59*
Practice CP8A Rate \$250.31
Annual Pay \$647 Expires 9/30/2021
**Estimated CRP acres and payments after
split. Current CRP Contract shares fields
with Tract #1. Final acres and payments
will be determined by local FSA office.*

Soil Types/Productivity

Primary soils are Marquis laom and Clyde
silty clay loam. See soil map for detail.

- **CSR2:** 87 per 2016 AgriData, Inc.,
based on FSA crop acres.
- **CSR:** 82.1 per 2016 AgriData, Inc.,
based on FSA crop acres.

Land Description

Level to gently rolling.

Buildings/Improvements

None

Drainage

See tile map.

Water & Well Information

None known.

Comments

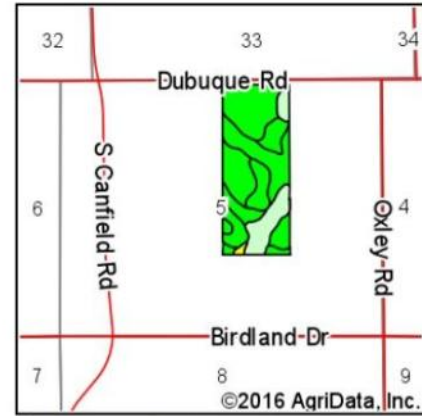
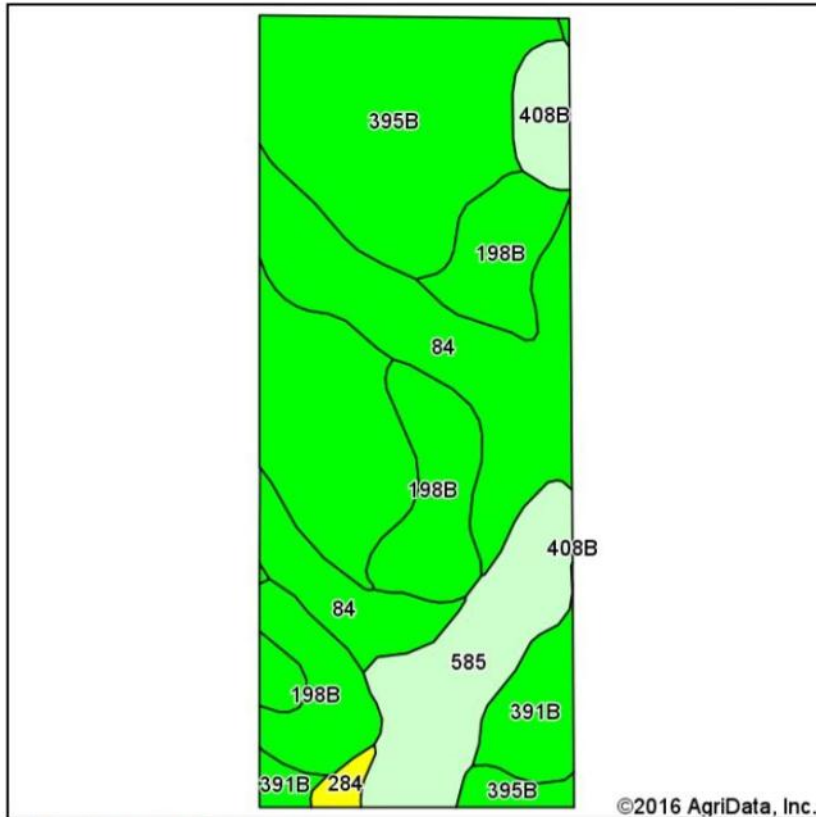
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- Buyers will be given the right the day
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Soil Map: Parcel 2— Entire Property

Soils Map



State: Iowa
 County: Black Hawk
 Location: 5-88N-11W
 Township: Fox
 Acres: 70.44
 Date: 10/13/2016



Soils data provided by USDA and NRCS.

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Area Symbol: IA013, Soil Area Version: 23

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**	CSR
395B	Marquis loam, 2 to 5 percent slopes	26.43	37.5%		Ile	91	89
84	Clyde silty clay loam, 0 to 3 percent slopes	15.71	22.3%		Ilw	88	76
198B	Floyd loam, 1 to 4 percent slopes	12.84	18.2%		Ilw	89	80
585	Spillville-Coland complex, 0 to 2 percent slopes, occasionally flooded	8.82	12.5%		Ilw	74	86
391B	Clyde-Floyd complex, 1 to 4 percent slopes	3.92	5.6%		Ilw	87	72
408B	Olin fine sandy loam, 2 to 5 percent slopes	2.11	3.0%		Ile	71	66
284	Flagler sandy loam, 0 to 2 percent slopes	0.61	0.9%		Ills	55	50
Weighted Average						86.7	82.1

Area Symbol: IA013, Soil Area Version: 23

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

*c: Using Capabilities Class Dominant Condition Aggregation Method

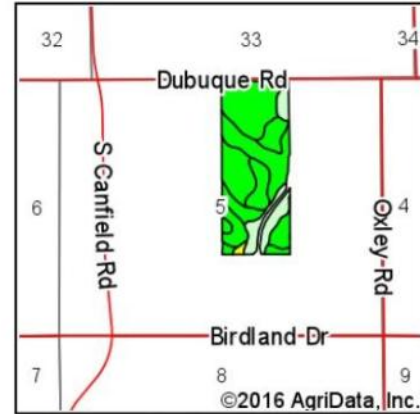
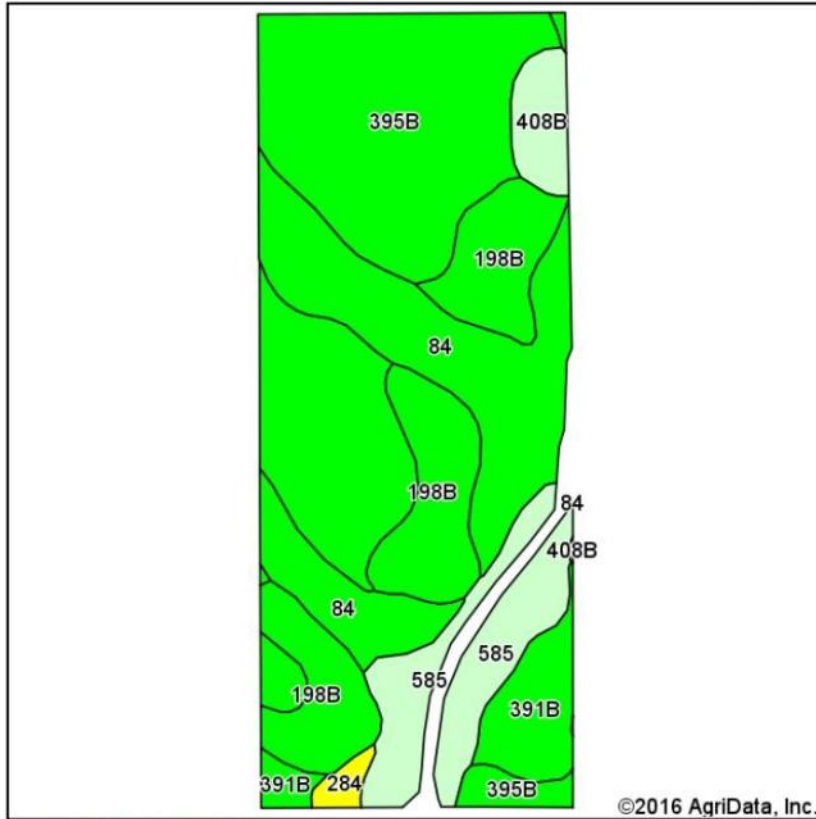
Soils data provided by USDA and NRCS.

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Soil Map: Parcel 2— Tillable Only

Soils Map



State: Iowa
 County: Black Hawk
 Location: 5-88N-11W
 Township: Fox
 Acres: 70.4
 Date: 10/13/2016



Area Symbol: IA013, Soil Area Version: 23

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**	CSR
395B	Marquis loam, 2 to 5 percent slopes	27.66	39.3%			Ile	91 89
84	Clyde silty clay loam, 0 to 3 percent slopes	15.68	22.3%			Ilw	88 76
198B	Floyd loam, 1 to 4 percent slopes	12.84	18.2%			Ilw	89 80
585	Spillville-Coland complex, 0 to 2 percent slopes, occasionally flooded	7.39	10.5%			Ilw	74 86
391B	Clyde-Floyd complex, 1 to 4 percent slopes	4.07	5.8%			Ilw	87 72
408B	Olin fine sandy loam, 2 to 5 percent slopes	2.13	3.0%			Ile	71 66
284	Flagler sandy loam, 0 to 2 percent slopes	0.63	0.9%			Ills	55 50
Weighted Average							87 82.1

Area Symbol: IA013, Soil Area Version: 23

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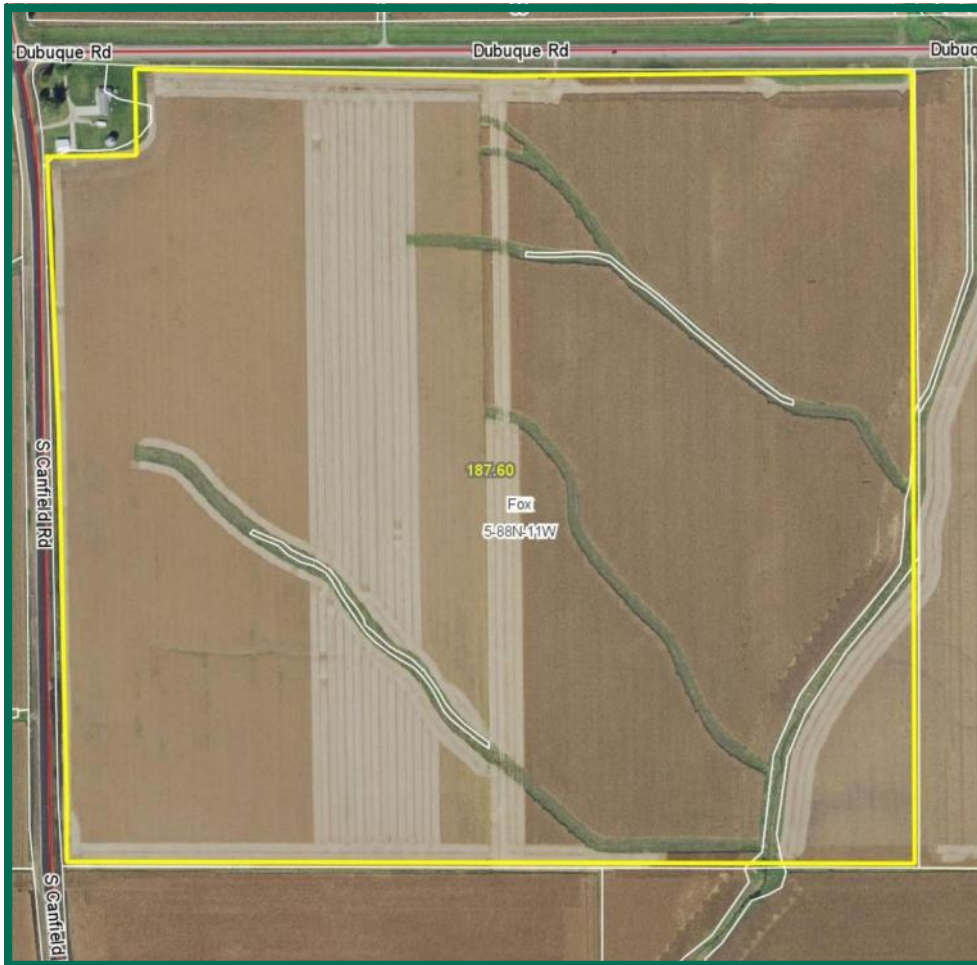
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Soils data provided by USDA and NRCS.

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Aerial Photo: Combined Parcels



Property Information Combined Parcels - 187.6 Acres, m/l

Location

Approximately 7 miles east of Waterloo.
Fox Township.

Legal Description

Fractional North 3/4 of Section 5 lying east of the road except Parcels "B" and "C" in the Northwest 1/4 of the Northwest 1/4 all in Section 5, Township 88 North, Range 11 West of the 5th P.M., Black Hawk County, IA. Exact legal to come from abstract.

Real Estate Tax

Taxes Payable 2016 - 2017: \$5,851*
Net Taxable Acres: 187.6*
Tax per Net Taxable Acre: \$31.18
**Estimated taxes after split. Final taxes will be determined by local Assessor and Treasurer offices.*

FSA Data

Farm Number 6862, Tract 10020
Crop Acres: 190.51
(Includes 6.61 CRP acres)
Corn Base: 143.4
Corn PLC Yield: 147 Bu.
Bean Base: 40.3
Bean PLC Yield: 45 Bu.

CRP Contracts

Tract #10020 Fields 4, and 8-12
Contract #1078A Total Acres 6.61
Practice CP8A Rate \$250.31
Annual Pay \$1,652 Expires 9/30/2021

Soil Types/Productivity

Primary soils are Marquis loam and Clyde-Floyd complex. See soil map for detail.

- **CSR2:** 89.1 per 2016 AgriData, Inc., based on FSA crop acres.
- **CSR:** 84.4 per 2016 AgriData, Inc., based on FSA crop acres.
- **CSR2:** 88.5 per County Assessor, based on net taxable acres.

Land Description

Level to gently rolling.

Buildings/Improvements

None

Drainage

See tile map.

Water & Well Information

None known.

Comments

- Investor quality.
- High quality farm located in a strong area.
- Buyers will be given the right the day following the auction to access the property for fertilization, fall tillage and any other improvements deemed acceptable to Sellers.

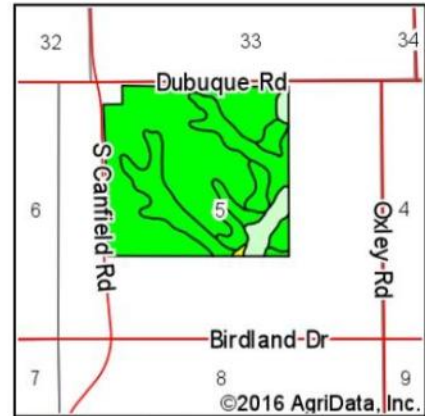
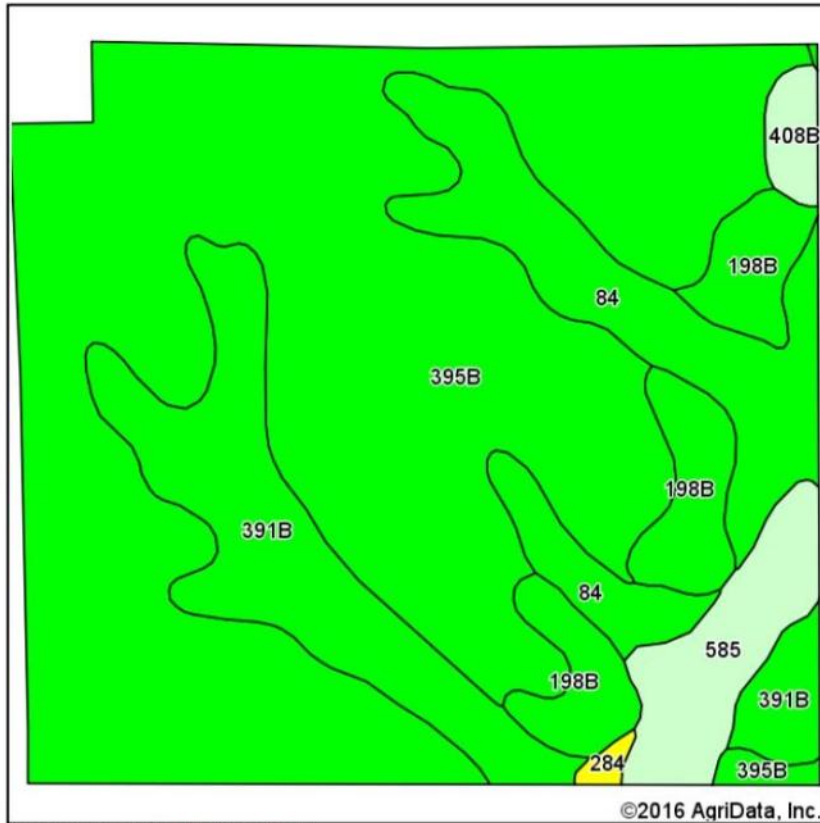
The information gathered for this brochure is from sources deemed reliable, but cannot be guaranteed by Hertz Real Estate Services, Inc. or its staff. All acres are considered more or less, unless otherwise stated.

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Soil Map: Combined Parcels—Entire Property

Soils Map



State: Iowa
 County: Black Hawk
 Location: 5-88N-11W
 Township: Fox
 Acres: 187.6
 Date: 10/13/2016



Area Symbol: IA013, Soil Area Version: 23

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**	CSR
395B	Marquis loam, 2 to 5 percent slopes	118.87	63.4%		Ile	91	89
391B	Clyde-Floyd complex, 1 to 4 percent slopes	23.02	12.3%		Ilw	87	72
84	Clyde silty clay loam, 0 to 3 percent slopes	21.26	11.3%		Ilw	88	76
198B	Floyd loam, 1 to 4 percent slopes	13.16	7.0%		Ilw	89	80
585	Spillville-Coland complex, 0 to 2 percent slopes, occasionally flooded	8.67	4.6%		Ilw	74	86
408B	Olin fine sandy loam, 2 to 5 percent slopes	2.06	1.1%		Ile	71	66
284	Flagler sandy loam, 0 to 2 percent slopes	0.56	0.3%		Ills	55	50
Weighted Average						88.9	84.3

Area Symbol: IA013, Soil Area Version: 23

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

*c: Using Capabilities Class Dominant Condition Aggregation Method

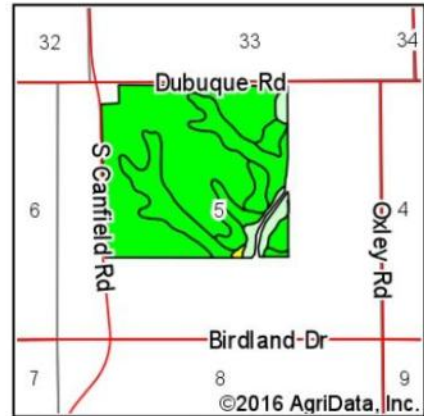
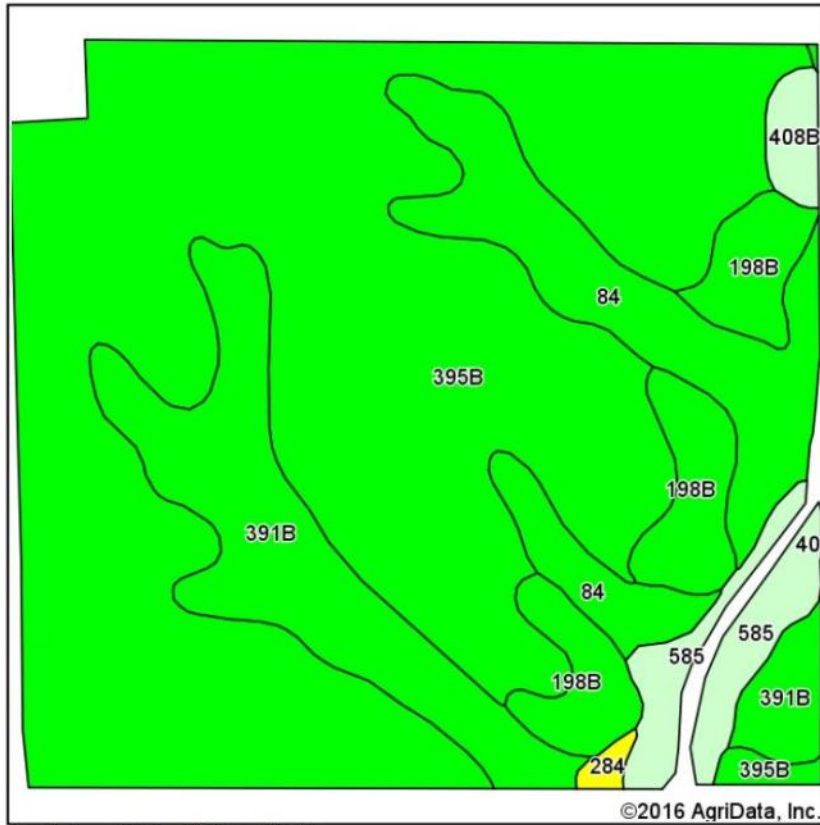
Soils data provided by USDA and NRCS.

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Soil Map: Combined Parcels—Tillable Only

Soils Map



State: Iowa
 County: Black Hawk
 Location: 5-88N-11W
 Township: Fox
 Acres: 190.51
 Date: 10/18/2016



Soils data provided by USDA and NRCS.

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Area Symbol: IA013, Soil Area Version: 23

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**	CSR
395B	Marquis loam, 2 to 5 percent slopes	123.05	64.6%		Ile	91	89
391B	Clyde-Floyd complex, 1 to 4 percent slopes	23.29	12.2%		Ilw	87	72
84	Clyde silty clay loam, 0 to 3 percent slopes	21.09	11.1%		Ilw	88	76
198B	Floyd loam, 1 to 4 percent slopes	13.16	6.9%		Ilw	89	80
585	Spillville-Coland complex, 0 to 2 percent slopes, occasionally flooded	7.21	3.8%		Ilw	74	86
408B	Olin fine sandy loam, 2 to 5 percent slopes	2.07	1.1%		Ile	71	66
284	Flagler sandy loam, 0 to 2 percent slopes	0.64	0.3%		Ills	55	50
Weighted Average						89.1	84.4

Area Symbol: IA013, Soil Area Version: 23

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

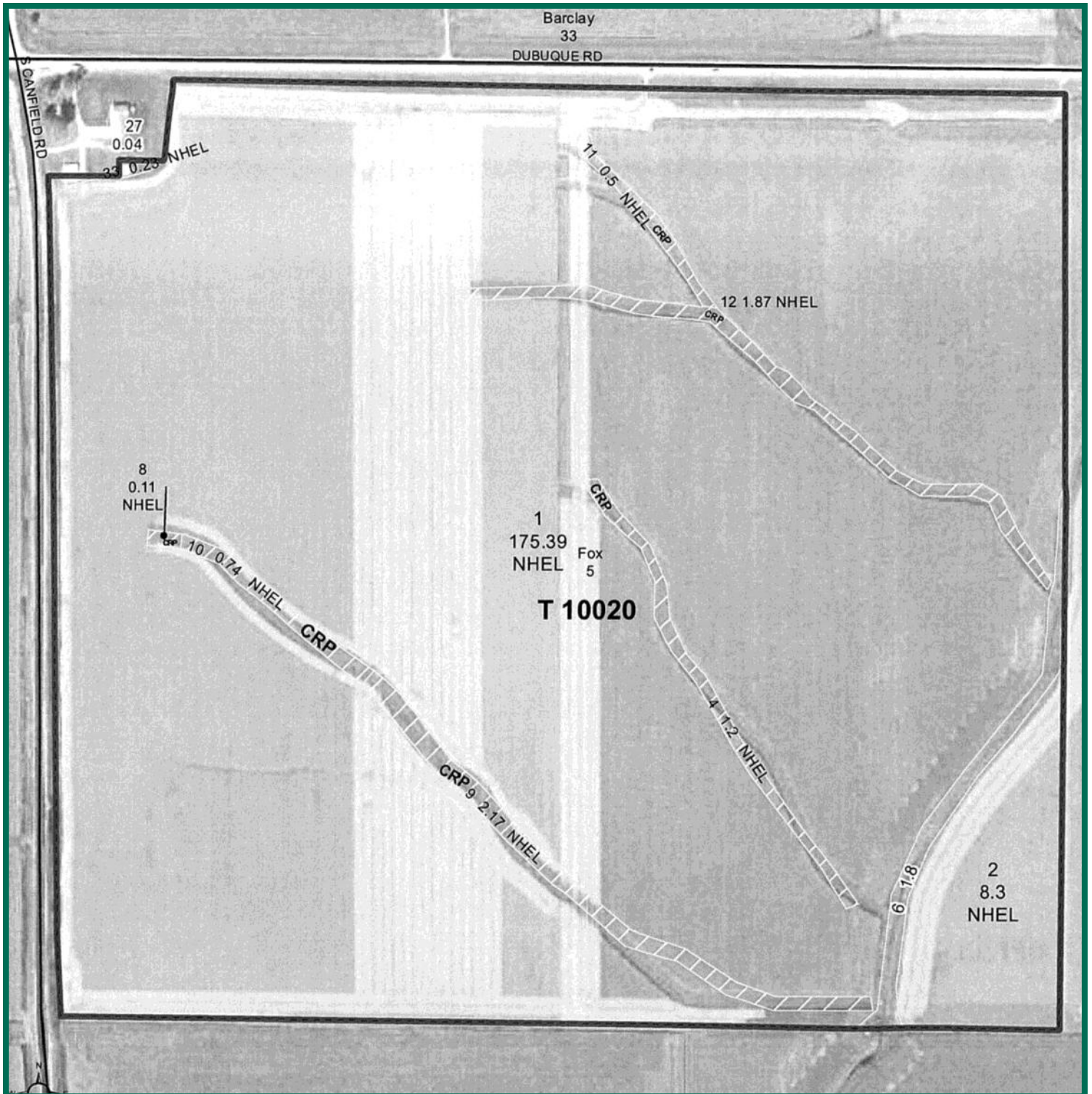
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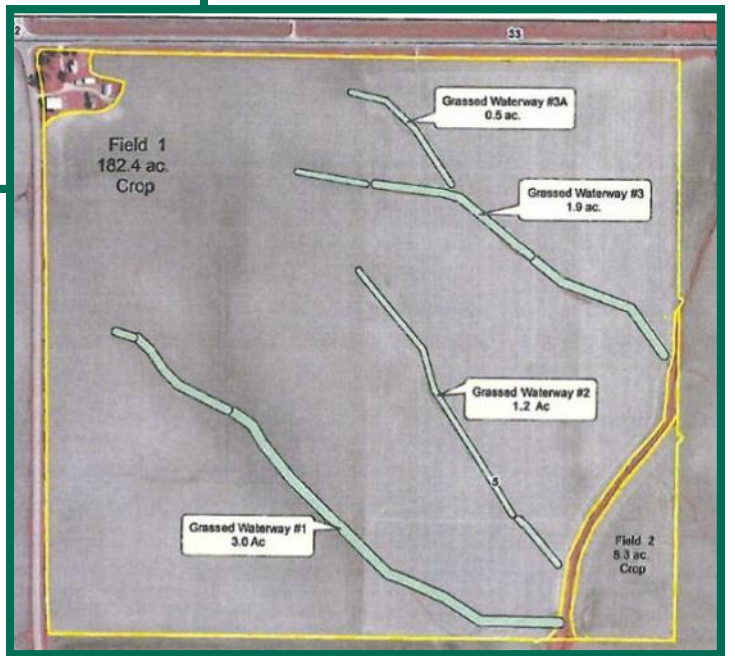
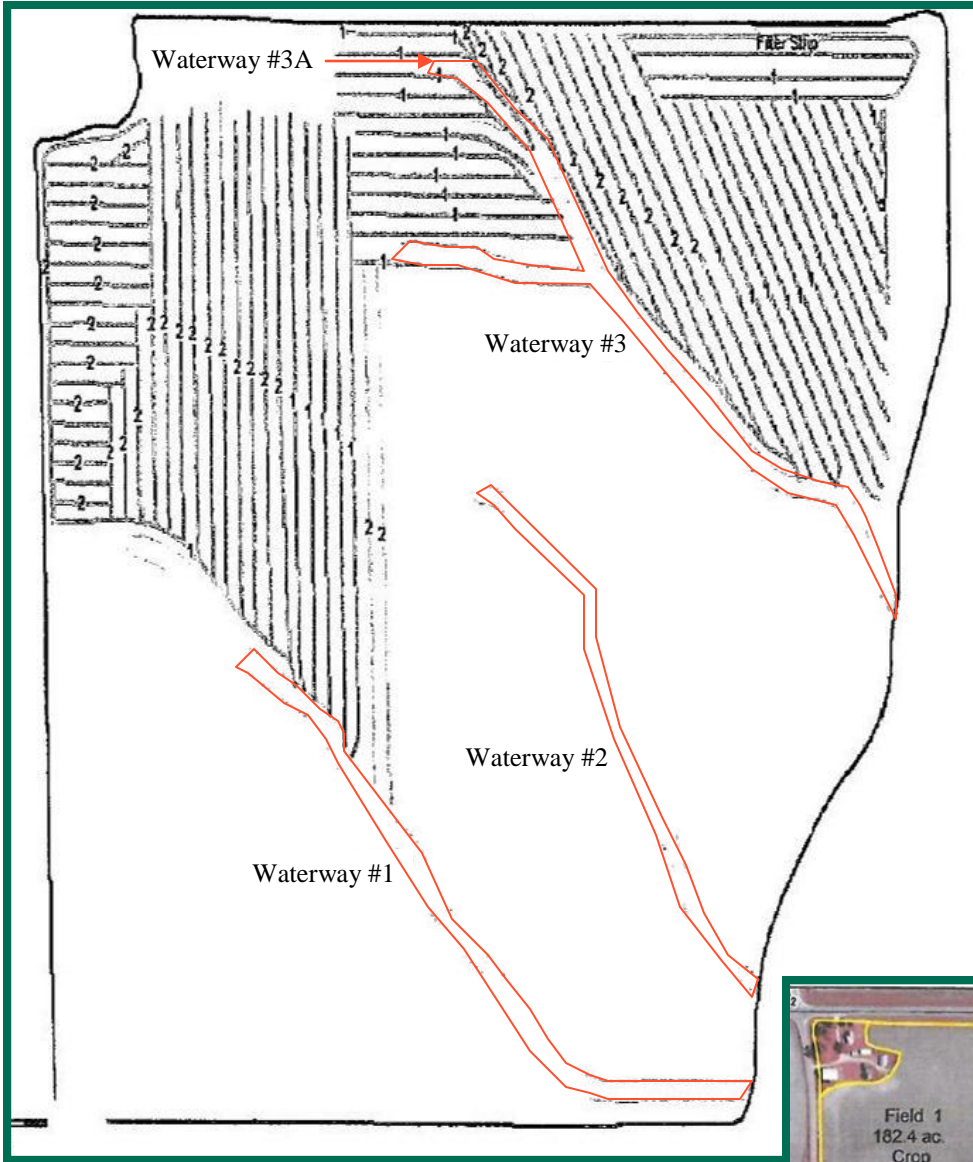
FSA Map



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Tile Map and NRCS Waterways Map



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Photos: 187.6 Acres, m/l, Black Hawk County, IA



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