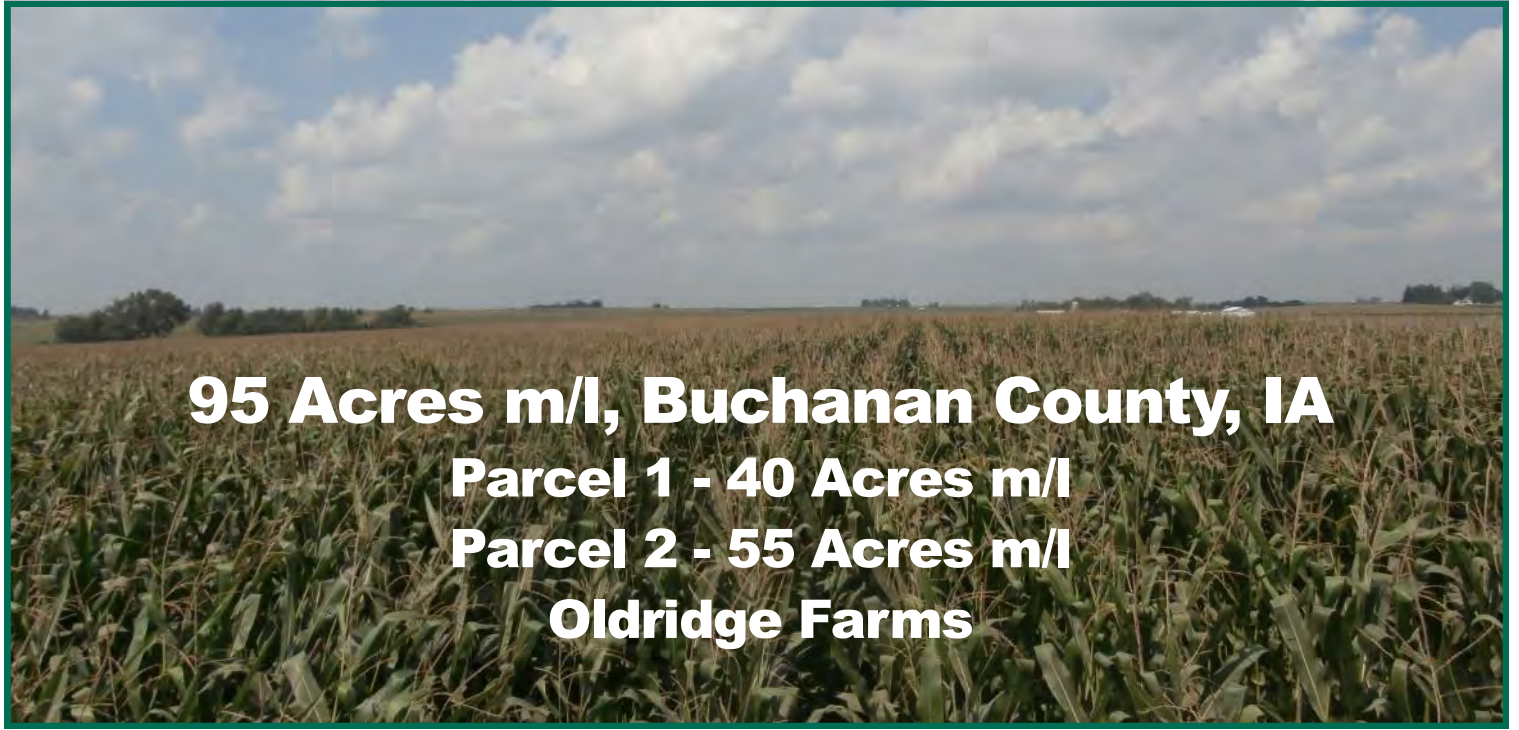


A wide-angle photograph of a vast cornfield under a blue sky with scattered white clouds. The corn plants are tall and green, filling the foreground and middle ground. In the distance, a line of trees and a few small buildings are visible on the horizon.

95 Acres m/l, Buchanan County, IA

Parcel 1 - 40 Acres m/l

Parcel 2 - 55 Acres m/l

Oldridge Farms

85.2 & 86.4 CSR2 - Located West of Monti, Iowa

Date: Thurs, Sept. 8, 2016

Time: 10:00 a.m.

Auction Site:

Monti Community Center

Address:

2854 Washington Ave.

Coggon, IA 52218

(Located in Monti, IA)

Auction Information

Method of Sale

- Parcels will be offered in two separate parcels and will not be combined.
- Bids will be dollars per acre.
- Seller reserves the right to refuse any and all bids.

Seller

Kamie L. Oldridge

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 November 3, 2016 or after any objections to title have been cleared. Final settlement will require certified check or wire transfer. Possession will be given at settlement subject to the existing lease which expires March 1, 2017. Taxes will be prorated to date of closing.

Announcements

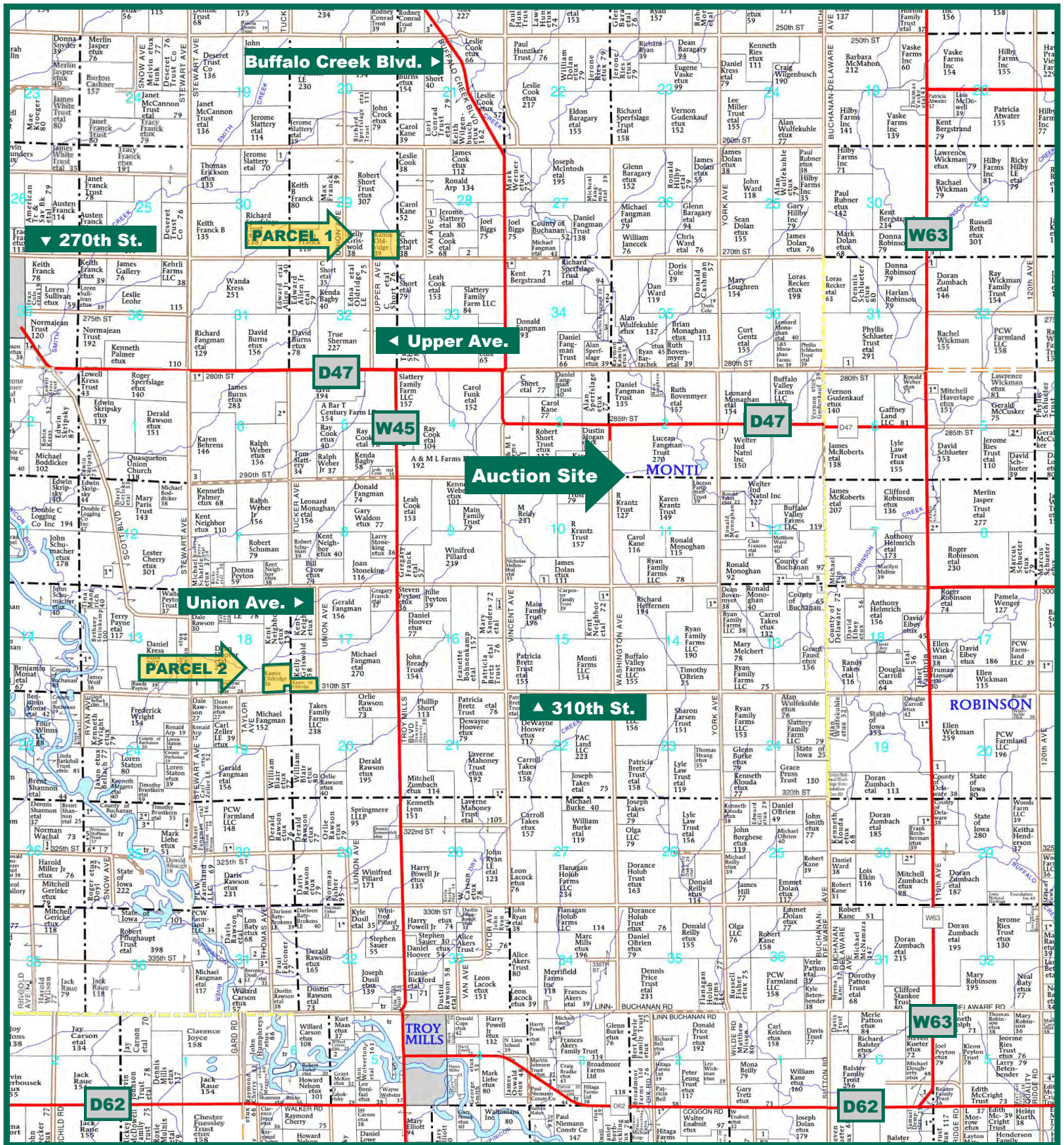
Information provided herein was obtained from sources deemed reliable, but the Auctioneer makes no guarantees as to its accuracy. Prospective bidders are urged to fully inspect the property and to rely on their own conclusions. Announcements made the day of the auction will take precedence over previously 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.

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.

Troy R. Louwagie, ALC
Licensed in IA & IL
TroyL@Hertz.ag

319-895-8858
102 Palisades Road & Hwy. 1, PO Box 50
Mount Vernon, IA 52314
www.Hertz.ag

Plat Map: Parcels 1 & 2



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

Troy R. Louwagie, ALC
Licensed in IA & IL
TroyL@Hertz.ag

319-895-8858
102 Palisades Road & Hwy. 1, PO Box 50
Mount Vernon, IA 52314
www.Hertz.ag

Aerial Photo: Parcel 1



Property Information Parcel 1 - 40 Acres m/l

Location

From Troy Mills: 6 miles north on County Highway W45, ¼ mile west on County Highway D47, 1 mile north on Upper Avenue and east on 270th Street.

Legal Description

The SE ¼ of the SE ¼ of Section 29, Township 88 North, Range 7 West of the 5th P.M., Buchanan County, Iowa

Real Estate Tax

Taxes Payable 2016 - 2017: \$1,014.00
Net Taxable Acres: 39.0
Tax per Net Taxable Acre: \$26.00

FSA Data

Farm Number 2372, Tract 22592
Crop Acres: 37.14
Corn Base: 28.4
Corn PLC Yield: 187 Bu.
Bean Base: 8.7
Bean PLC Yield: 48 Bu.

Soil Types/Productivity

Primary soils are Clyde-Floyd, Readlyn and Olin. See soil maps for detail.

- **CSR2:** 85.2 per 2016 AgriData, Inc., based on FSA crop acres.
- **CSR:** 79.0 per 2016 AgriData, Inc., based on FSA crop acres.
- **CSR2:** 82.8 per County Assessor, based on net taxable acres.

Land Description

Level to gently rolling.

Comments

This is a high quality Buchanan County farm located in a strong area.

Troy R. Louwagie, ALC
Licensed in IA & IL
TroyL@Hertz.ag

319-895-8858
102 Palisades Road & Hwy. 1, PO Box 50
Mount Vernon, IA 52314
www.Hertz.ag

Soil Map: Parcel 1



Measured Tillable Acres	37.1	Avg. CSR	79.0	Avg. CSR2*	85.2
-------------------------	------	----------	------	------------	------

Soil Label	Soil Name	CSR	CSR2	Percent of Field	Non_Irr Class	Acres
391B	Clyde-Floyd complex, 1 to 4 percent	76	87	34.2%	Ilw	12.72
399	Readlyn loam, 1 to 3 percent slopes	91	91	29.5%	Iw	10.97
408B	Olin fine sandy loam, 2 to 5 percent	67	74	25.3%	Ile	9.41
83B	Kenyon loam, 2 to 5 percent slopes	86	90	8.2%	Ile	3.04
84	Clyde clay loam, 0 to 3 percent	76	88	2.7%	Ilw	1.00

Troy R. Louwagie, ALC
 Licensed in IA & IL
 TroyL@Hertz.ag

319-895-8858
 102 Palisades Road & Hwy. 1, PO Box 50
 Mount Vernon, IA 52314
www.Hertz.ag

Photos and Assessors Map: 40 Acres m/l, Buchanan County, IA



Troy R. Louwagie, ALC
Licensed in IA & IL
TroyL@Hertz.ag

319-895-8858
102 Palisades Road & Hwy. 1, PO Box 50
Mount Vernon, IA 52314
www.Hertz.ag

Aerial Photo: Parcel 2



Property Information Parcel 2 - 55 Acres, m/l

Location

From Troy Mills: 3 miles north on County Highway W45 and $\frac{3}{4}$ mile west on 310th Street.

Legal Description

The S $\frac{1}{4}$ of the W $\frac{1}{2}$ of the SW $\frac{1}{4}$ of Section 17, except the East 40 feet thereof; and the SE $\frac{1}{4}$ of the SE $\frac{1}{4}$, except the buildings and 2.72 acres m/l of Section 18; all in Township 87 North, Range 7 West of the 5th P.M., Buchanan County, Iowa.

Real Estate Tax

Taxes Payable 2016 - 2017: \$1,702.00
Net Taxable Acres: 54.72
Tax per Net Taxable Acre: \$31.10

FSA Data - Estimated

Farm Number 2372, Tract 22589
Crop Acres: 54.4
Corn Base: 22.8
Corn PLC Yield: 187 Bu.
Bean Base: 31.3
Bean PLC Yield: 48 Bu.

Soil Types/Productivity

Primary soils are Kenyon, Clyde-Floyd and Olin. See soil maps for detail.

- **CSR2:** 86.4 per 2016 AgriData, Inc., based on FSA crop acres.
- **CSR:** 79.8 per 2016 AgriData, Inc., based on FSA crop acres.
- **CSR2:** 85.1 per County Assessor, based on net taxable acres.

Land Description

Level to gently rolling.

Comments

This is a high quality Buchanan County farm with good soils.

Troy R. Louwagie, ALC
Licensed in IA & IL
TroyL@Hertz.ag

319-895-8858
102 Palisades Road & Hwy. 1, PO Box 50
Mount Vernon, IA 52314
www.Hertz.ag

Soil Map: Parcel 2



Measured Tillable Acres		54.4	Avg. CSR		79.8	Avg. CSR2* 86.4	
Soil Label	Soil Name	CSR	CSR2	Percent of Field	Non_Irr Class	Acres	
391B	Clyde-Floyd complex, 1 to 4 percent	76	87	34.4%	llw	18.74	
399	Readlyn loam, 1 to 3 percent slopes	91	91	8.5%	lw	4.62	
408B	Olin fine sandy loam, 2 to 5 percent	67	74	16.8%	lle	9.15	
83B	Kenyon loam, 2 to 5 percent slopes	86	90	40.2%	lle	21.89	

Troy R. Louwagie, ALC
Licensed in IA & IL
TroyL@Hertz.ag

319-895-8858
102 Palisades Road & Hwy. 1, PO Box 50
Mount Vernon, IA 52314
www.Hertz.ag

Photos and Assessors Map: 55 Acres m/l, Buchanan County, IA



Troy R. Louwagie, ALC
Licensed in IA & IL
TroyL@Hertz.ag

319-895-8858
102 Palisades Road & Hwy. 1, PO Box 50
Mount Vernon, IA 52314
www.Hertz.ag