

LAND AUCTION

**721 Acres,
m/l,
Black Hawk
County, IA**



Date: Wed., Nov. 25, 2015

Time: 10:00 a.m.

Auction Site:

Denver Community Center

Address:

100 Washington St.
Denver, IA 50622

Auction Information

Method of Sale

- Parcels will be offered separately. In addition Parcels #2 and #3 will be offered as a combination.
- Seller reserves the right to refuse any and all bids.

Sellers

Robert W. Matthias Estate and
Mary E. Matthias

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 29, 2015 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. 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.

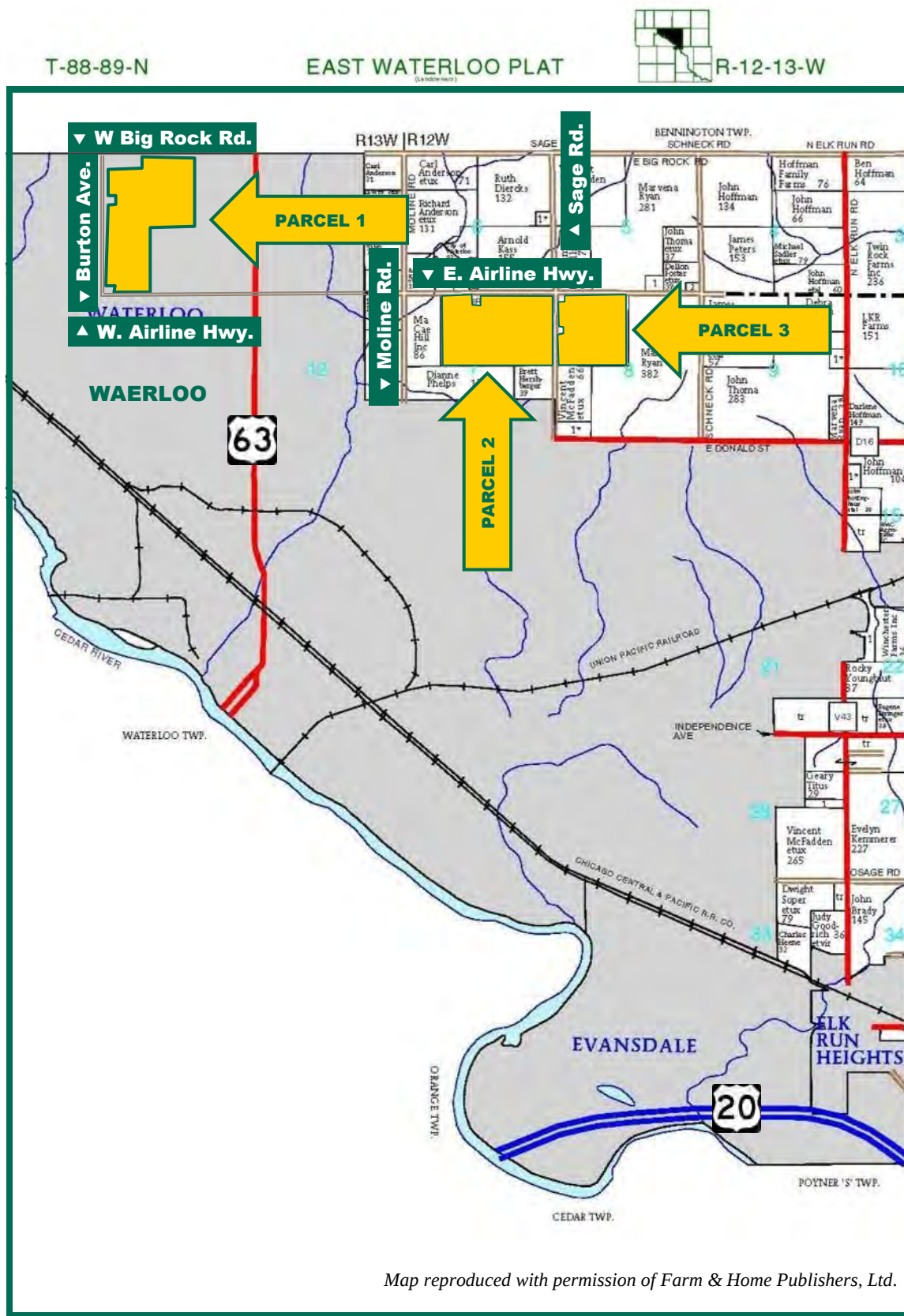
The information gathered for this brochure is from sources deemed reliable, but cannot be guaranteed by Hertz Real Estate Services, Inc. or its staff. All acres are considered more or less, unless otherwise stated.

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Plat Map

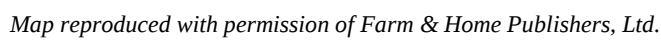


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A 4x4 grid with a black square at (1,4) and a green path starting at (2,2) and ending at (4,4).



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Aerial Photo: Parcel 1



Property Information Parcel 1—187 Acres, m/l Location

Contiguous land from W. Airline Hwy. to West Big Rock Rd. along Burton Ave.

Legal Description

The West one-half of the Southwest Quarter of Section Two (2), except that part thereof conveyed to Black Hawk County, Iowa, for road purposes by Warranty Deed recorded in Land Deed Record 85, Page 400 of the records of said

County, and except that part thereof conveyed to the State of Iowa by Warranty Deed recorded in Deed Record 484, Page 227 of the records of said County; and The South one-half of the Northwest Fractional Quarter except building site and the N 1/2 of the Northwest fractional Quarter except a parcel in NW corner of Section Two (2); all in Township 89 (89) North, Range Thirteen (13) West of the 5th P.M., in the city of Waterloo, Black Hawk County, Iowa.

Real Estate Tax

Taxes Payable 2015 - 2016: \$4,168*
Net Taxable Acres: 186.98*
Tax per Net Taxable Acre: \$22.29*
**Estimated taxes. Final taxes will be determined by local Assessor and Treasurer offices.*

FSA Data

Farm Number 4878, Tract 1991
Crop Acres: 182.57*
Corn Base: 170.1*
Corn PLC Yield: 136 Bu.
Bean Base: 21.3*
Bean PLC Yield: 42 Bu.
**Estimated acres and bases. Final acres and bases will be determined by local FSA office.*

CRP Contracts

None

Soil Types/Productivity

Primary soils are Clyde-Floyd complex and Sparta loamy fine sand. See soil maps for detail.

- **CSR2:** 66.4 per 2015 AgriData, Inc., based on FSA crop acres.
- **CSR:** 60.5 per 2015 AgriData, Inc., based on FSA crop acres.
- **CSR2:** 65.1 per County Assessor, based on net taxable acres.

Drainage

Extensive tile maps available.

Water & Well Information

No well.

Comments

- Located within Waterloo city limits.
- Road frontage on 3 hard surfaced roads.

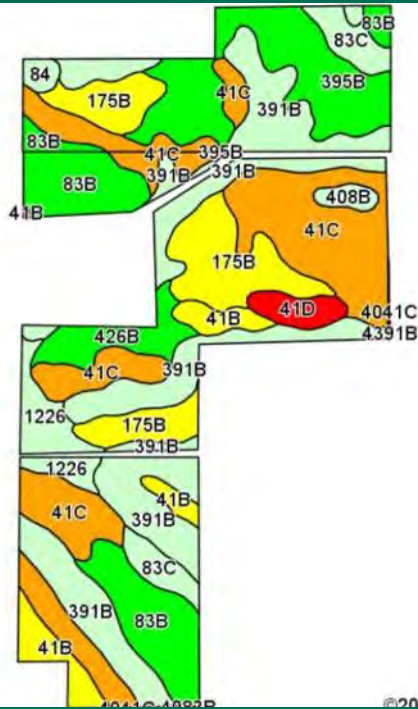
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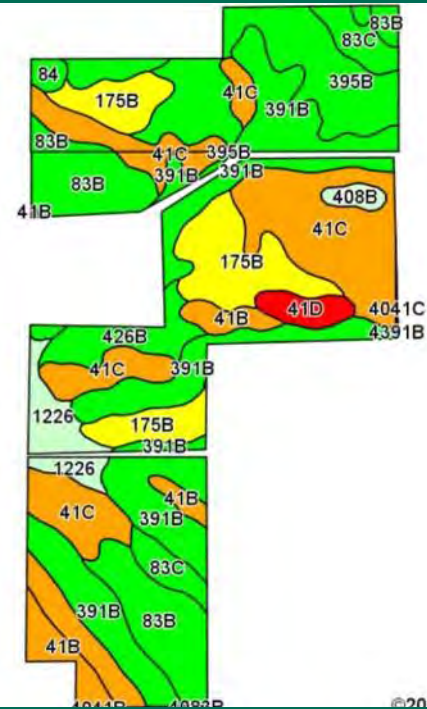
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Soil Maps: Parcel 1

CSR: 60.5 based on 182.57 FSA Crop Acres



CSR2: 66.4 based on 182.57 FSA Crop Acres



Area Symbol: IA013, Soil Area Version: 22								
Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	Irr Class *c	CSR2**	CSR
391B	Clyde-Floyd complex, 1 to 4 percent slopes	42.95	23.5%				87	72
41C	Sparta loamy fine sand, 5 to 9 percent slopes	42.24	23.1%			IVs	33	26
83B	Kenyon loam, 2 to 5 percent slopes	21.06	11.5%			Ile	90	86
175B	Dickinson fine sandy loam, 2 to 5 percent slopes	20.76	11.4%			Ilie	50	55
395B	Marquis loam, 2 to 5 percent slopes	20.05	11.0%			Ile	91	89
83C	Kenyon loam, 5 to 9 percent slopes	8.74	4.8%			Ilie	85	71
41B	Sparta loamy fine sand, 2 to 5 percent slopes	7.77	4.3%			IVs Ile	38	40
1226	Lawler loam, 24 to 40 inches to sand and gravel, 0 to 2 percent slopes	6.36	3.5%			Ils	60	72
426B	Aredale loam, 2 to 5 percent slopes	5.99	3.3%			Ile	91	85
41D	Sparta loamy fine sand, 9 to 14 percent slopes	3.09	1.7%			Vls	7	13
84	Clyde silty clay loam, 0 to 3 percent slopes	1.59	0.9%			Iiw	88	76
408B	Olin fine sandy loam, 2 to 5 percent slopes	1.49	0.8%			Ile	71	66
4041C	Sparta-Urban land complex, 5 to 9 percent slopes	0.17	0.1%			IVs	5	0
4391B	Clyde-Floyd-Urban land complex, 0 to 5 percent slopes	0.13	0.1%			Iiw	5	0
4041B	Sparta-Urban land complex, 2 to 5 percent slopes	0.12	0.1%			IVs Ile	5	0
4083B	Kenyon-Urban land complex, 2 to 5 percent slopes	0.06	0.0%			Ile	5	0
Weighted Average							66.4	60.5

Area Symbol: IA013, Soil Area Version: 22

**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



CSR/CSR2 UPDATE: In January, 2014, the USDA Natural Resources Conservation Service (NRCS) released a soil survey update containing a Corn Suitability Rating (CSR) for Iowa soils based on a revised formula referred to as CSR2. For any given farm, the CSR values based on the CSR2 formula may be significantly different than the original CSR values published prior to January, 2014. Additionally, the current soil survey may contain soil types that are not found in pre-January, 2014 surveys, which will result in the CSR being reported as a null value. As the market transitions to the new CSR2 formula, we are providing both CSR and CSR2 values where both values are available. If a soil type does not have a CSR value, and is being reported as a null value, we are providing the weighted CSR based on the pre-January, 2014 soil survey data.

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FSA Map & Property Photo: Parcel 1



Section 2, Township 89 North, Range 13 West - Southwest corner looking north along Burton Ave.

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Aerial Photo: Parcel 2



Property Information Parcel 2 - 230 Acres, m/l Location

South of E Airline Highway and West of Sage road, directly northeast of Waterloo.

Legal Description

The East Fractional one-half of the Northwest Quarter except building site of Section 7 and the Northeast Quarter of Section 7 all in Township 89 North, Range 12 West of the 5th P.M., subject to public highways and all other easements of record. Black Hawk County, IA.

Real Estate Tax

Taxes Payable 2015 - 2016: \$6,042*
Net Taxable Acres: 230*
Tax per Net Taxable Acre: \$26.27*

**Estimated taxes. Final taxes will be determined by local Assessor and Treasurer offices.*

FSA Data

Farm Number 4878, Tract 2032
Crop Acres: 217.81*
Corn Base: 109.3*
Corn PLC Yield: 136 Bu.
Bean Base: 107.2*
Bean PLC Yield: 42 Bu.

**Estimated acres and bases. Final acres and bases will be determined by local FSA office.*

CRP Contracts

None

Soil Types/Productivity

Primary soils are Kenyon loam, Protivin loam. See soil maps for detail.

- **CSR2:** 81.2 per 2015 AgriData, Inc., based on FSA crop acres.
- **CSR:** 72 per 2015 AgriData, Inc., based on FSA crop acres.
- **CSR2:** 79.2 per County Assessor, based on net taxable acres.

Drainage

Extensive tile maps available.

Water & Well Information

No well.

Comments

Large parcel of productive land. Will be offered separately and in combination with Parcel 3. Investor quality.

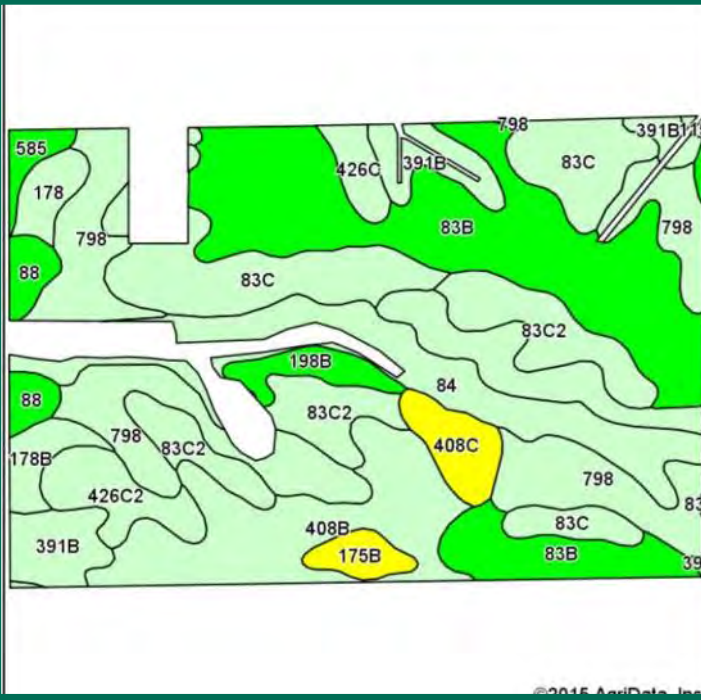
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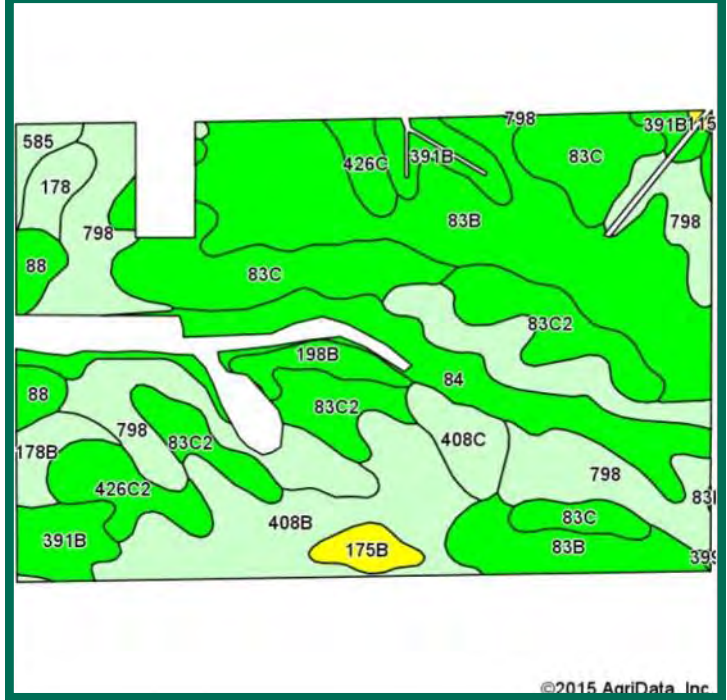
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Soil Maps: Parcel 2

CSR: 72 based on 217.81 FSA Crop Acres



CSR2: 81.2 based on 217.81 FSA Crop Acres



Area Symbol: IA013, Soil Area Version: 22							
Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**	CSR
83B	Kenyon loam, 2 to 5 percent slopes	48.37	22.2%		Ile	90	86
798	Protivin loam, 1 to 3 percent slopes	43.47	20.0%		IIw	72	60
83C	Kenyon loam, 5 to 9 percent slopes	24.73	11.4%		IIIe	85	71
408B	Olin fine sandy loam, 2 to 5 percent slopes	21.64	9.9%		Ile	71	66
84	Clyde silty clay loam, 0 to 3 percent slopes	17.93	8.2%		IIw	88	76
83C2	Kenyon loam, 5 to 9 percent slopes, eroded	17.72	8.1%		IIIe	84	69
391B	Clyde-Floyd complex, 1 to 4 percent slopes	10.91	5.0%		IIw	87	72
426C2	Aredale loam, 5 to 9 percent slopes, moderately eroded	6.31	2.9%		IIIe	83	68
408C	Olin fine sandy loam, 5 to 9 percent slopes	4.84	2.2%		Ile	65	51
88	Nevin silty clay loam, 0 to 2 percent slopes	4.09	1.9%		Iw	95	90
198B	Floyd loam, 1 to 4 percent slopes	3.60	1.7%		IIw	89	80
178B	Waukee loam, 2 to 5 percent slopes	3.28	1.5%		Ile	68	74
178	Waukee loam, 0 to 2 percent slopes	3.12	1.4%		IIIs	72	79
426C	Aredale loam, 5 to 9 percent slopes	2.82	1.3%		IIIe	86	70
175B	Dickinson fine sandy loam, 2 to 5 percent slopes	2.71	1.2%		IIIe	50	55
585	Spillville-Coland complex, 0 to 2 percent slopes, occasionally flooded	1.92	0.9%		IIw	74	86
1152	Marshall clay loam, 24 to 40 inches to sand and gravel, 0 to 2 percent slopes	0.21	0.1%		IIw	55	68
399	Readlyn loam, 1 to 3 percent slopes	0.14	0.1%		Iw	91	91
Weighted Average						81.2	72

Area Symbol: IA013, Soil Area Version: 22

**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.



Maps Provided By:



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FSA Map & Property Photo: Parcel 2



Section 7, Township 89 North, Range 12 West - Southeast corner looking northwest

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Aerial Photo: Parcel 3



Property Information Parcel 3 - 154 Acres, m/l Location

South of E Airline Highway and East of Sage Rd., directly northeast of Waterloo.

Legal Description

The Fractional Northwest Quarter except building site of Section 8, Township 89 North, Range 12 West of the 5th P.M., Black Hawk County, IA except the North 11 Rods of the West Eleven Rods of said Section, except that property conveyed to the Waterloo Community School District.

Real Estate Tax

Taxes Payable 2015 - 2016: \$4,672*

Net Taxable Acres: 153.53*

Tax per Net Taxable Acre: \$30.43*

**Estimated taxes. Final taxes will be determined by local Assessor and Treasurer offices.*

FSA Data

Farm Number 4878, Tract 2234

Crop Acres: 155.5*

Corn Base: 107.4*

Corn PLC Yield: 136 Bu.

Bean Base: 47.9*

Bean PLC Yield: 42 Bu.

**Cropland acres currently combined with other parcel. Estimated acres and bases. Final acres and bases will be determined by local FSA office.*

CRP Contracts

None

Soil Types/Productivity

Primary soils are Marquis loam and Readlyn loam. See soil maps for detail.

- **CSR2:** 87.6 per 2015 AgriData, Inc., based on FSA crop acres.
- **CSR:** 81.5 per 2015 AgriData, Inc., based on FSA crop acres.
- **CSR2:** 87.4 per County Assessor, based on net taxable acres.

Drainage

Extensive tile maps available.

Water & Well Information

No well.

Comments

Investor quality. High producing farm that will be offered separately and in combination with Parcel 2.

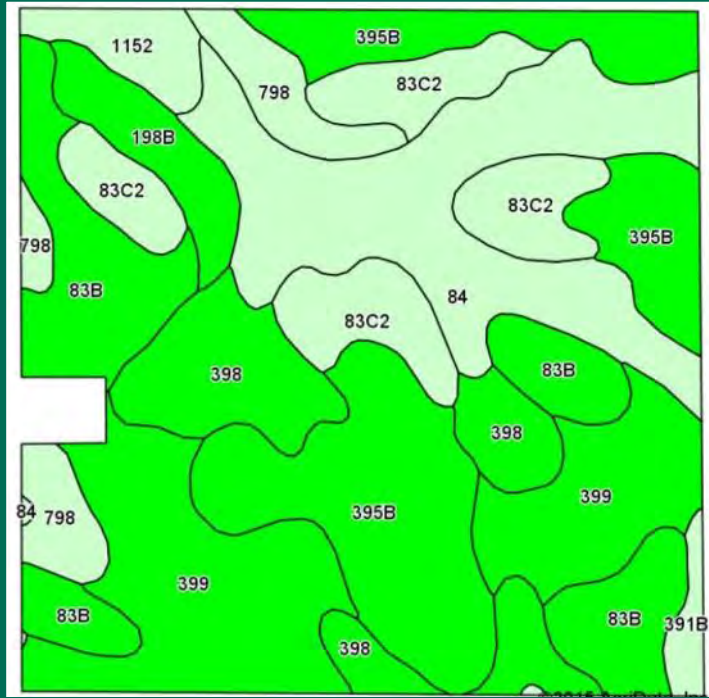
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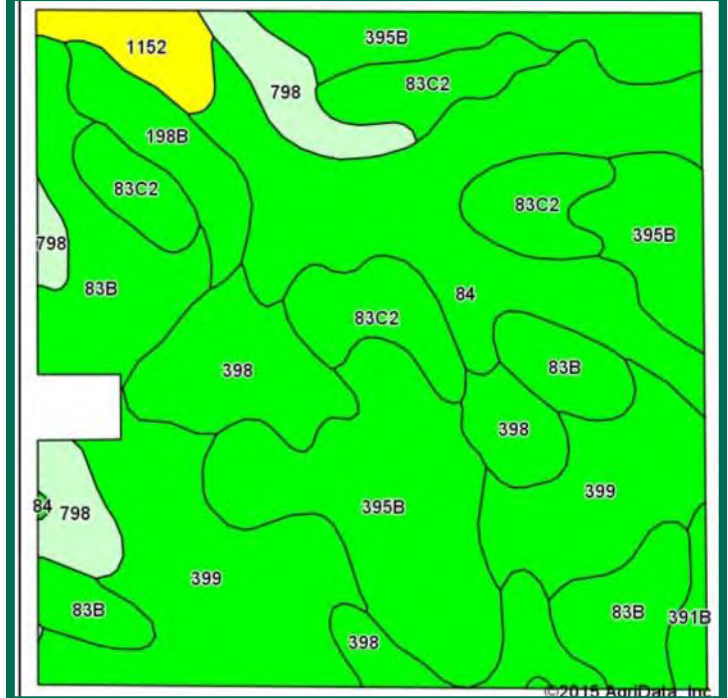
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Soil Maps: Parcel 3

CSR: 81.5 based on 155.5 FSA Crop Acres



CSR2: 87.6 based on 155.5 FSA Crop Acres



Area Symbol: IA013, Soil Area Version: 22

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**	CSR
395B	Marquis loam, 2 to 5 percent slopes	31.07	20.0%		Ile	91	89
399	Readlyn loam, 1 to 3 percent slopes	27.88	17.9%		Iw	91	91
84	Clyde silty clay loam, 0 to 3 percent slopes	25.87	16.6%		IIw	88	76
83B	Kenyon loam, 2 to 5 percent slopes	20.32	13.1%		Ile	90	86
83C2	Kenyon loam, 5 to 9 percent slopes, eroded	16.27	10.5%		IIle	84	69
398	Tripoli clay loam, 0 to 2 percent slopes	15.64	10.1%		IIw	90	81
798	Protivin loam, 1 to 3 percent slopes	7.71	5.0%		IIw	72	60
198B	Floyd loam, 1 to 4 percent slopes	5.39	3.5%		IIw	89	80
1152	Marshan clay loam, 24 to 40 inches to sand and gravel, 0 to 2 percent slopes	3.68	2.4%		IIw	55	68
391B	Clyde-Floyd complex, 1 to 4 percent slopes	1.67	1.1%		IIw	87	72
Weighted Average						87.6	81.5

Area Symbol: IA013, Soil Area Version: 22

**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.



Maps Provided By:



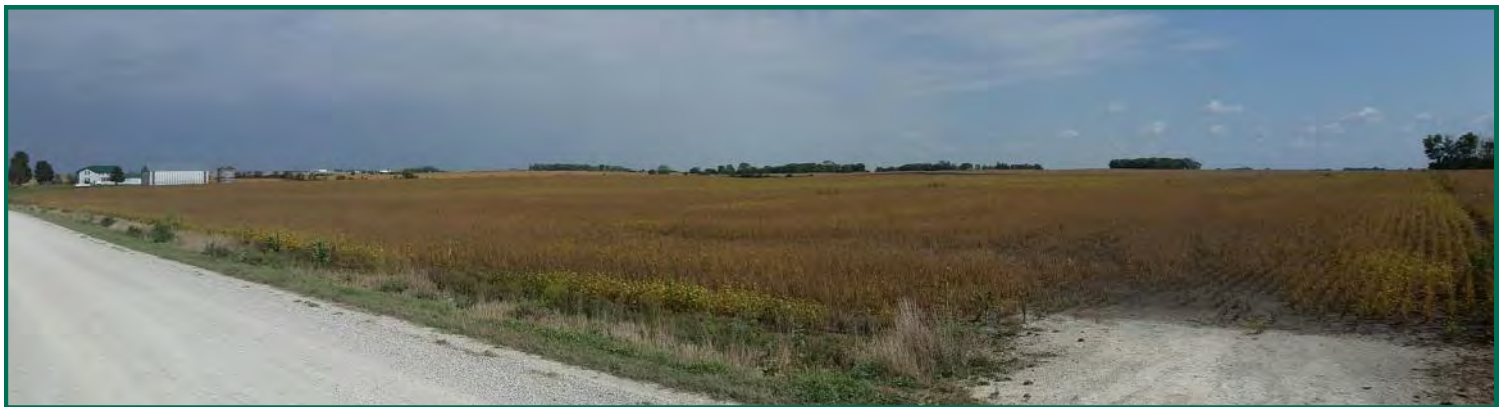
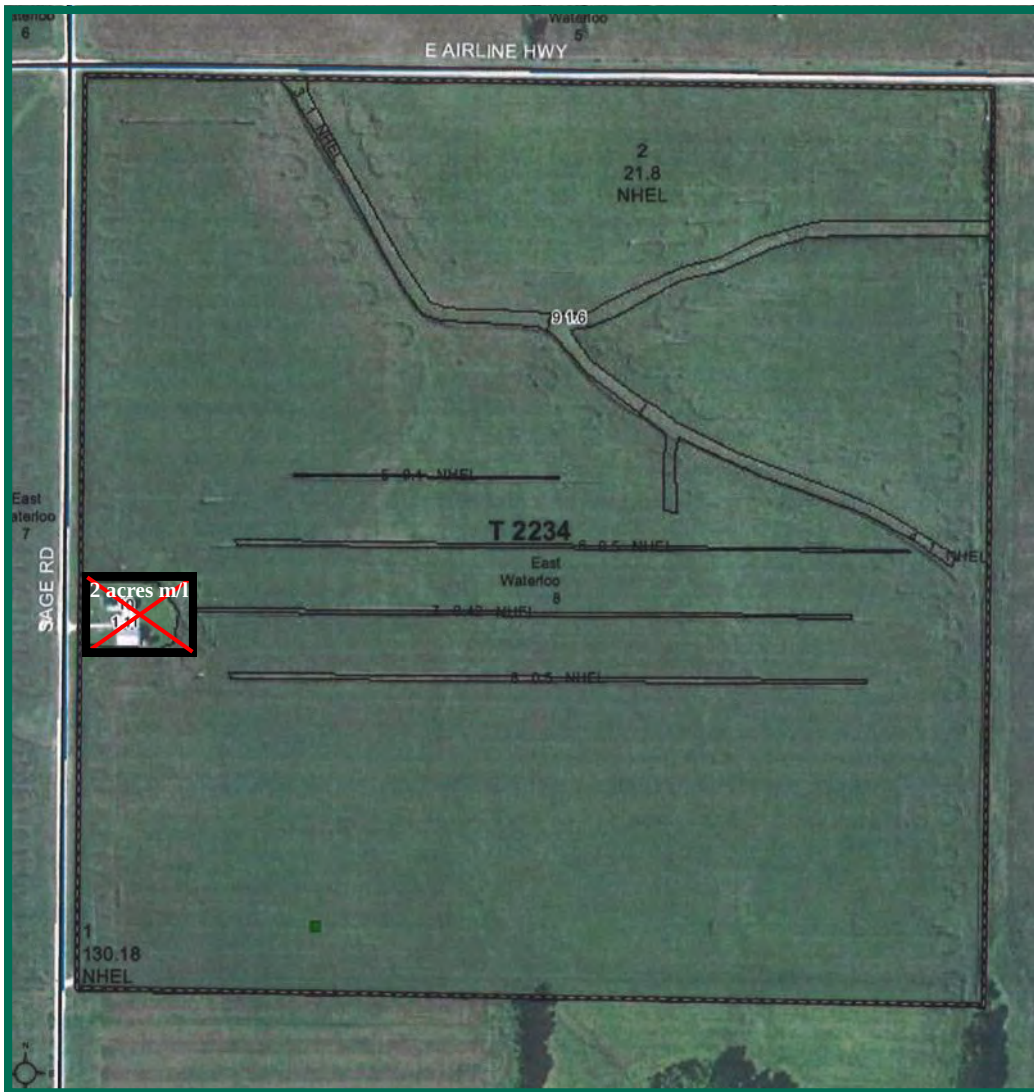
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FSA Map & Property Photo: Parcel 3



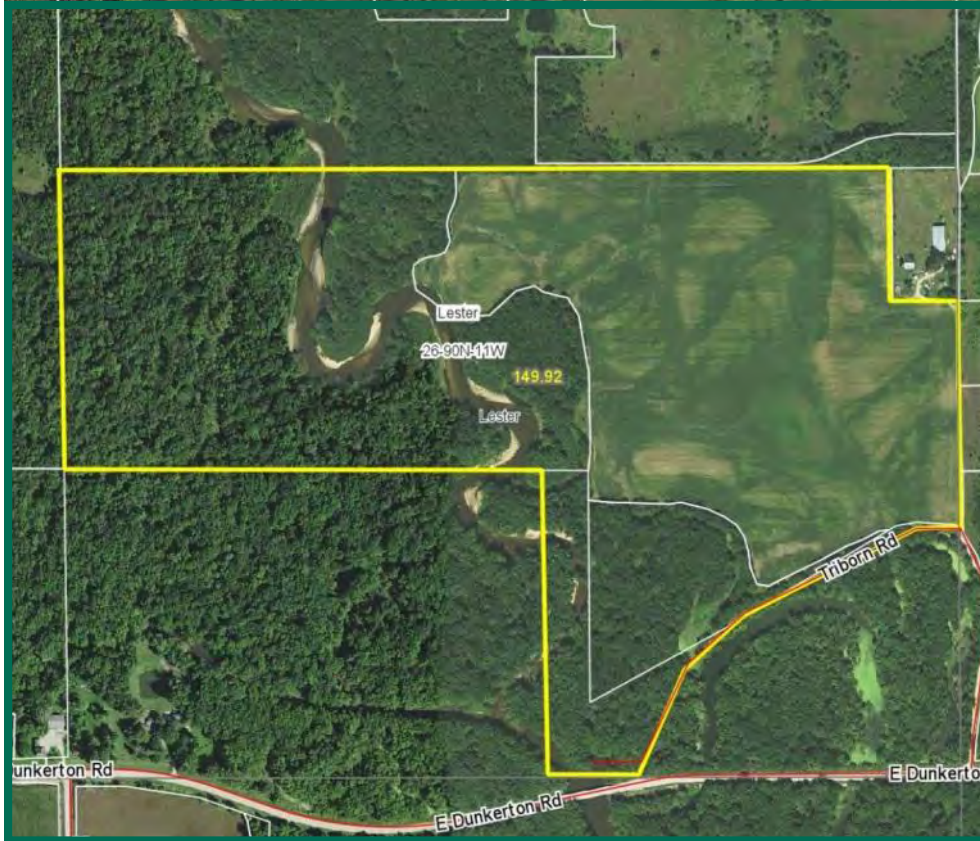
Section 8, Township 89 North, Range 12 West - Southwest corner looking northeast

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Aerial Photo: Parcel 4



Property Information Parcel 4 - 150 Acres, m/l Location

North of East Dunkerton Road.

Legal Description

The Northeast Quarter of the Southwest Quarter of Section 26; and the North One-half of the Southeast Quarter of Section 26 and that part of the East One-fourth of the Southwest Quarter of the Southeast Quarter of Section 26, lying North of Road #542; and a part of the Southeast Quarter of the Southeast Quarter of said Section 26, described as follows: Commencing at the Northeast corner of the Southeast Quarter of the Southeast Quarter of said Section 26; then South along the East line of said section to the North line of road #574; then Westerly along the Northerly line of said road #574, to the intersection of said line with the Northerly line of the Road as established by Warranty Deed recorded in Land Deed Book 80 at page 295, in the office of the

Recorder of this County; then Southwesterly along the Northerly line of the Road as established by said deed recorded in Land Deed Book 80 at page 295, to the intersection of said line with the Northerly line of Road #574; then Southwesterly and Westerly along the Northerly line of Roads 574 and 542, to the West line of the Southeast Quarter of the Southeast Quarter of said Section 26, then North along the West line of the Southeast Quarter of the Southeast Quarter of said Section to the Northwest corner of the Southeast Quarter of the Southeast Quarter of said Section; thence East along the North line of said Southeast Quarter of the Southeast Quarter of said Section to the place of beginning; all being in Township 90 North, Range 11 West of the 5th P.M., in Black Hawk County, IA.

Real Estate Tax

Taxes Payable 2015 - 2016: \$1,464
Net Taxable Acres: 149.92
Tax per Net Taxable Acre: \$9.75

FSA Data

Farm Number 4878, Tract 1975
Crop Acres: 65.94
Corn Base: 39.8
Corn PLC Yield: 136 Bu.
Bean Base: 25.9
Bean PLC Yield: 42 Bu.

CRP Contracts

None

Soil Types/Productivity

Primary soils are Finchford loamy and Wapsie loam. See soil maps for detail.

- **CSR2:** 44.4 per 2015 AgriData, Inc., based on FSA crop acres.
- **CSR:** 42.8 per 2015 AgriData, Inc., based on FSA crop acres.
- **CSR2:** 23.25 per County Assessor, based on all net taxable acres.

Buildings/Improvements

None

Drainage

Tile with lift pump.

Water & Well Information

No well.

Comments

Great opportunity to purchase recreational property with excellent income. Adjacent to River Birch Bottoms Black Hawk County Land. Also has Wapsipinicon river frontage.

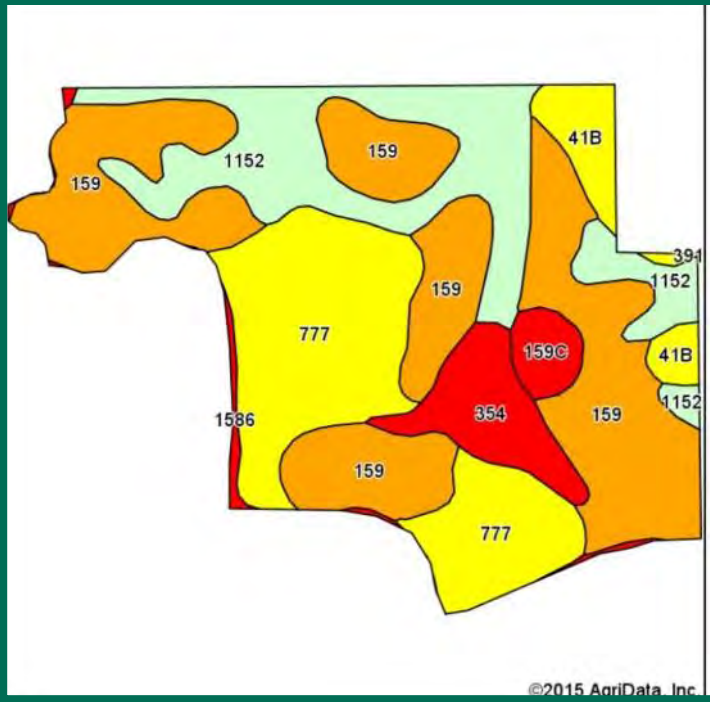
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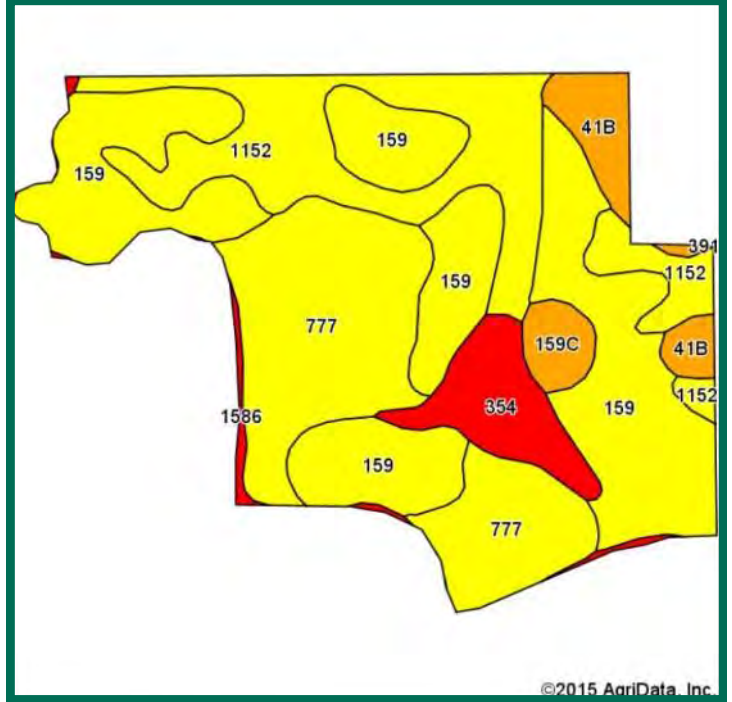
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Soil Maps: Parcel 4

CSR: 42.8 based on 65.94 FSA Crop Acres



CSR2: 44.4 based on 65.94 FSA Crop Acres



Area Symbol: IA013, Soil Area Version: 22

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	Irr Class *c	CSR2**	CSR
159	Finchford loamy sand, 0 to 2 percent slopes	26.70	40.5%		IVs		44	30
777	Wapsie loam, 1 to 3 percent slopes	16.32	24.7%		IIIs		50	58
1152	Marshan clay loam, 24 to 40 inches to sand and gravel, 0 to 2 percent slopes	13.61	20.6%		IIlw		55	68
354	Aquolis, ponded, 0 to 1 percent slopes	4.16	6.3%		VIIIw		6	5
41B	Sparta loamy fine sand, 2 to 5 percent slopes	2.97	4.5%		IVs	IIe	38	40
159C	Finchford loamy sand, 2 to 9 percent slopes	1.47	2.2%		IVs		33	5
1586	Sigglekov-Fluvaquents, channeled-Aquents, ponded, complex, 0 to 2 percent slopes, frequently flooded	0.71	1.1%		VIIIw		5	5
Weighted Average							44.4	42.8

Area Symbol: IA013, Soil Area Version: 22

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*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.

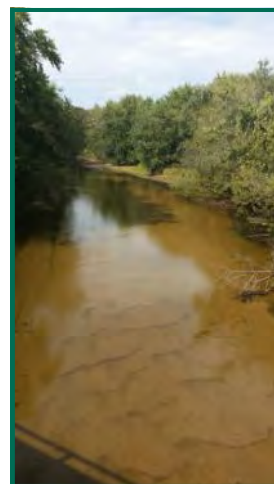
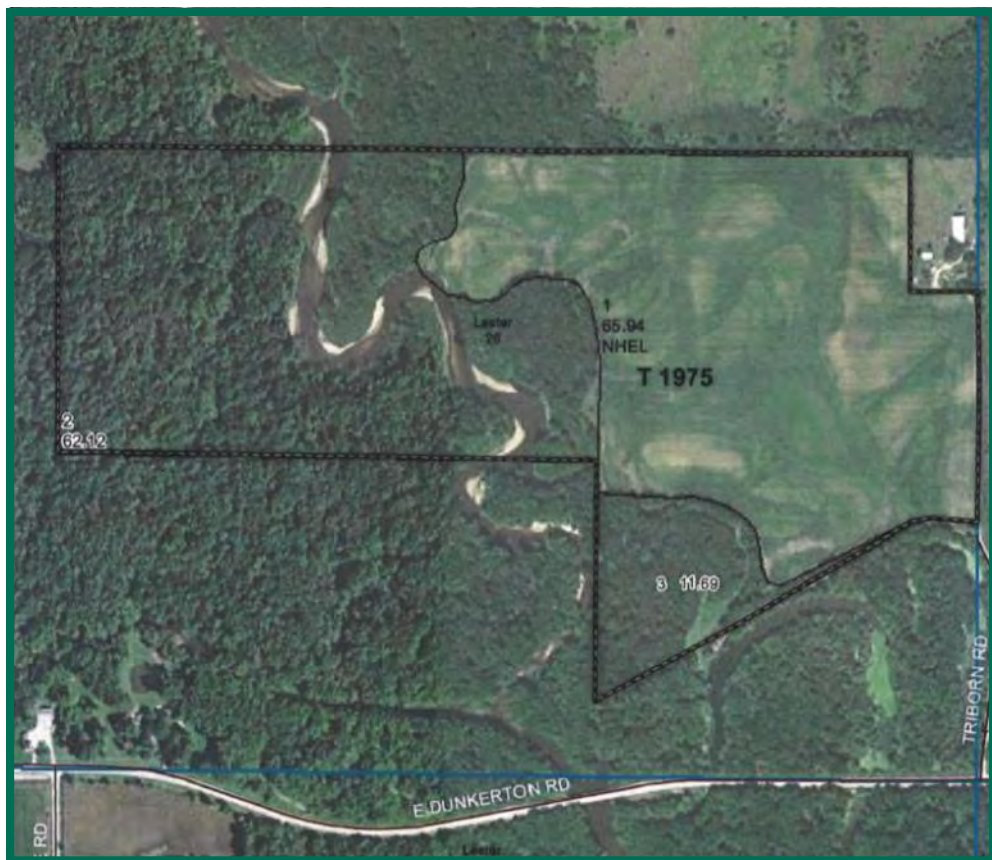


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FSA Map & Property Photos: Parcel 4



Section 26, Township 90 North, Range 11 West - Southeast corner looking northwest

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