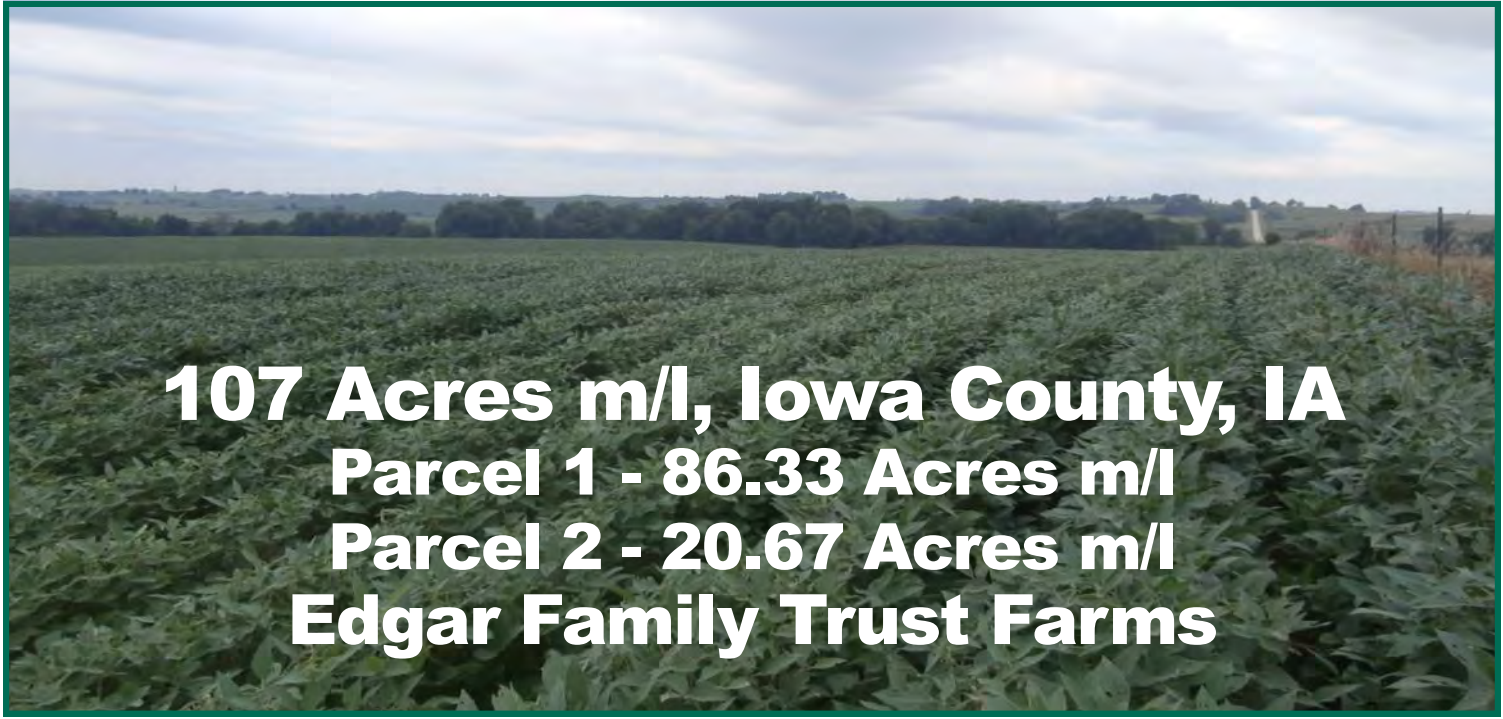




107 Acres m/l, Iowa County, IA Parcel 1 - 86.33 Acres m/l Parcel 2 - 20.67 Acres m/l Edgar Family Trust Farms

73.9 CSR2 - Located South of Victor

Date: Thurs., Oct. 29, 2015

Time: 10:00 a.m.

Auction Site:

Saint John's Lutheran Church School

Address:

2653 CC Ave.

Victor, IA 52347

(Saint John's Church is located next to this farm)

Auction Information

Method of Sale

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

Seller

Edgar Family 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 November 20, 2015 or after any objections to title have been cleared. Final settlement will require certified check or wire transfer.

Possession will be at closing subject to the existing lease which expires March 1, 2016. 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.

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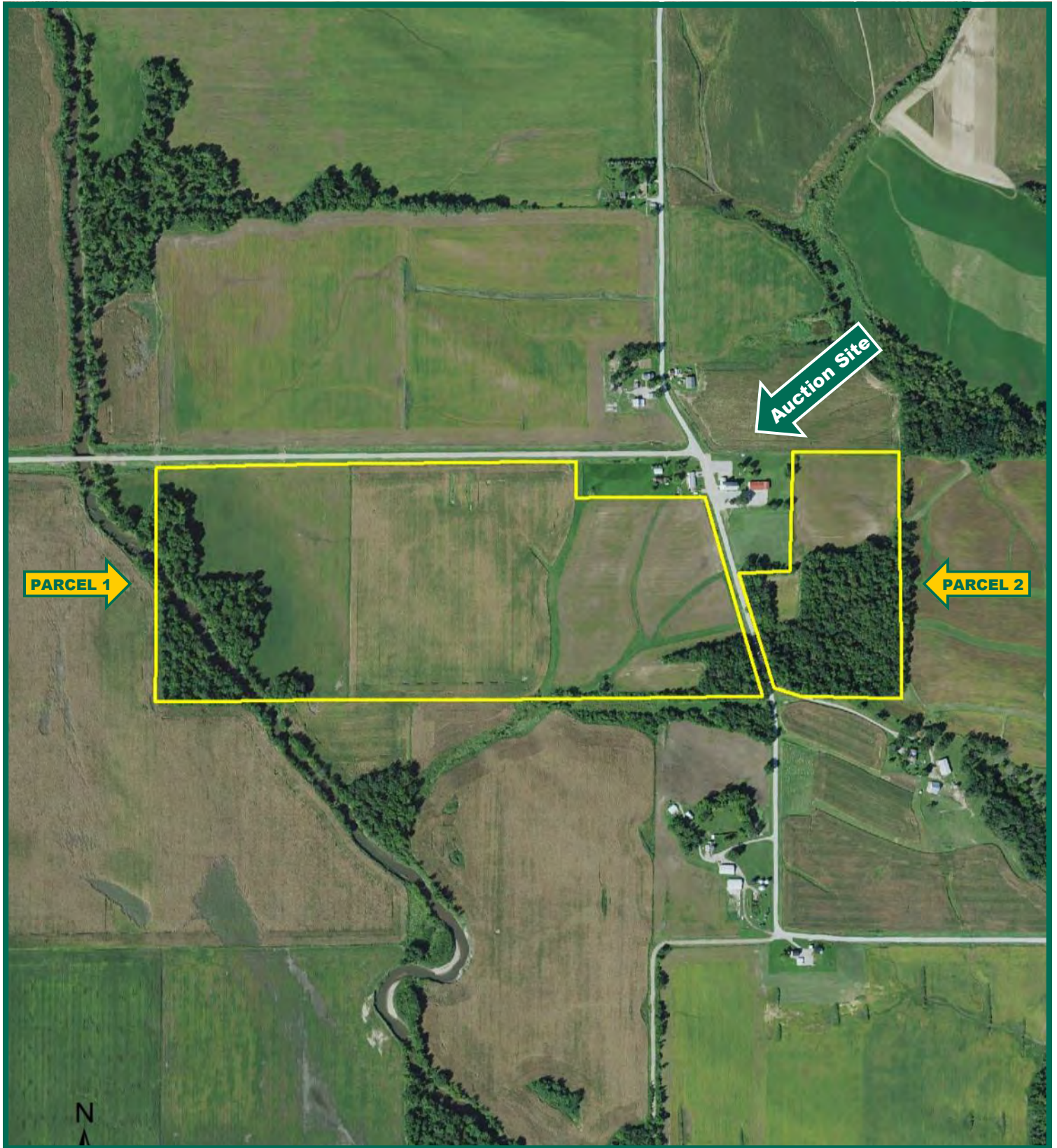
This is a detailed plat map of a section of Iowa, showing a grid of land parcels. The map includes major roads like Highway 80 and Highway 140, and is labeled with "VICTOR" and "GUERNSEY". Two specific parcels are highlighted with green arrows and labeled "PARCEL 1" and "PARCEL 2". The map also shows various street names and parcel numbers.

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Aerial Photo



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Aerial Photo: Parcel 1



Property Information Parcel 1 - 86.33 Acres m/l Location

From Victor I-80 Exit: 4½ miles south on County Road V38, then 1 mile east on 265th Street. The farm is located on the south side of the road.

Legal Description

The NE ¼ SE ¼ of Section 29 and the N ½ of the SW ¼ of Section 28 lying west of road; all located in Township 79 North, Range 12 West of the 5th P.M., Iowa County, Iowa, except the house and buildings.

Real Estate Tax-Estimated*

Taxes Payable 2015 – 2016: \$1,932.00*
Net Taxable Acres: 82.75 Acres
Tax per Net Taxable Acre: \$23.35

FSA Data

Farm Number 912, Tract 1041

Crop Acres: 69.8*

** This farm is currently not enrolled in the farm program*

Soil Types/Productivity

Primary soils are Tama, Ladoga, and Tell. See soil maps for detail.

- **CSR2:** 73.9 per 2015 AgriData, Inc., based on FSA crop acres.
- **CSR:** 72.7 per 2015 AgriData, Inc., based on FSA crop acres.
- **CSR:** 40.15 per County Assessor, based on net taxable acres.

Land Description

This farm is gently rolling.

Comments

Nice gentle rolling Iowa County Farm, located on a hard surface road.

The property was surveyed to determine the 86.33 acres.

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Soil Maps: Parcel 1

CSR: 72.7 based on 69.8 FSA Crop Acres



CSR2: 73.9 based on 69.8 FSA Crop Acres



Measured Tillable Acres		Avg. CSR		Avg. CSR2*			
69.8		72.7		73.9			
Soil Label	Soil Name	CSR	CSR2	Percent of Field	Non Irr Class	Acres	
1220	Nodaway silt loam, 0 to 2 percent	25	5	0.1%	Vw	0.04	
179D2	Gara loam, 9 to 14 percent slopes,	43	47	1.5%	IVe	1.03	
220	Nodaway silt loam, 0 to 2 percent	87	82	7.5%	IIw	5.23	
293D	Fayette-Chelsea-Tell complex, 9 to	30	28	0.7%	IIle	0.51	
353D2	Tell silt loam, 9 to 14 percent slopes,	18	14	14.3%	IVe	9.97	
420B	Tama silty clay loam, terrace, 2 to 5	95	95	18.9%	Ile	13.21	
51	Vesser silt loam, 0 to 2 percent	70	75	7.8%	IIw	5.43	
5B	Ackmore-Colo complex, 2 to 5	83	79	11.7%	IIw	8.2	
65E2	Lindley loam, 14 to 18 percent	28	30	0.7%	VIle	0.5	
687	Watkins silt loam, 0 to 2 percent	85	94	0.4%	I	0.3	
688	Koszta silt loam, 0 to 2 percent	85	90	6.9%	Ile	4.8	
7	Wiota silty clay loam, 0 to 2 percent	90	100	3.5%	I	2.5	
76B	Ladoga silt loam, 2 to 5 percent	85	86	9.0%	Ile	6.3	
76C	Ladoga silt loam, 5 to 9 percent	70	79	14.9%	IIle	10.4	
8B	Judson silty clay loam, 2 to 5	90	94	2.2%	Ile	1.5	

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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Aerial Photo: Parcel 2



Property Information Parcel 2 - 20.67 Acres, m/l Location

From Victor I-80 Exit: 4½ miles south on County Road V38, then 1¼ miles east on 265th Street, ¼ mile south on CC Avenue. The farm is located on the east side of the road.

Legal Description

That part of the NE ¼ of the SW ¼ lying east of the road in Section 28, Township 79 North, Range 12 West of the 5th P.M., Iowa County, Iowa, except the church and cemetery.

Real Estate Tax-Estimated*

Taxes Payable 2015 – 2016: \$200.00*
Net Acres: 20.25 Acres

Tax per Net Acre: \$9.88
The timber is enrolled in the Forest Reserve Program.

FSA Data

Farm Number 912, Tract 1041

Crop Acres: 7.5*

**This farm is currently not enrolled in the farm program.*

Soil Types/Productivity

Primary soils are Ladoga, Clinton and Lindley-Keswick. See soil maps for detail.

- **CSR2:** 76.9 per 2015 AgriData, Inc., based on FSA crop acres.
- **CSR:** 73.0 per 2015 AgriData, Inc., based on FSA crop acres.

- **CSR:** 53.63 per County Assessor, based on net taxable acres.

Land Description

Attractive building site with a mixture of mature timber and cropland.

Comments

This would make an attractive building site in rural Iowa County with a mixture of mature timber and cropland.

The property was surveyed to determine the 20.67 acres.

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Soil Maps: Parcel 2

CSR: 73.0 based on 7.5 FSA Crop Acres



CSR2: 76.9 based on 7.5 FSA Crop Acres



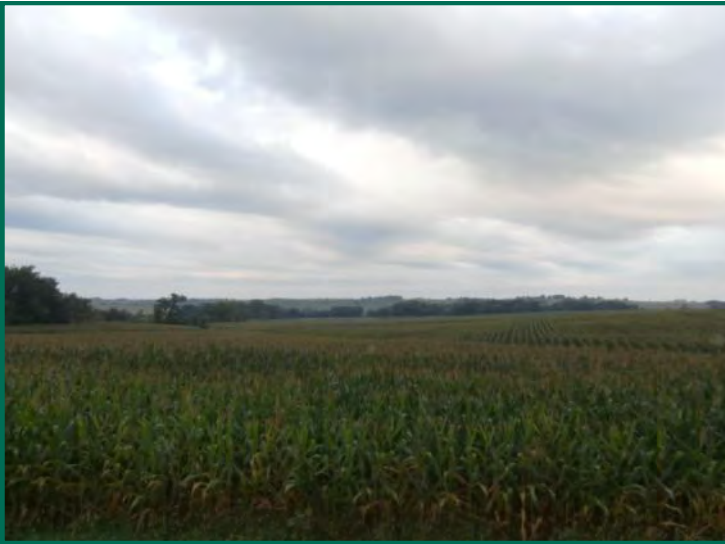
Measured Tillable Acres 7.5		Avg. CSR 73.0		Avg. CSR2* 76.9		
Soil Label	Soil Name	CSR	CSR2	Percent of Field	Non_Irr Class	Acres
424E3	Lindley-Keswick complex, 14 to 18	5	19	2.0%	Vlle	0.15
5B	Ackmore-Colo complex, 2 to 5	83	79	0.5%	llw	0.04
76B	Ladoga silt loam, 2 to 5 percent	85	86	52.7%	lle	3.93
76C	Ladoga silt loam, 5 to 9 percent	70	79	12.3%	llle	0.92
80C	Clinton silt loam, 5 to 9 percent	65	72	3.1%	llle	0.23
80C2	Clinton silty clay loam, 5 to 9 percent	60	69	23.2%	llle	1.73
80D2	Clinton silty clay loam, 9 to 14	50	46	6.2%	llle	0.46

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Photos: 107 Acres m/l, Iowa County, IA



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