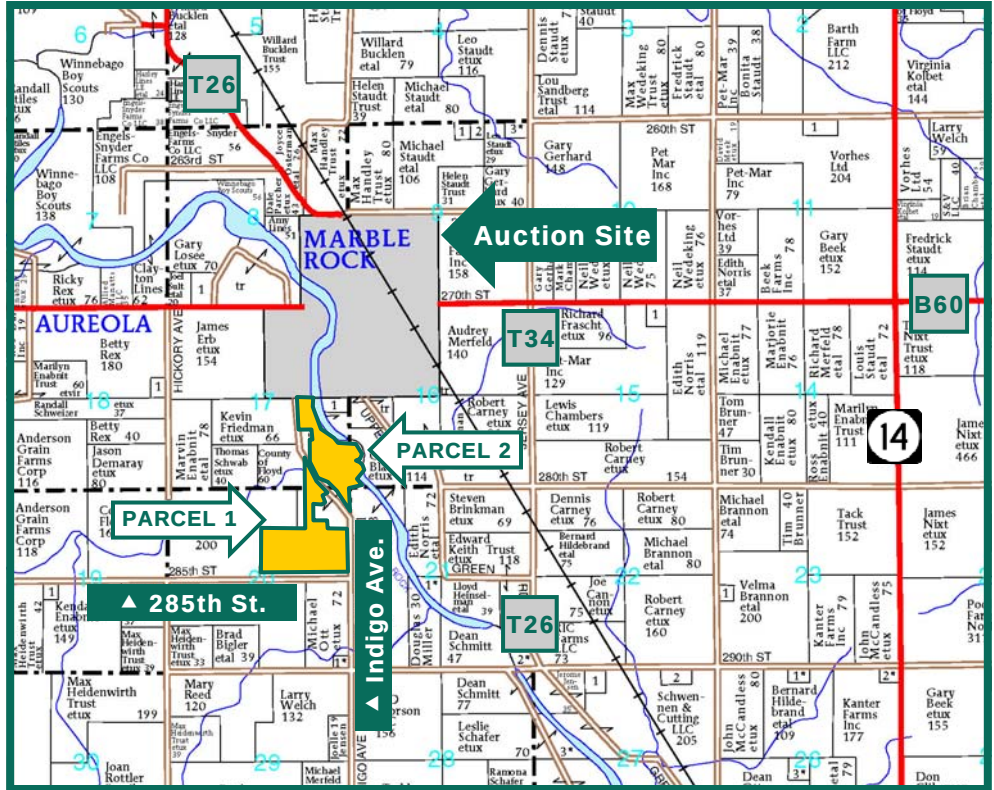


LAND AUCTION

**188.63 Acres,
m/l,
in 2 Parcels
Floyd County,
IA**



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Date: Thursday, June 4, 2015

Time: 1:00 p.m.

Auction Site:

Walter F. Bohl Community Center

Address:

520 College St.
Marble Rock, IA 50653

Auction Information

Method of Sale

- Parcels will be offered as two individual parcels and will NOT be combined.
- Bids will be \$/Gross Acre
- Seller reserves the right to refuse any and all bids.

Seller

The Robert L. Fish Estate

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 July 21, 2015. Final settlement will require certified check or wire transfer. Closing and possession will occur July 21, 2015 subject to the existing lease which expires March 1, 2016. Taxes will be prorated to July 21, 2015.

Announcements

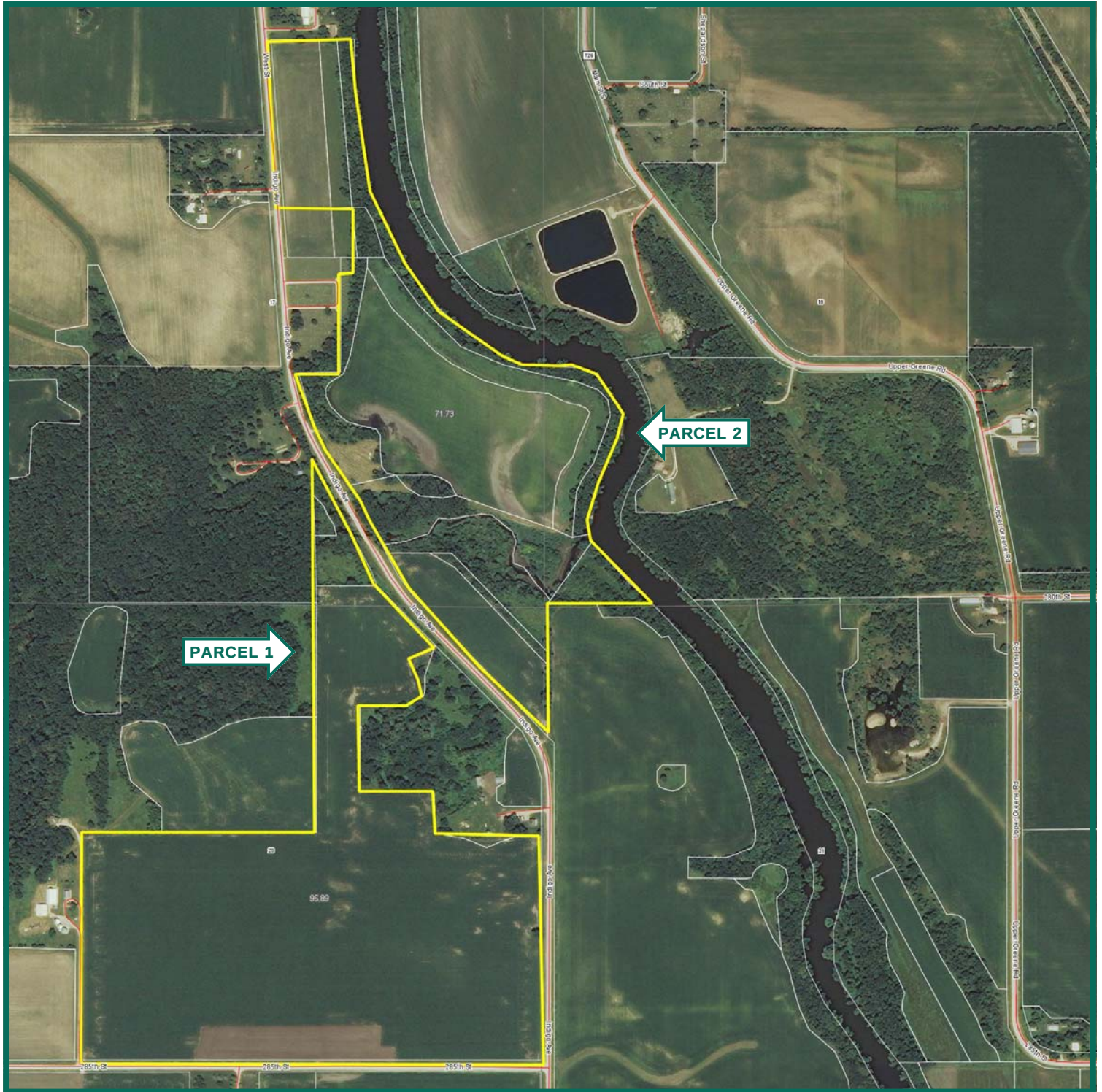
Information provided herein was obtained from sources deemed reliable, but the Auctioneer makes no guarantees as to its accuracy. Prospective bidders are urged to fully inspect the property and to rely on their own conclusions. Announcements made the day of the auction will take precedence over previously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

Chris Smith, ALC
Licensed Real Estate Salesperson in Iowa
415 S. 11th St., PO Box 500
Nevada, IA 50201-0500

515-382-1500 or
800-593-5263
ChrisS@Hertz.ag

www.Hertz.ag

Aerial Photo



Chris Smith, ALC
Licensed Real Estate Salesperson in Iowa
415 S. 11th St., PO Box 500
Nevada, IA 50201-0500

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Property Information

Property Information Parcel 1 - 96.69 Acres, m/l Location

From Marble Rock - Go south on Indigo Ave. approx. ½ mile. Property lies on the west side of the road.

Legal Description

S½ NE¼ Except highway; and NE¼ NE¼ EXCEPT Parcel "B" and Parcel "C" in Section 20; and Lot 8 in SE¼ of Section 17; all in Township 94 North, Range 17 West of the 5th p.m. (Union Twp.)

Estimated Real Estate Tax

Est. Taxes Payable 2014-2015: \$1,758.00
Est. Net Taxable Acres: 94.21
Est. Tax per Net Tax. Ac.: \$18.66
Floyd County Assessor's office will determine final net taxable acres.

FSA Data

Part of Farm Number 5049, Tract 1032
Crop Acres*: 90.4, plus an additional 0.4 acres in CRP
Corn Base*: 49.0 Ac.
Corn Direct/CC Yields: 109/109 Bu.
Bean Base*: 39.8 Ac.
Bean Direct/CC Yields: 35/35
Parcel is part of a larger farm. Local FSA office will make final determination on Acres and Bases.

CRP Contracts

There are 0.4 acres enrolled in CP-22 Riparian Buffers. Contract pays \$31.68 annually and expires 9/30/22.

Soil Types / Productivity

Primary soils are Racine, Winneshiek and Ostrander. See soil maps for detail.

- **CSR2:** 73.1 per 2015 AgriData Inc., based on est. non-CRP FSA crop acres.
- **CSR:** 74.2 per 2015 AgriData Inc., based on est. non-CRP FSA crop acres.
- **CSR:** 70.0 per County Assessor, based on net taxable acres.

Land Description

Undulating

Drainage

Natural

Water & Well Information

None

Buildings/Improvements

None

Lease

Cropland is leased through February 28, 2016. Buyer to receive 2015 rent payment.

Comments

High quality, large tract of land.

Property Information Parcel 2 - 91.94 Acres Location

From Marble Rock - Go south on Indigo Ave. approx. ½ mile. Property lies on the east side of the road.

Legal Description

SW¼ SW¼ west of river in Section 16; and Lots 1, 2 & 7 in SE¼ Except PARS, Cemetery and Highway and south 7.76 acres of Lot 10 in NE¼ all in Section 17; and Parcel "B" in NE¼ NE¼ in Section 20, all in Township 94 North, Range 17 West of the 5th p.m. (Union Twp.)

Estimated Real Estate Tax

Est. Taxes Payable 2014-2015: \$1,229.00
Est. Net Taxable Acres: 88.87
Est. Tax per Net Tax. Ac.: \$13.83
Floyd County Assessor's office will determine final net taxable acres.

FSA Data

Part of Farm Number: 5049, Tract 1032
Crop Acres*: 34.9, plus an additional 23.6 acres in CRP.
Corn Base*: 18.9 Ac.
Corn Direct/CC Yields: 109/109 Bu.
Bean Base*: 15.4 Ac.
Bean Direct/CC Yields: 35/35 Bu.
Parcel is part of a larger farm. Local FSA office will make final determination on

Acres and Bases.

CRP Contracts

- 8.8 acres are enrolled in CP-21 Grass Filter Strips. Contract pays \$1,919 annually and expires 9/30/22.
- 14.8 acres are enrolled in CP-22 Riparian Buffers. Contract pays \$1,172.32 annually and expires 9/30/22.

Soil Types / Productivity

Primary soils are Shellwood, Waukee, Rockton and DuPage. See soil maps for detail.

- **CSR2:** 66.5 per 2015 AgriData Inc., based on non-CRP FSA crop acres.
- **CSR:** 63.1 per 2015 AgriData Inc., based on non-CRP FSA crop acres.
- **CSR:** 60.1 per County Assessor, based on net taxable acres.

Land Description

Undulating to rolling

Drainage

Natural

Water & Well Information

None

Buildings/Improvements

None

Lease

Cropland is leased through February 28, 2016. Buyer to receive 2015 rent payment.

Comments

Nice combination of cropland and CRP. Shell Rock River forms the eastern-most boundary for this farm.

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.

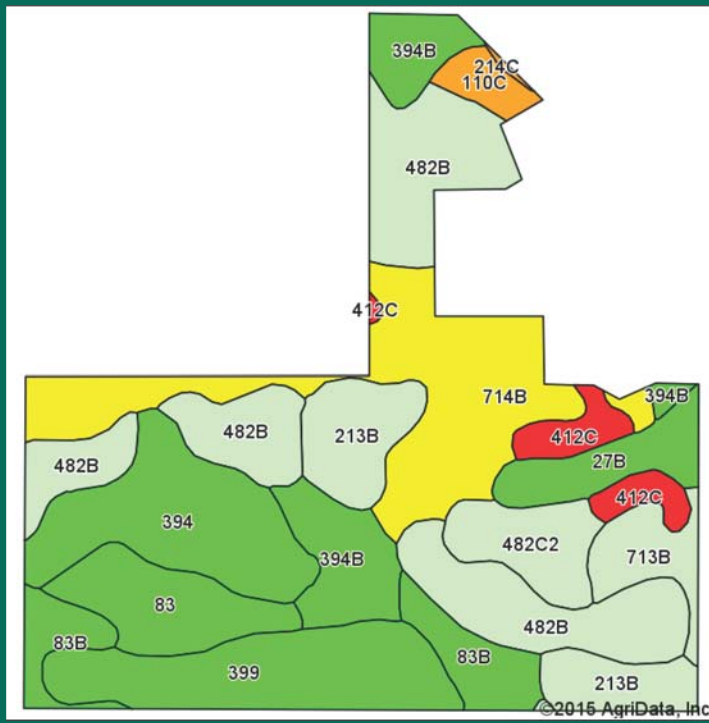
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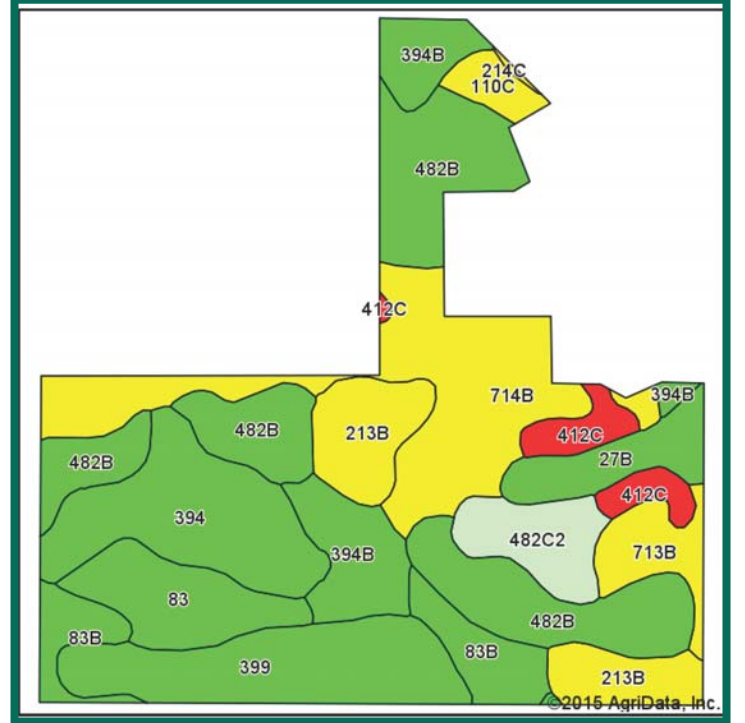
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Soil Maps: Parcel 1

CSR - 74.2 on 90.4 est. non-CRP FSA Crop Acres



CSR2 - 73.1 on 90.4 est. non-CRP FSA Crop Acres



Area Symbol: IA067, Soil Area Version: 20								
Code	Soil Description	Acres	Percent of field	**CSR2 Legend	Non-Irr Class	CSR2**	CS R	
482B	Racine loam, 2 to 5 percent slopes	18.26	20.2%		Ile	84	79	
714B	Winneshiek silt loam, 20 to 30 inches to limestone, 2 to 5 percent slopes	14.44	16.0%		Ile	42	53	
394	Ostrander loam, 0 to 2 percent slopes	9.58	10.6%		I	92	89	
399	Readlyn loam, 1 to 3 percent slopes	9.51	10.5%		I	91	89	
213B	Rockton loam, 30 to 40 inches to limestone, 2 to 5 percent slopes	6.83	7.6%		Ile	50	74	
394B	Ostrander loam, 2 to 5 percent slopes	6.71	7.4%		Ile	87	84	
83	Kenyon loam, 0 to 2 percent slopes	5.27	5.8%		I	96	89	
83B	Kenyon loam, 2 to 5 percent slopes	4.93	5.5%		Ile	90	84	
482C2	Racine loam, 5 to 9 percent slopes, moderately eroded	3.90	4.3%		IIIle	78	62	
27B	Terril loam, 2 to 5 percent slopes	3.59	4.0%		Ile	88	87	
713B	Winneshiek silt loam, 30 to 40 inches to limestone, 2 to 5 percent slopes	2.97	3.3%		Ile	44	69	
412C	Emeline loam, 2 to 9 percent slopes	2.85	3.2%		IVs	5	13	
110C	Lamont fine sandy loam, 5 to 9 percent slopes	1.43	1.6%		IIIle	49	32	
214C	Rockton loam, 20 to 30 inches to limestone, 5 to 9 percent slopes	0.10	0.1%		IIIle	42	38	
171B	Bassett loam, 2 to 5 percent slopes	0.06	0.1%		Ile	85	79	
Weighted Average						73.1	74.2	



Maps Provided By:

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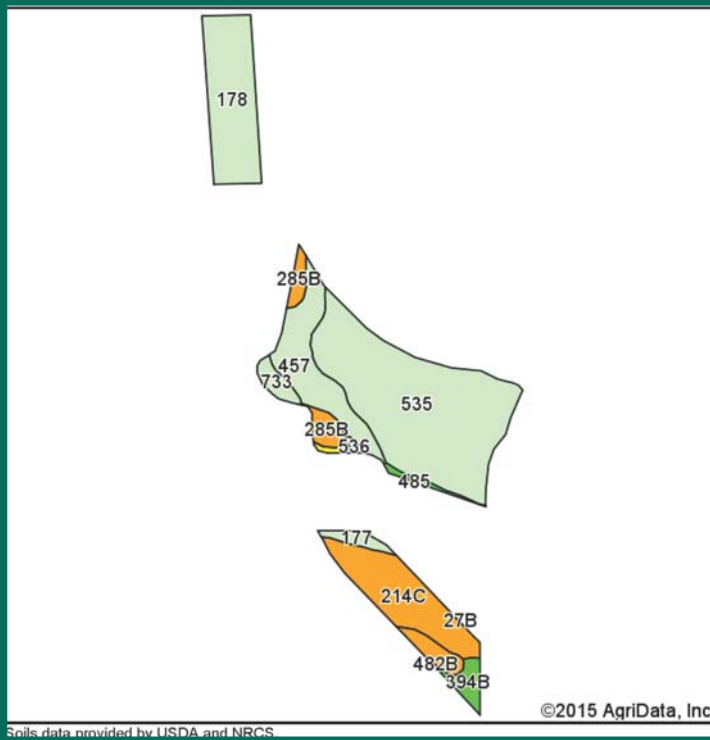
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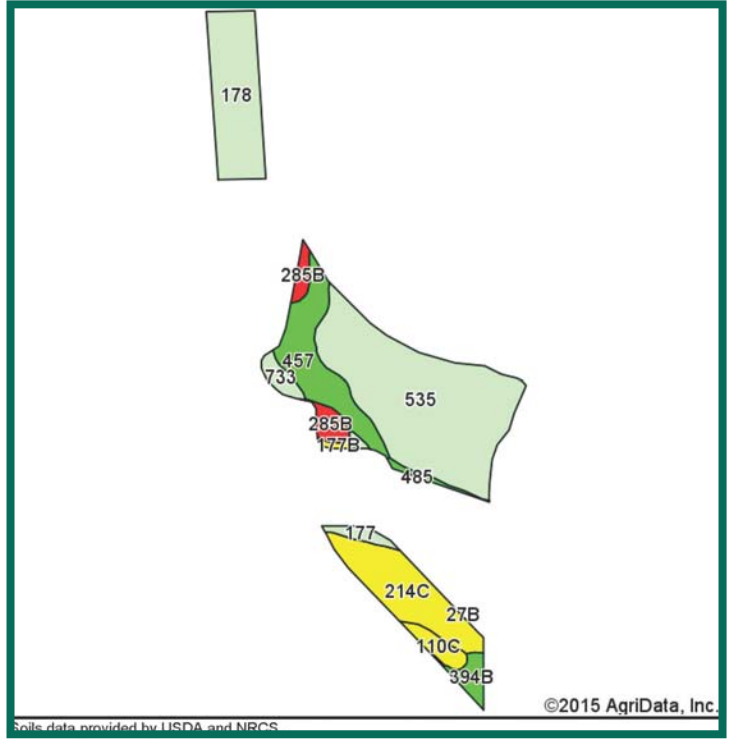
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Soil Maps: Parcel 2

CSR - 63.1 on 34.94 non-CRP FSA Crop Acres



CSR2 - 66.5 on 34.94 non-CRP FSA Crop Acres



Area Symbol: IA067, Soil Area Version: 20								
Code	Soil Description	Acres	Percent of field	**CSR2 Legend	Non-Irr Class	Irr Class	CSR2**	CS R
535	Shellwood sandy loam, 0 to 3 percent slopes	15.06	43.1%		Ils		70	65
178	Waukee loam, 0 to 2 percent slopes	5.91	16.9%		Ils		70	79
214C	Rockton loam, 20 to 30 inches to limestone, 5 to 9 percent slopes	4.89	14.0%		IIle		42	38
457	Du Page loam, 0 to 2 percent slopes	4.40	12.6%		IIlw		88	72
285B	Burkhardt sandy loam, 2 to 5 percent slopes	1.22	3.5%		IIIs	Ile	17	25
110C	Lamont fine sandy loam, 5 to 9 percent slopes	0.85	2.4%		IIle		49	32
394B	Ostrander loam, 2 to 5 percent slopes	0.78	2.2%		Ile		87	84
733	Calco silty clay loam, 0 to 2 percent slopes	0.68	1.9%		IIlw		78	75
177	Saupe loam, 0 to 2 percent slopes	0.55	1.6%		Ils		60	63
485	Spillville loam, 0 to 2 percent slopes	0.29	0.8%		IIlw		90	92
177B	Saupe loam, 2 to 5 percent slopes	0.19	0.5%		Ile		52	58
536	Hanlon fine sandy loam, 0 to 3 percent slopes	0.12	0.3%		Ils		78	70
Weighted Average							66.5	63.1



Maps Provided By:
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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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Photos: 187.83 Acres, Floyd County, IA



Parcel 1 - East side, looking west



Parcel 1 - Southeast corner, looking west



Parcel 1 - Southwest corner, looking northeast



Parcel 2 - North end, looking south



Parcel 2 - Bottom Ground



Parcel 2 - South end, looking north

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