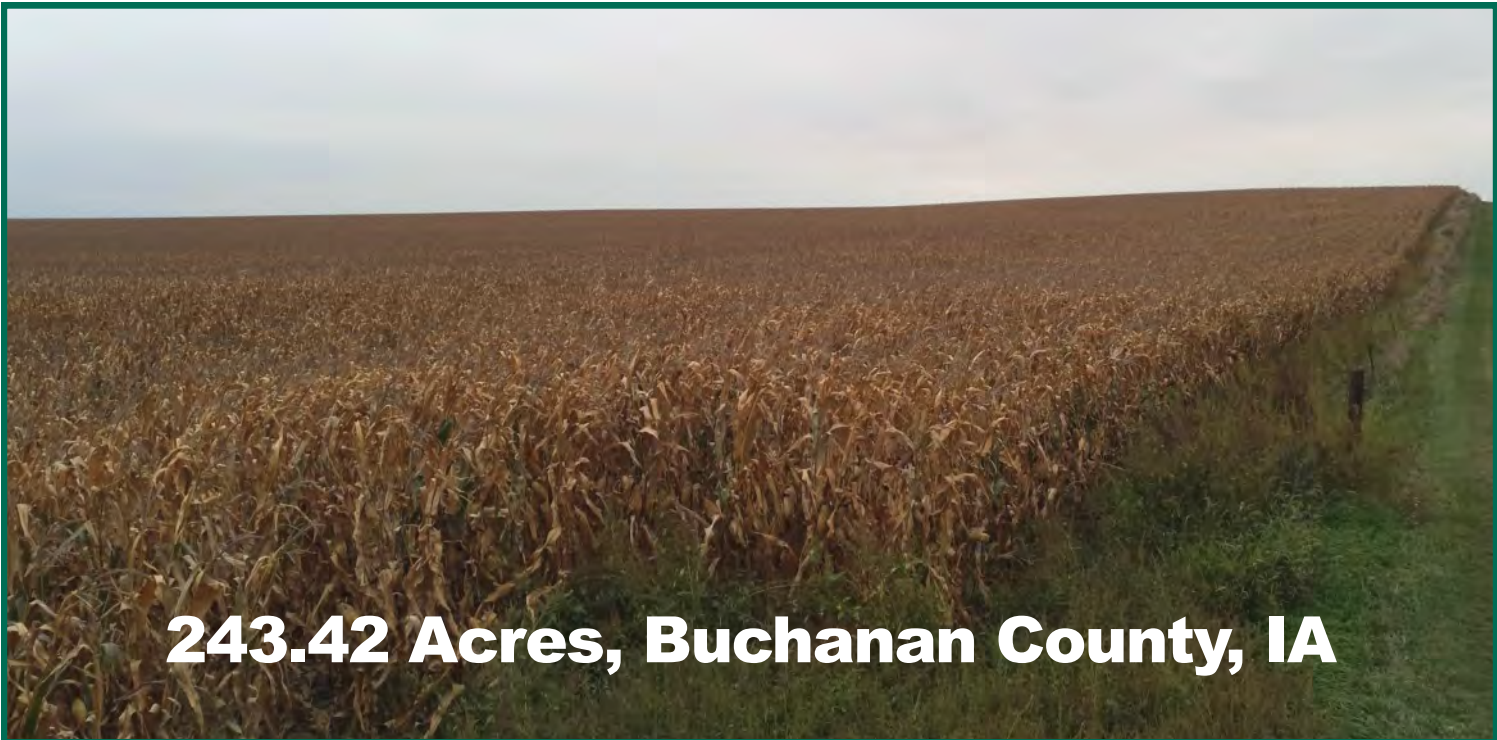




243.42 Acres, Buchanan County, IA

Sold in 3 Tracts - Tract 1 - 132.07 acres - Tract 2 - 37.33 acres - Tract 3 - 74.02 acres

Date: Wed., Nov. 12, 2014

Time: 10:00 a.m.

Auction Site:

American Legion Hall

Address:

105 Hayes St. W
Hazleton, IA 50641

Auction Information

Method of Sale

- Property will be offered in three tracts, no combinations.
- Seller reserves the right to refuse any and all bids.

Seller

Dorothy M. Graf 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 December 17, 2014. Final settlement will require certified check or wire transfer. Closing and possession will occur December 17, 2014 subject to the existing lease which expires March 1, 2015. Taxes will be prorated to December 17, 2014.

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.

Cal E. Wilson

Licensed Real Estate Salesperson - IA
340 Tower Park Drive, P.O. Box 2396
Waterloo, IA 50704

319.234.1949

CalW@Hertz.ag

www.Hertz.ag

Aerial Map: Tract 1



Soil Types / Productivity

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

- **CSR2:** 86.7 per AgriData Inc. 2014, based on FSA crop acres.
- **CSR:** 81.1 per AgriData Inc. 2014, based on FSA crop acres.
- **CSR:** 80.97 per County Assessor, based on net taxable acres.

Land Description

Level to gently rolling.

Buildings/Improvements

None

Water & Well Information

No well.

Comments

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

Property Information Tract 1 - 132.07 Acres

Location

Approximately 1 mile west of Hazleton.

Legal Description

Fractional N 1/2 SE 1/4 and Fractional S 1/2 NE 1/4 Section 8, Township 90 North, Range 9 West of the 5th P.M.

Real Estate Tax

Taxes Payable 2014 - 2015: \$3,182
Net Taxable Acres: 132.07
Tax per Net Tax. Ac.: \$24.09

FSA Data

Farm Number: 1301 Tract Number: 2615
Crop Acres: 135.5*
Corn Base: 132.1*
Corn Direct/CC Yields: 136/136
Bean Base: 1.9*
Bean Direct/CC Yields: 44/44
**Estimated acres and bases. Final acres and bases will be determined by local FSA office.*

CRP Contracts

None

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.

Cal E. Wilson

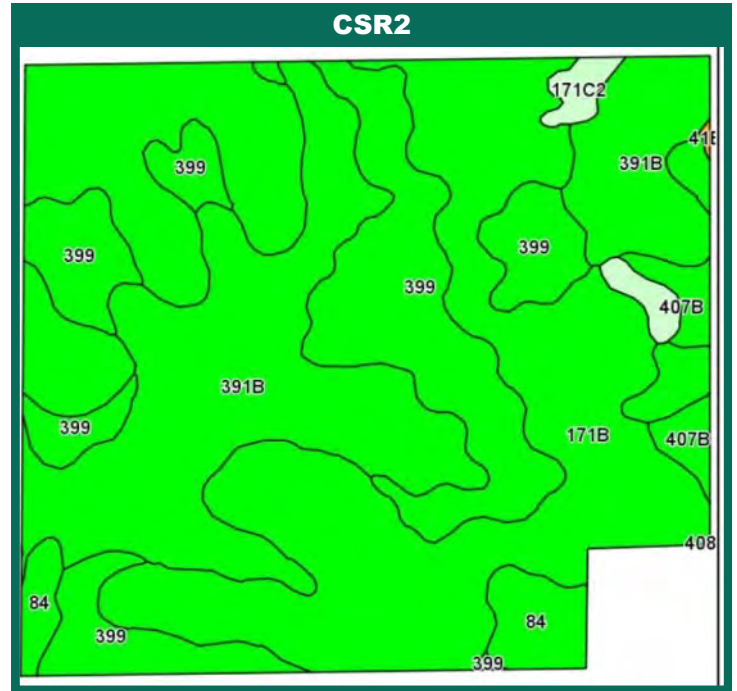
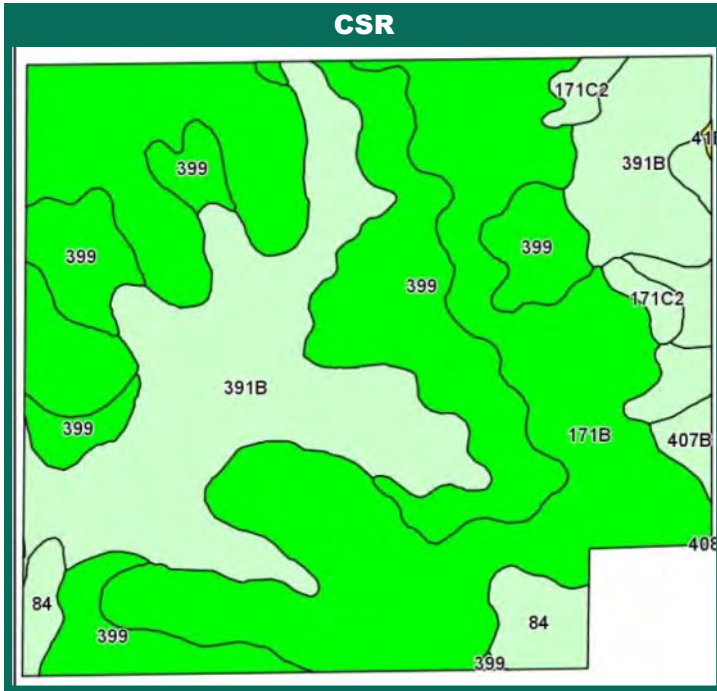
Licensed Real Estate Salesperson - IA
340 Tower Park Drive, P.O. Box 2396
Waterloo, IA 50704

319.234.1949

CalW@Hertz.ag

www.Hertz.ag

Soil Maps: Tract 1



Area Symbol: IA019. Soil Area Version: 19

Code	Soil Description	Acres	Percent of field	**CSR2 Legend	Non-Irr Class	Irr Class	CSR2**	CSR
171B	Bassett loam, 2 to 5 percent slopes	56.85	43.0%		Ile		85	81
391B	Clyde-Floyd complex, 1 to 4 percent slopes	35.63	27.0%		IIw		87	76
399	Readlyn loam, 1 to 3 percent slopes	28.79	21.8%		I		91	91
84	Clyde clay loam, 0 to 3 percent slopes	5.67	4.3%		IIw		88	76
407B	Schley loam, 1 to 4 percent slopes	3.02	2.3%		IIw		81	70
171C2	Bassett loam, 5 to 9 percent slopes, eroded	2.04	1.5%		IIIe		77	64
41B	Sparta loamy fine sand, 2 to 5 percent slopes	0.07	0.1%		IVs	Ile	37	40
Weighted Average							86.7	81.1

Area Symbol: IA019, Soil Area Version: 19

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

Field borders provided by Farm Service Agency as of 5/21/2008. Aerial photography provided by Aerial Photography Field Office.



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.

Cal E. Wilson
Licensed Real Estate Salesperson - IA
340 Tower Park Drive, P.O. Box 2396
Waterloo, IA 50704

319.234.1949
CalW@Hertz.ag

www.Hertz.ag

Aerial Map: Tract 2



Soil Types / Productivity

Primary soils are Schley loam and Clyde clay loam. See soil map for detail.

- **CSR2:** 83.2 per AgriData Inc. 2014, based on FSA crop acres.
- **CSR:** 72.2 per AgriData Inc. 2014, based on FSA crop acres.
- **CSR:** 72.28 per County Assessor, based on net taxable acres.

Land Description

Level to gently rolling.

Buildings/Improvements

None

Well Information

No well.

Property Information Tract 2 - 37.33 Acres

Location

Approximately 1/2 mile west of Hazelton.

Legal Description

NW 1/4 SW 1/4 Section 9, Township 90 North, Range 9 West of the 5th P.M.

Real Estate Tax

Taxes Payable 2014 - 2015: \$804
Net Taxable Acres: 37.33
Tax per Net Tax. Ac.: \$21.54

FSA Data

Farm Number: 1301 Tract Number: 2615
Crop Acres: 39.67*
Corn Base: 38.68*
Corn Direct/CC Yields: 136/136
Bean Base: .57*
Bean Direct/CC Yields: 44/44

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

CRP Contracts

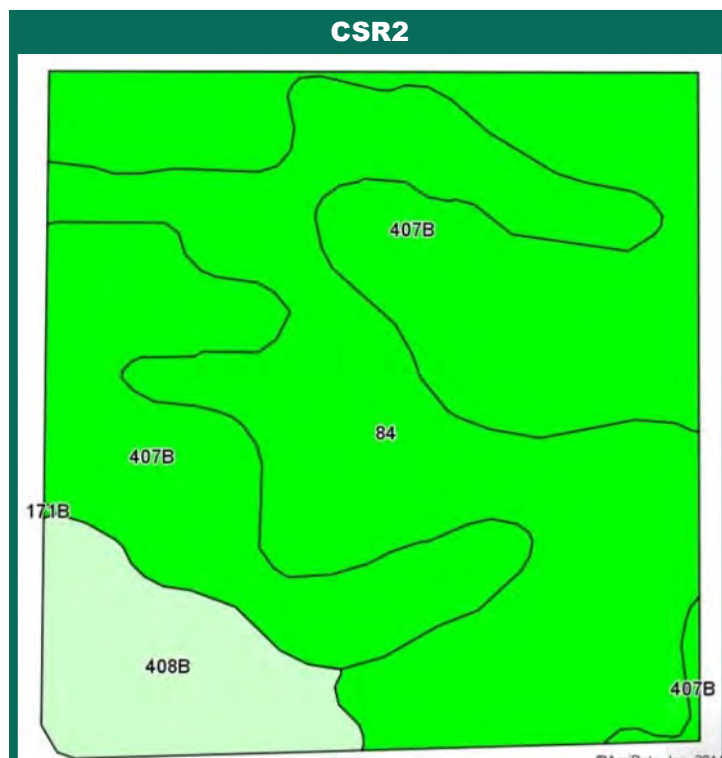
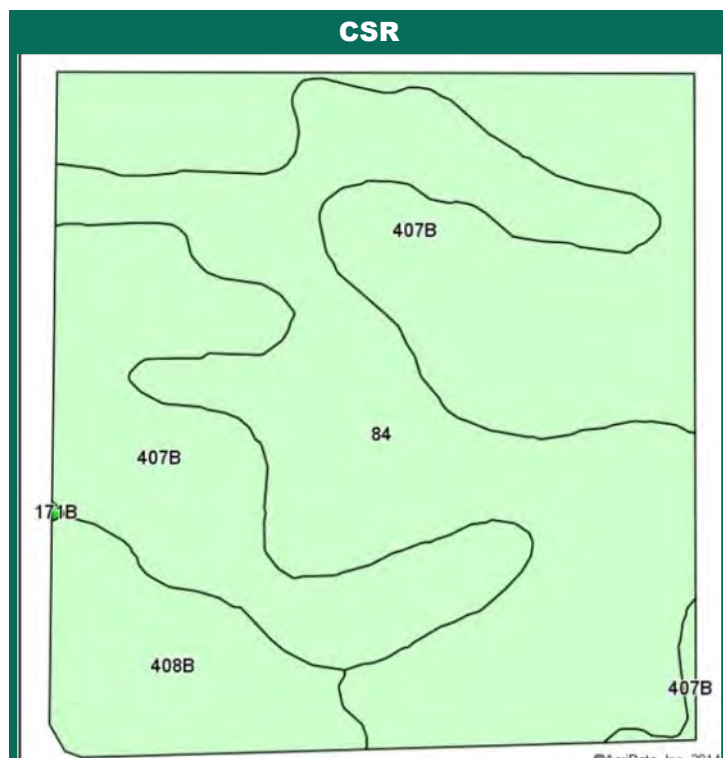
None

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Licensed Real Estate Salesperson - IA
340 Tower Park Drive, P.O. Box 2396
Waterloo, IA 50704

319.234.1949
CalW@Hertz.ag

www.Hertz.ag

Soil Maps: Tract 2



Area Symbol: IA019, Soil Area Version: 19

Code	Soil Description	Acres	Percent of field	**CSR2 Legend	Non-Irr Class	CSR2**	CSR
407B	Schley loam, 1 to 4 percent slopes	18.55	46.8%		Ilw	81	70
84	Clyde clay loam, 0 to 3 percent slopes	16.73	42.2%		Ilw	88	76
408B	Olin fine sandy loam, 2 to 5 percent slopes	4.39	11.1%		Ile	74	67
Weighted Average						83.2	72.2

Area Symbol: IA019, Soil Area Version: 19

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

Field borders provided by Farm Service Agency as of 5/21/2008. Aerial photography provided by Aerial Photography Field Office.



Maps Provided By:
 **surety**
CUSTOMIZED ONLINE MAPPING
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 340 Tower Park Drive, P.O. Box 2396
 Waterloo, IA 50704

319.234.1949
 CalW@Hertz.ag

www.Hertz.ag

Aerial Map: Tract 3



Soil Types / Productivity

Primary soils are Kenyon loam and Clyde clay loam. See soil map for detail.

- **CSR2:** 88.9 per AgriData Inc. 2014, based on FSA crop acres.
- **CSR:** 82.8 per AgriData Inc. 2014, based on FSA crop acres.
- **CSR:** 82.78 per County Assessor, based on net taxable acres.

Land Description

Level to gently rolling.

Buildings/Improvements

None

Well Information

No well.

Comments

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

Property Information Tract 3 - 74.02 Acres

Location

Approximately 1 1/2 northwest of Hazelton.

Legal Description

SE 1/4 NW 1/4 and a Fractional NE 1/4 SW 1/4 Section 5, Township 90 North, Range 9 West of the 5th P.M.

Real Estate Tax

Taxes Payable 2014 - 2015: \$1,824
Net Taxable Acres: 74.02
Tax per Net Tax. Ac.: \$24.64

FSA Data

Farm Number: 1301 Tract Number 2614
Crop Acres: 74.34
Corn Base: 73.2
Corn Direct/CC Yields: 136/136
Bean Base: 1.0
Bean Direct/CC Yields: 44/44

CRP Contracts

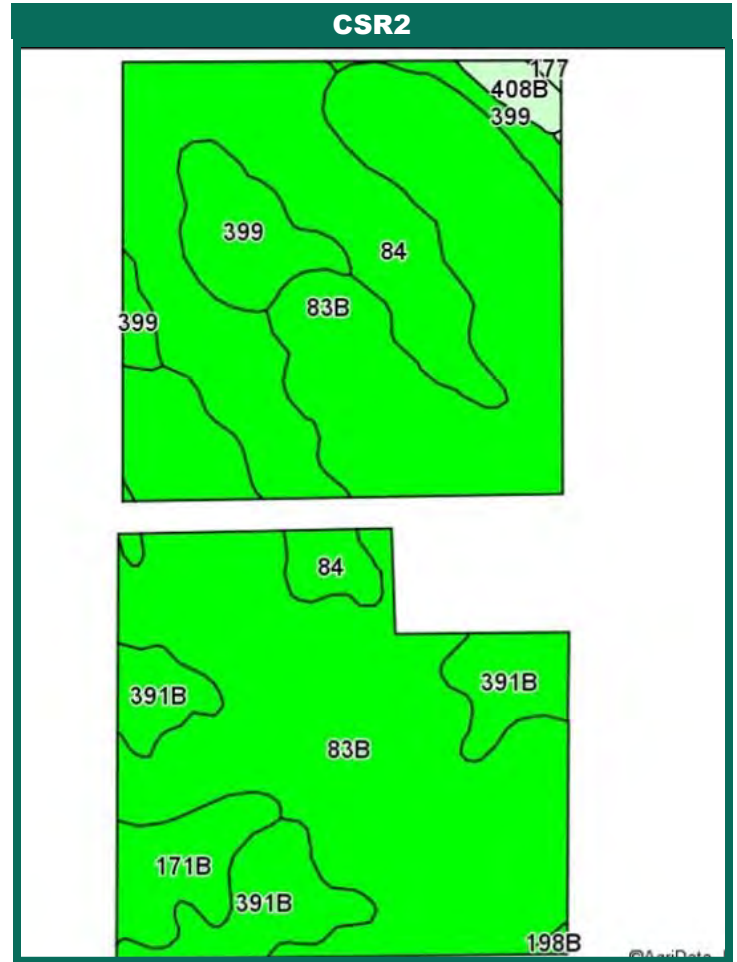
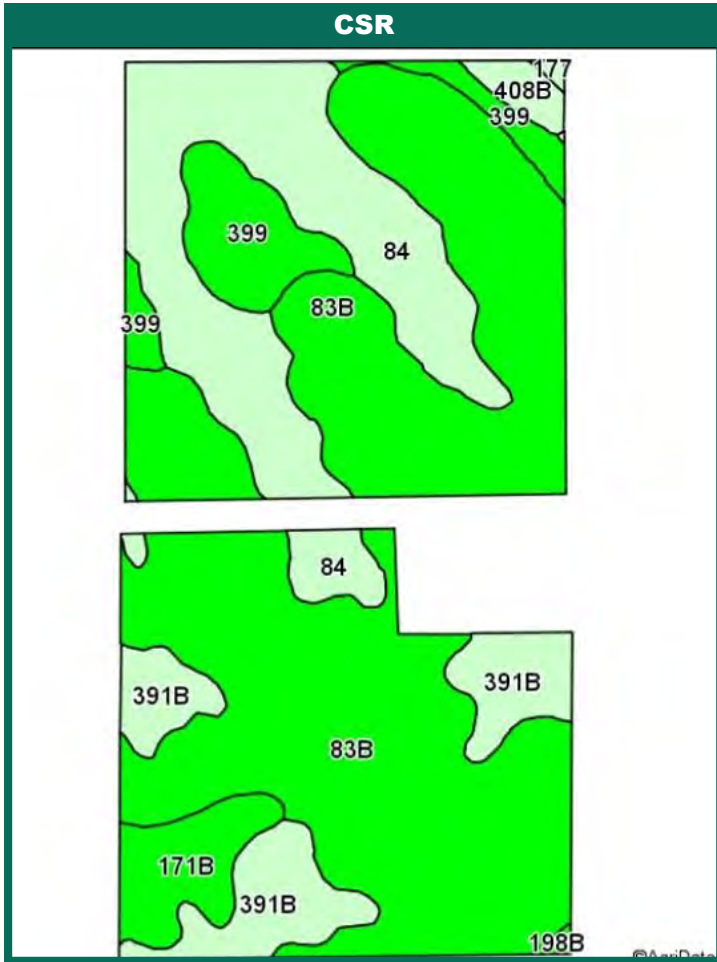
None

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340 Tower Park Drive, P.O. Box 2396
Waterloo, IA 50704

319.234.1949
CalW@Hertz.ag

www.Hertz.ag

Soil Maps: Tract 3



Area Symbol: IA019, Soil Area Version: 19

Code	Soil Description	Acres	Percent of field	**CSR2 Legend	Non-Irr Class	CSR2**	CSR
83B	Kenyon loam, 2 to 5 percent slopes	42.33	57.2%		Ile	90	86
84	Clyde clay loam, 0 to 3 percent slopes	15.71	21.2%		Ilw	88	76
391B	Clyde-Floyd complex, 1 to 4 percent slopes	6.91	9.3%		Ilw	87	76
399	Readlyn loam, 1 to 3 percent slopes	4.93	6.7%		I	91	91
171B	Bassett loam, 2 to 5 percent slopes	3.05	4.1%		Ile	85	81
408B	Olin fine sandy loam, 2 to 5 percent slopes	0.83	1.1%		Ile	74	67
177	Saude loam, 0 to 2 percent slopes	0.13	0.2%		Ils	60	63
198B	Floyd loam, 1 to 4 percent slopes	0.13	0.2%		Ilw	89	80
Weighted Average						88.9	82.8

Area Symbol: IA019, Soil Area Version: 19

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

Field borders provided by Farm Service Agency as of 5/21/2008. Aerial photography provided by Aerial Photography Field Office.



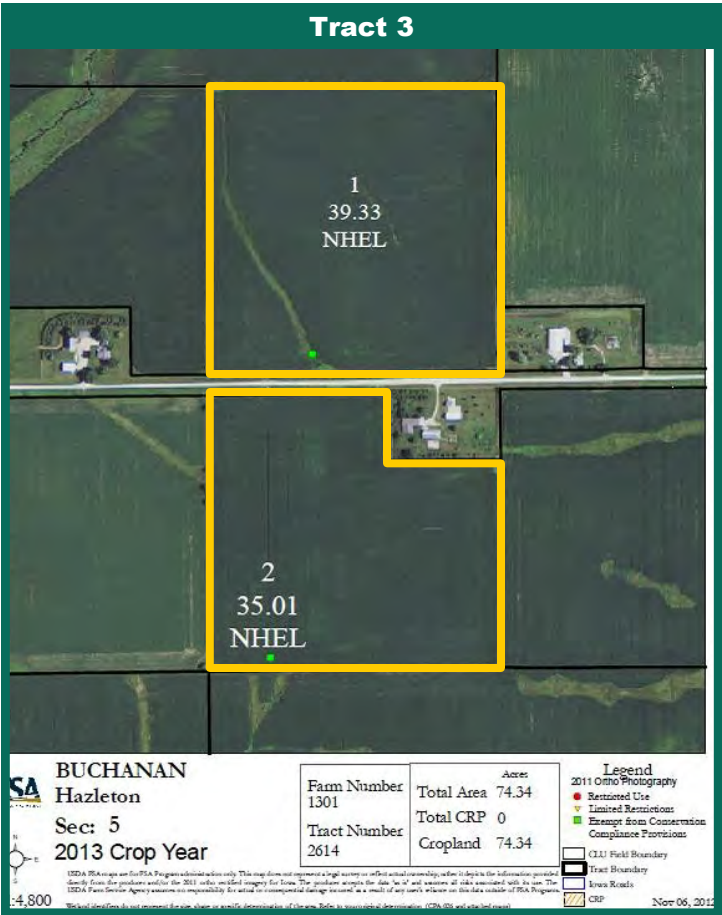
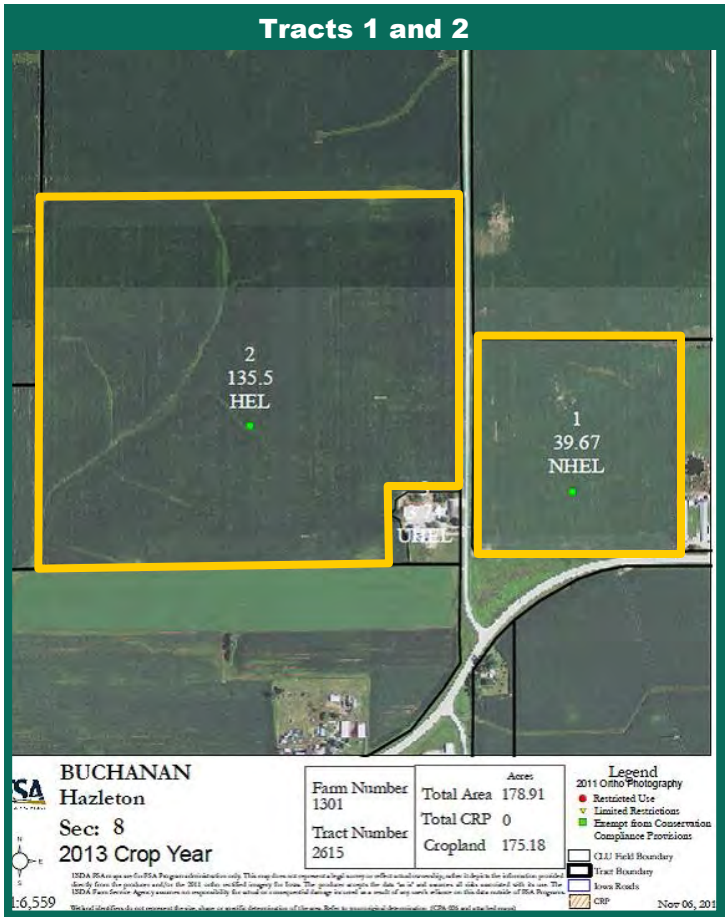
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 340 Tower Park Drive, P.O. Box 2396
 Waterloo, IA 50704

319.234.1949
 CalW@Hertz.ag

www.Hertz.ag

FSA Maps: Tracts 1-3



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Licensed Real Estate Salesperson - IA
340 Tower Park Drive, P.O. Box 2396
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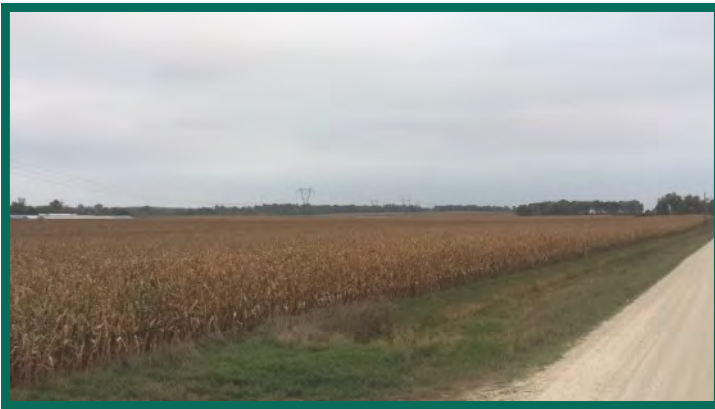
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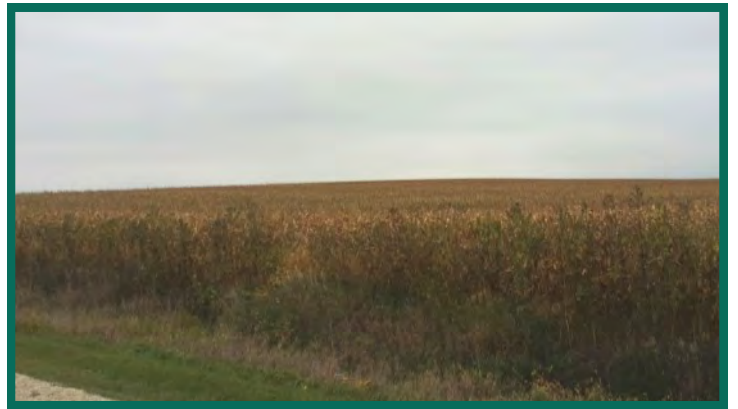
Photos: 243.42 Acres, Buchanan County, IA



Tract 1 - 130 Acres m/l West of Road



Tract 2 - 40 Acres m/l East of Road Across From 130



Tract 3 - 35 Acres m/l South of Road



Tract 3 - 40 North of Road

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