

88 Acres m/l, Cedar County, IA



81.4 CSR—Located 3 miles southwest of Mechanicsville, Iowa

Date: Wed, Dec. 4, 2013

Time: 10:00 a.m.

Auction Site:

Mechanicsville American Legion/
Memorial Building

Address:

102 North John Street
Mechanicsville, IA 52306

Property Information

Location

From Mechanicsville: 1 1/2 miles south on Highway X40, 1 mile west on 145th Street, 1/2 mile south on Echo Avenue, and then 1/2 mile west on 150th Street. The farm is located on the south side of the road.

Legal Description

The E 1/2 of the NE 1/4 of Section 34, Township 82 North, Range 4 West of the 5th P.M., Cedar County, Iowa. (The exact legal description will be determined by a survey).

Real Estate Tax

Taxes Payable 2013 - 2014: \$1,870

FSA Data

Farm Number: 4929
Crop Acres: 84.1 Acres
Corn Base: 84.1 Acres
Corn Direct/CC Yields: 128/128 Bu/Ac

CRP Contracts

N/A.

Soil Types / Productivity

Primary soils are Downs and Atterberry. See soil map for detail.

- **CSR:** 81.4 per AgriData, Inc., 2013, based on FSA crop acres.
- **CSR:** 79.65 per County Assessor, based on net taxable acres.

Land Description

This farm lays nice with good eye appeal and a gentle rolling topography.

Comments

This is an excellent quality farm located in a strong area with good soils!

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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Aerial Photo and Map

Auction Information

Method of Sale

- Property will be sold as a single tract of land consisting of 88 Acres m/l.
- Seller reserves the right to refuse any and all bids

Seller

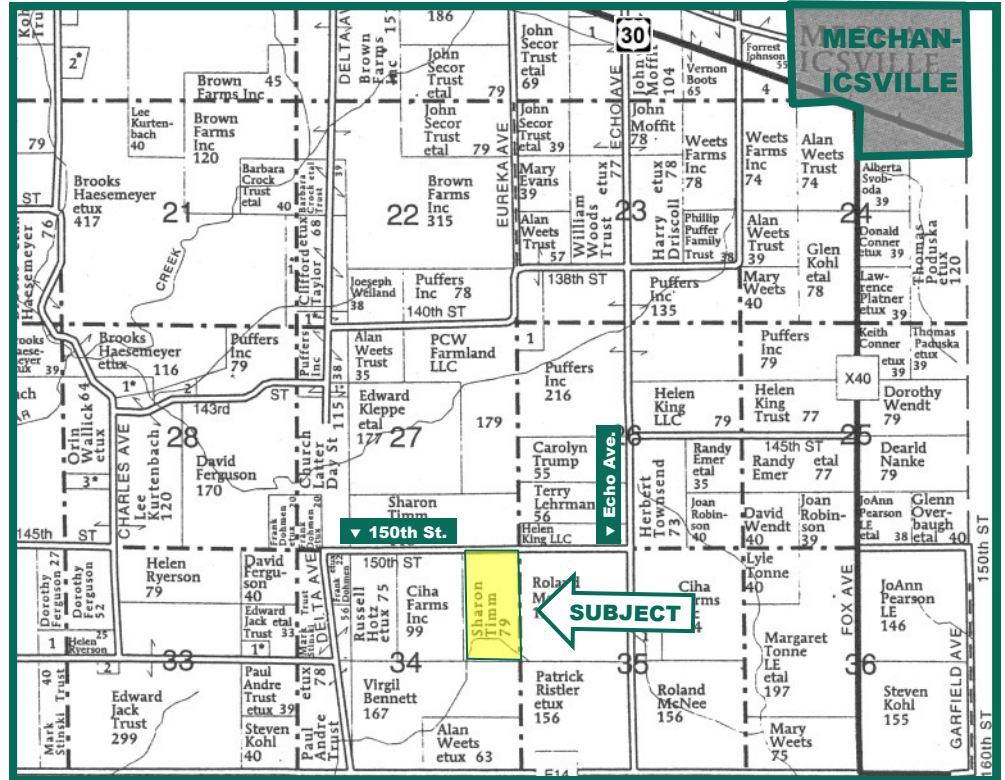
Brian Kruse and Lee Kruse.

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 30, 2013. Final settlement will require certified check or wire transfer. Closing and possession will occur on date of closing, subject to the existing lease which is terminated effective March 1, 2014. Taxes will be prorated to closing.



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



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.

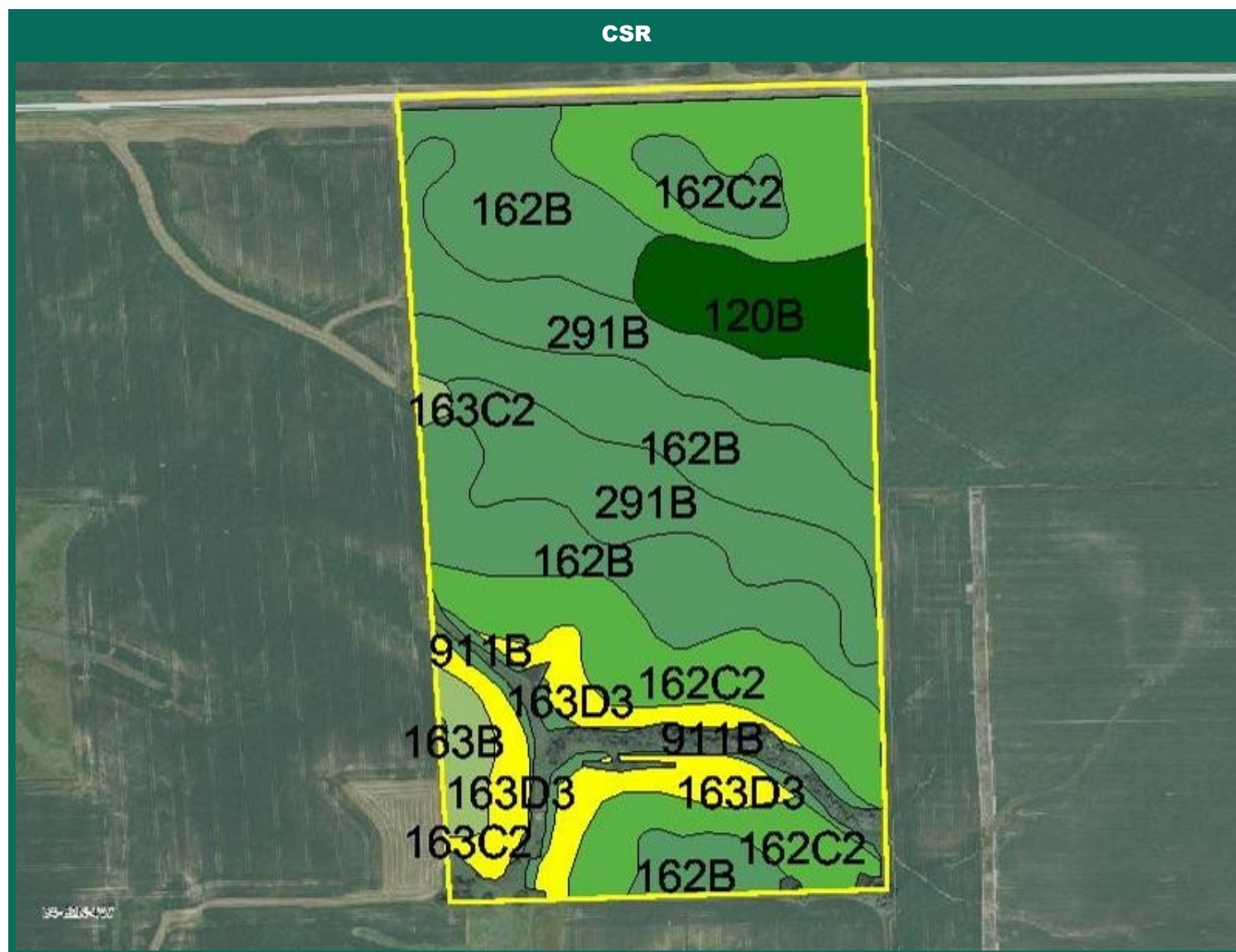


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Soil Map



Measured Tillable Acres	84.1	Average CSR	81.4		
			Corn	Soybean	
Soil Label	Soil Name	CSR	Yield	Yield	Acres
120B	Tama silty clay loam, 2 to 5 per	95	216	58	5.63
162B	Downs silt loam, 2 to 5 percent	90	210	57	26.75
162C2	Downs silt loam, 5 to 9 percent	73	187	50	20.75
163B	Fayette silt loam, 2 to 5 percent	85	203	55	0.05
163C2	Fayette silt loam, 5 to 9 percent	68	180	49	2.11
163D3	Fayette silty clay loam, 9 to 14	56	164	44	7.14
291B	Atterberry silt loam, 2 to 5 percent	85	203	55	19.49
911B	Colo-Ely complex, 2 to 5 percent	85	203	55	2.15

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