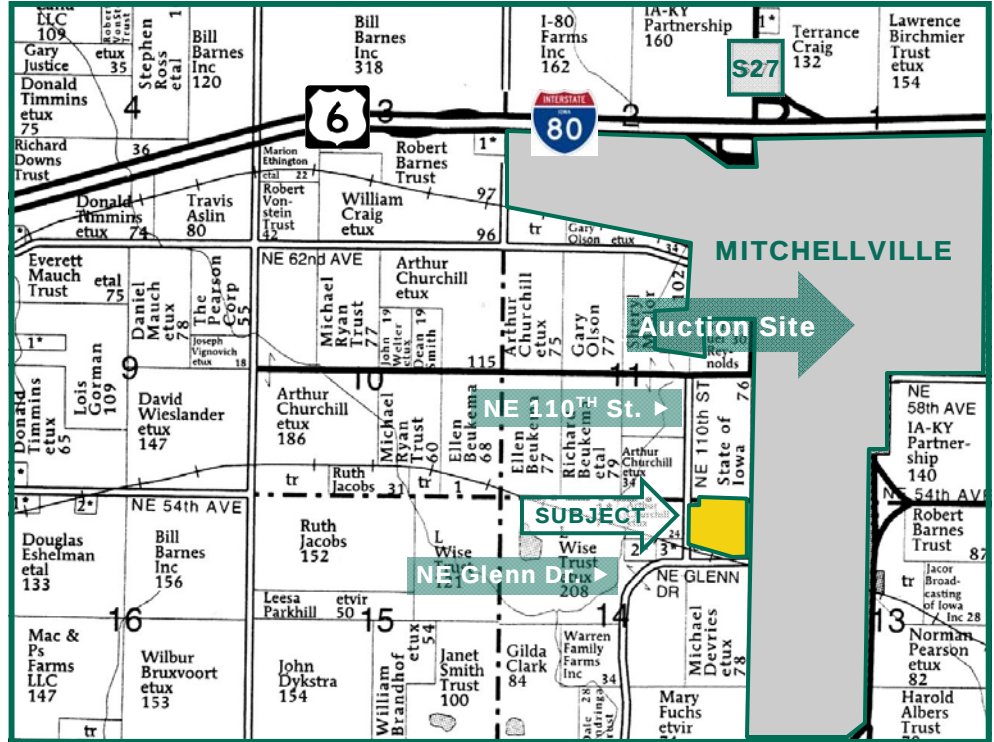




LAND AUCTION

**35 Acres, m/l,
Polk County,
IA**



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

Date: Thurs. Nov. 14, 2013

Time: 10:00 a.m.

Auction Site:

Mitchellville Community Center

Address:

120 NE 2nd St.

Mitchellville, IA 50169

Property Information

Location

Located on the west edge of Mitchellville, at the NE corner of the intersection of NE Glenn Dr. and NE 110th St.

Legal Description

Except West 300' North 150' NE $\frac{1}{4}$ NE $\frac{1}{4}$ lying north of RR ROW, less road all in Section 14, Township 79 North, Range 22 West of the 5th p.m. (Beaver Twp.)

Real Estate Tax

Taxes Payable 2013-2014: \$944.00

Net Taxable Acres: 34.08

Tax per Net Tax. Ac.: \$27.70

FSA Data

Farm Number 5162, Tract 2504

Crop Acres: 23.91 Ac. NHEL

Corn Base: 6.0 Ac.

Corn Yield Direct: 96 Bu.

Corn Yield Counter Cyclical: 16 Bu.

Bean Base: 6.0 Ac.

Bean Yield Direct: 31 Bu.

Bean Yield Counter Cyclical: 37 Bu.

Soil Types / Productivity

Primary soils are Clarion, Webster and Nicollet. See soil map for detail.

- **CSR:** 85.4 per County Assessor, based on net taxable acres.
- **CSR:** 86.8 per AgriData, Inc., 2012, based on FSA crop acres.

Land Description

Level to moderately sloping

Buildings/Improvements

None

Water & Well Information

None Known

Marv Huntrods, ALC

Licensed Real Estate Salesperson in IA, MN, NE & SD

415 S. 11th St., PO Box 500

Nevada, IA 50201-0500

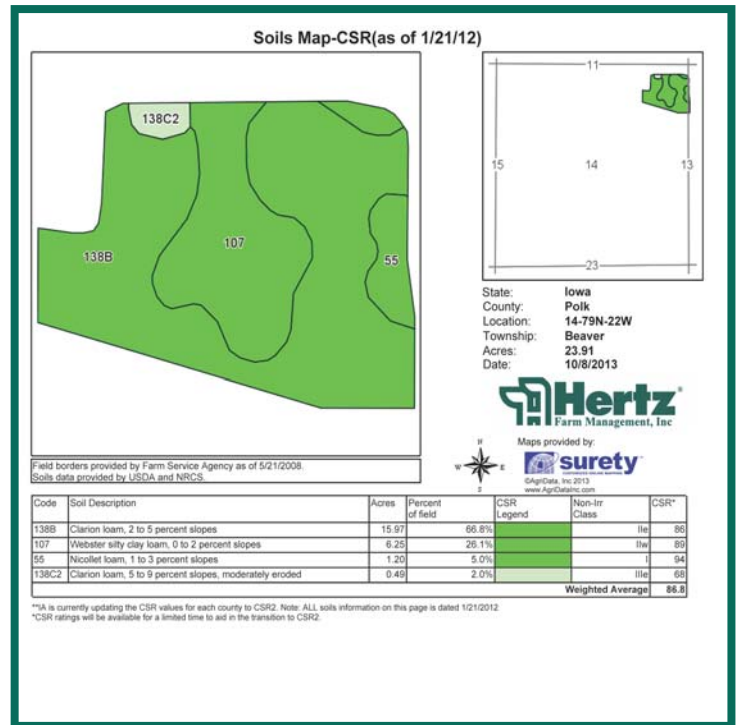
515-382-1500 or

800-593-5263

MarvH@Hertz.ag

www.Hertz.ag

Aerial Photo and Soil Map



Auction Information

Method of Sale

- Property will be sold as a single tract of land.
- Bids will be \$/Acre.
- Seller reserves the right to refuse any and all bids

Seller

Timothy Overlin, Jonathan Overlin, Robert Overlin and Brian Overlin

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 16, 2013. Final settlement will require certified check or wire transfer. Closing and possession will occur December 16, 2013, subject to the existing lease which expires March 1, 2014. Taxes will be prorated to January 1, 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.

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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