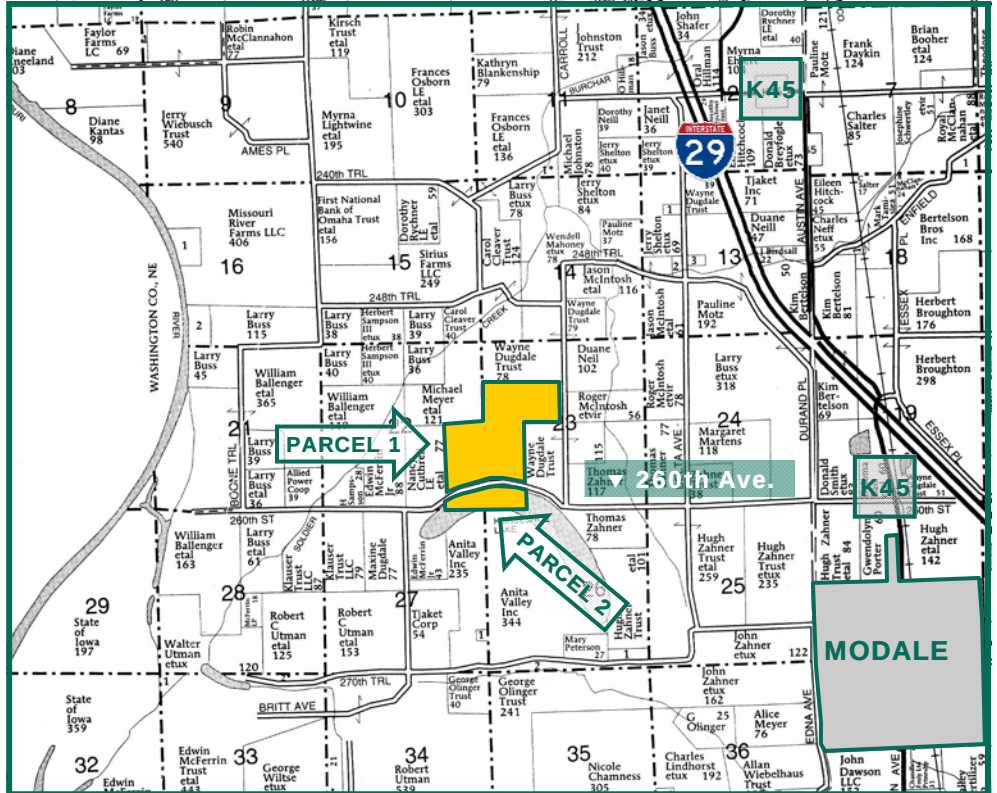




LAND AUCTION

**232.5 Acres, m/l,
Harrison
County, IA**



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

Date: Fri., October 25, 2013

Time: 11:00 a.m.

Auction Site:

Rand Community Center

Address:

100 S. 4th St.

Missouri Valley, IA 51555

Auction Information

Method of Sale

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

Seller

Grace C. Stines Estate, Delora S. Stamper Revocable Trust, Mary Lou Pearson, Linda M. Mitchell, Brenda S. Mills, Donna Kay Giroux, Nancy Atwood Hawelmai, Katherine White, Beverly J. Atwood and Shirley N. Sun

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 November 22, 2013. Final settlement will require certified check or wire transfer. Closing and possession will occur November 22, 2013, subject to the existing lease which expires March 1, 2014. Taxes will be prorated to November 22, 2013.

Agency

Hertz Farm Management, Inc. and their representatives are Agents of the Seller.

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.

Randy Piittmann

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316 Oakland Ave., PO Box 309
Oakland, IA 51560

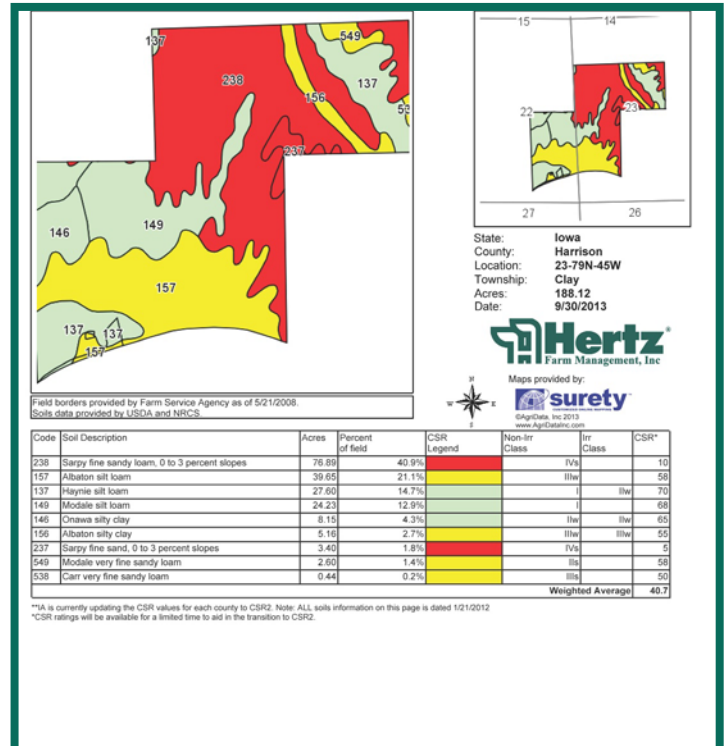
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REID: 094-11

Aerial Photo and Soil Map: Parcel 1



Property Information Parcel 1 - 190 Acres, m/l

Location

From Modale, go north 1/2 mile on K45, turn west on 260th St. and go 2.5 miles. Property lies on the north side of the road.

General Legal Description

That part of the W $\frac{1}{2}$ SW $\frac{1}{4}$, S $\frac{1}{2}$ NW $\frac{1}{4}$ Section 23 and E $\frac{1}{2}$ SE $\frac{1}{4}$ Section 22 lying north of gravel road (260th St.), all in Township 79 North, Range 45 West of the 5th p.m. (Clay Twp.)

Estimated Real Estate Tax

Est. Taxes Payable 2013-2014: \$3,470
Est. Net Taxable Acres: 190.0
Est. Tax per Net Tax. Ac.: \$18.26

FSA Data

Farm Number 445, Tract 690
Crop Acres: 186.6
Corn Base: 115.9 Ac.
Corn Direct/CC Yields: 106/151 Bu.
Bean Base: 69.9 Ac.
Bean Direct/CC Yields: 27/32 Bu.

Soil Types / Productivity

Primary soils are Sarpy, Albaton, Haynie and Modale. See soil map for detail.

- **CSR:** 40.7 per AgriData, Inc., 2012, based on FSA crop acres.

Land Description

Missouri River bottom. 0 to 3% slope.

Buildings/Improvements

Barn

Drainage

Natural

Water & Well Information

None

Yield History

Farm produces corn more like a 65-70 CSR farm.
2008 Yield - 179 bpa
2009 Yield - 196 bpa
2010 Yield - 180 bpa
2011 Yield - 177 bpa
2012 Yield - 104 bpa

Survey

If a survey is required by Harrison County, Seller will split the cost with the Buyer.

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Aerial Photo: Parcel 2



Property Information Parcel 2 - 42.5 Acres, m/l

Location

From Modale, go north 1/2 mile on K45, turn west on 260th St. and go 2.5 miles. Property lies on the south side of the road.

General Legal Description

That part of the W $\frac{1}{2}$ SW $\frac{1}{4}$ Section 23 and E $\frac{1}{2}$ SE $\frac{1}{4}$ Section 22 lying south of gravel road (260th St.) all in Township 79 North, Range 45 West of the 5th p.m. (Clay Twp.)

Estimated Real Estate Tax

Est. Taxes Payable 2013-2014: \$72.00
Est. Net Taxable Acres: 42.5
Est. Tax per Net Tax. Ac.: \$1.70

FSA Data

Farm Number 445, Tract 690
Crop Acres: 0

Soil Types / Productivity

Primary soils are Albaton and Haynie.

Land Description

Standing intermittent water.

Buildings/Improvements

None

Drainage

None

Water & Well Information

None

Survey

If a survey is required by Harrison County, Seller will split the cost with the Buyer.

Comments

Great for water fowl hunting. Only 7 miles from DeSoto State Wildlife Reserve.

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