



295 Acres, Benton County, IA Carlson Farm

Located 4 Miles Northwest of Atkins, Iowa

Date: Wed., Oct. 16, 2013

Time: 10:00 a.m.

**Auction Site: Newhall
Community Center**

**Address:
206 Third Avenue
Newhall, IA 52315**

Auction Information

Method of Sale

- This property will be offered separately as Parcel #1, consisting of 159 acres and Parcel #2, consisting of 136 acres. The parcels will then be combined and offered as one parcel of 295 acres. The property will sell in the manner

resulting in the highest total price. The bids will be dollars per acre and will be multiplied by the advertised acres to determine the total sales price.

- Seller reserves the right to refuse any and all bids.

Seller

Cheryl Carlson

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 October 16, 2013. Final settlement will require certified check or

wire transfer. Closing and possession will occur January 10, 2014. Taxes will be prorated to date of closing.

Announcements

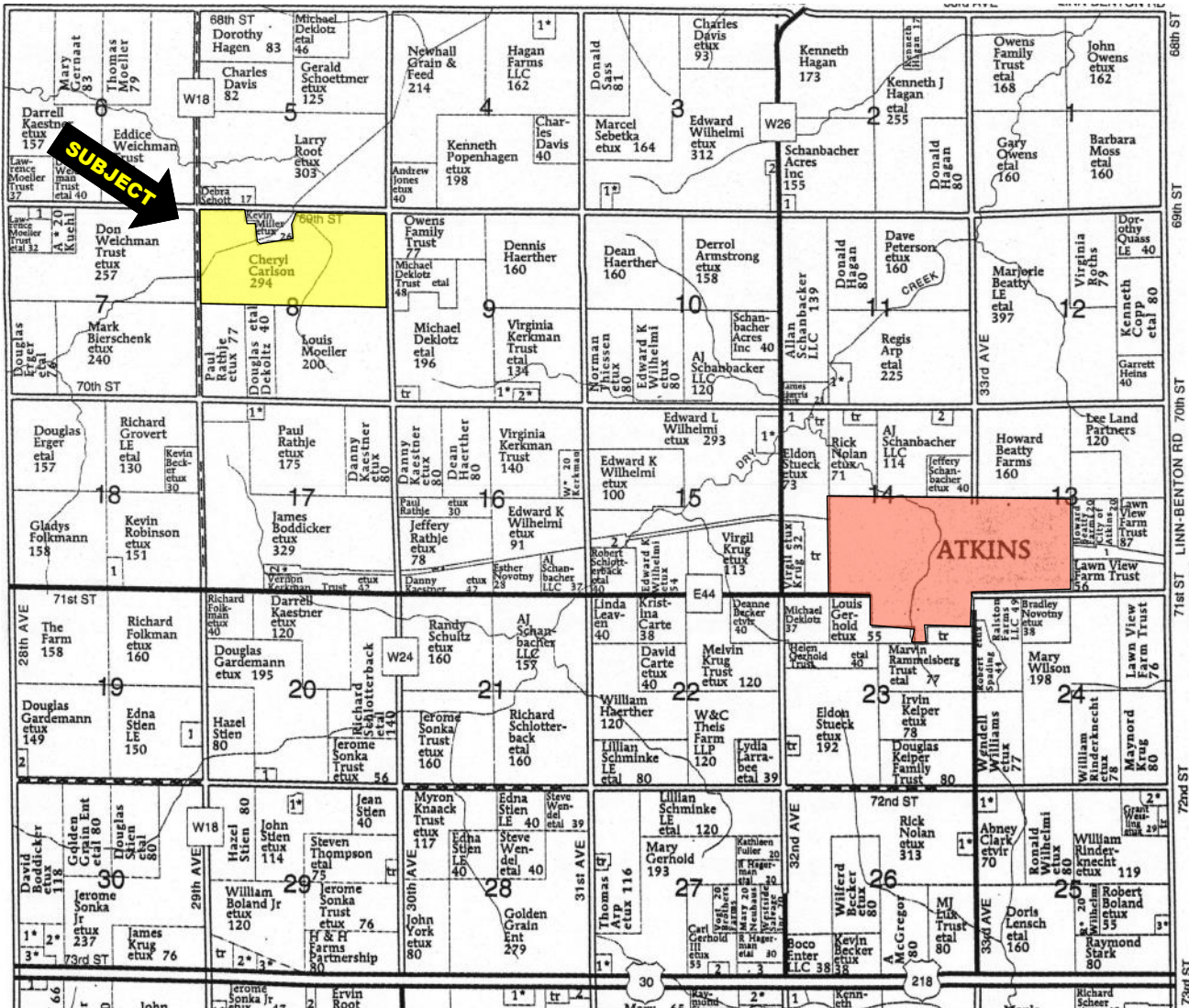
Information provided herein was obtained from sources deemed reliable, but the Auctioneer makes no guarantees as to its accuracy. Prospective bidders are urged to fully inspect the property and to rely on their own conclusions. Announcements made the day of the auction will take precedence over previously 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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Plat Map—Freemont Township (T83N-R9W)

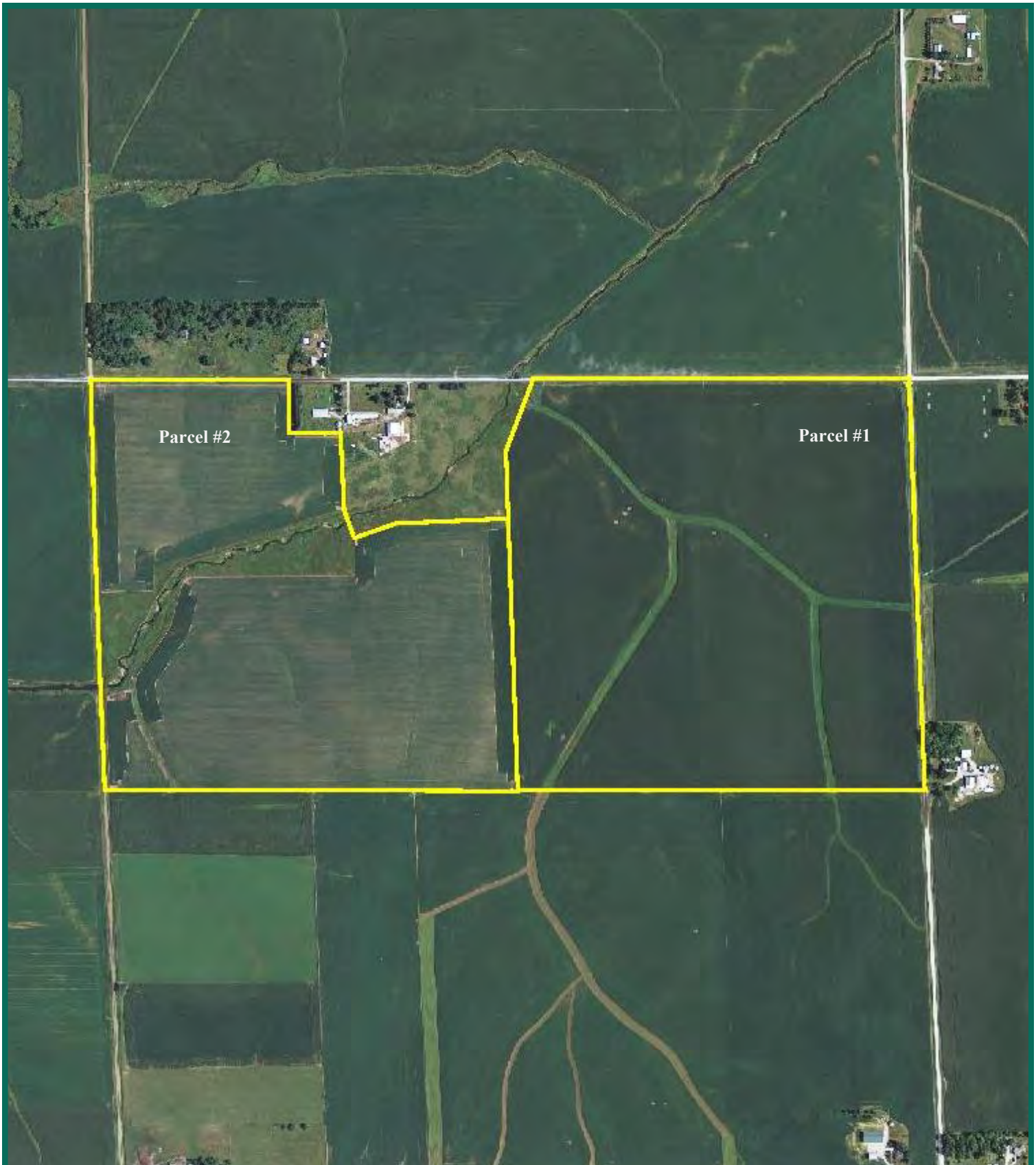


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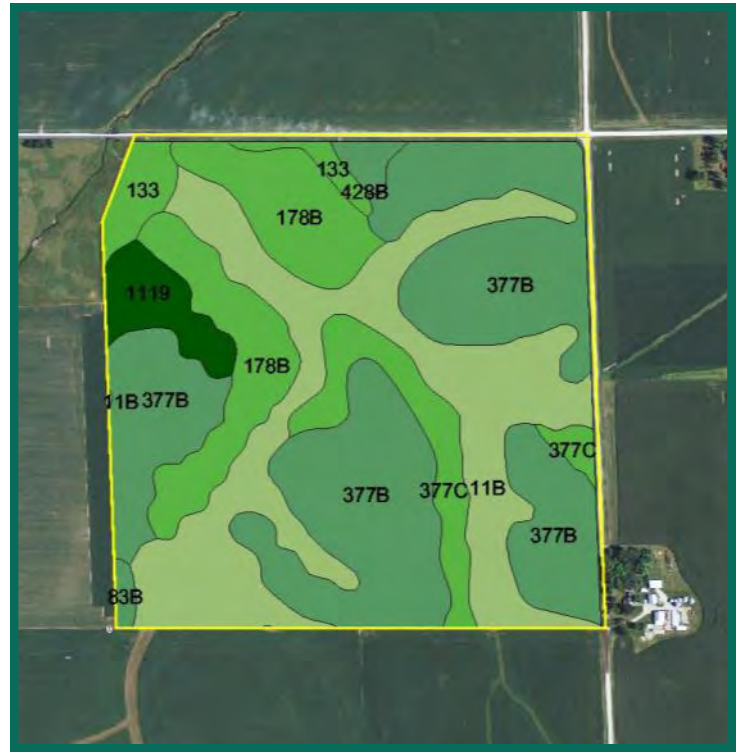
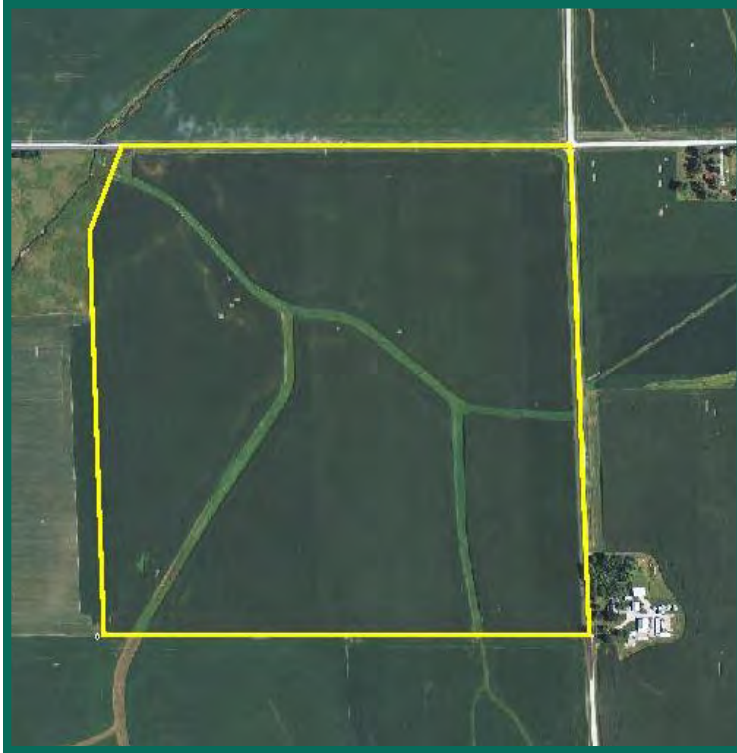


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Parcel #1: Aerial Photo and Soil Map



Property Information Parcel #1 - East 159 Acres

Location

From Atkins: 2 miles north on Highway W26 (32nd Avenue) and 2 miles west on 69th Street.

Legal Description

The NE 1/4 of Section 8, Township 83 North, Range 9 West of the 5th P.M., Benton County, Iowa.

Real Estate Tax—Estimated

Taxes Payable 2013 - 2014: \$3,798
Net Taxable Acres: 155 Acres m/l
Tax per Net Tax. Ac.: \$24.50

FSA Data

Farm Number: 5280
Crop Acres: 153.7*
Corn Base: 69 Acres
Corn Direct/CC Yields: 123/154 Bu/Ac
Bean Base: 69 Acres
Bean Direct/CC Yields: 41/50 Bu/Ac

Measured Tillable Acres		153.7	Average CSR	80.6		
				Corn	Soybean	
Soil Label	Soil Name	CSR	Yield	Yield	Acres	
1119	Muscatine silty clay loam, benches,	100	221	60	5.82	
11B	Colo-Ely complex, 2 to 5 percent slopes	68	178	48	43.16	
133	Colo silty clay loam, 0 to 2 percent slopes	80	194	52	5.04	
178B	Waukee loam, 2 to 5 percent slopes	74	186	50	22.11	
377B	Dinsdale silty clay loam, 2 to 5 percent slopes	90	208	56	65.26	
377C	Dinsdale silty clay loam, 5 to 9 percent slopes	75	187	50	9.99	
428B	Ely silt loam, 2 to 5 percent slopes	88	205	55	1.51	
83B	Kenyon loam, 2 to 5 percent slopes	87	203	55	0.84	
83C2	Kenyon loam, 5 to 9 percent slopes	70	181	49	0.01	

*There are 7.7 acres cropland certified as grass.

Soil Types / Productivity

Primary soils are Dinsdale, Colo-Ely and Waukee. See soil map for detail.

- CSR: 80.6 per AgriData, Inc., 2013, based on FSA crop acres.

Easement

There is a short access easement in the northwest corner of this farm providing access to the south side of the creek.

Comments

This is a High Quality Benton County Farm located in a strong area!

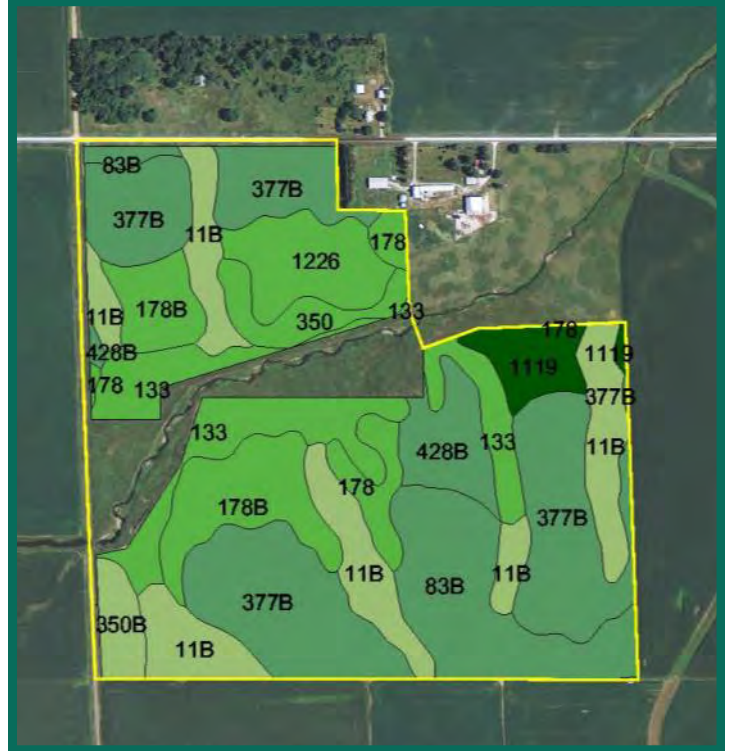


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Parcel #2: Aerial Photo and Soil Map



Property Information Parcel #2 - West 136 Acres

Location

From Atkins: 2 miles north on Highway W26 (32nd Avenue) and 2 miles west on 69th Street.

Legal Description

The NW 1/4 of Section 8, Township 83 North, Range 9 West of the 5th P.M., Benton County, Iowa, except the house and buildings.

Real Estate Tax—Estimated

Taxes Payable 2013 - 2014: \$3,247
Net Taxable Acres: 132.5 Acres
Tax per Net Tax. Ac.: \$24.50

FSA Data

Farm Number: 5280
Crop Acres: 120.1

Soil Label	Soil Name	CSR	812 Corn Yield	Soybean Yield	Acres
119	Muscataine silty clay loam, benches, 0 to 2 percent s	100	221	60	4.03
11B	Colo-Ely complex, 2 to 5 percent slopes	68	178	48	19.58
1226	Lawler loam, 24 to 40 inches to sand and gravel, 0 to	73	185	50	6.94
133	Colo silty clay loam, 0 to 2 percent slopes	80	194	52	14.49
178	Waukeel loam, 0 to 2 percent slopes	79	193	52	4.07
178B	Waukeel loam, 2 to 5 percent slopes	74	186	50	11.72
350	Waukegan silt loam, 0 to 2 percent slopes	73	185	50	3.50
350B	Waukegan silt loam, 2 to 5 percent slopes	68	178	48	2.59
377B	Dinsdale silty clay loam, 2 to 5 percent slopes	90	208	56	33.83
428B	Ely silt loam, 2 to 5 percent slopes	88	205	55	5.31
83B	Kenyon loam, 2 to 5 percent slopes	87	203	55	14.04

Corn Base: 54 Acres
Corn Direct/CC Yields: 123/154 Bu/Ac
Bean Base: 54 Acres
Bean Direct/CC Yields: 41/50 Bu/Ac

Soil Types / Productivity

Primary soils are Dinsdale, Colo-Ely and Kenyon. See soil map for detail.

- **CSR:** 81.2 per AgriData, Inc., 2013, based on FSA crop acres.

Comments

This is a High Quality Benton County farm with 120.1 acres cropland and 13 acres of well-maintained pasture.

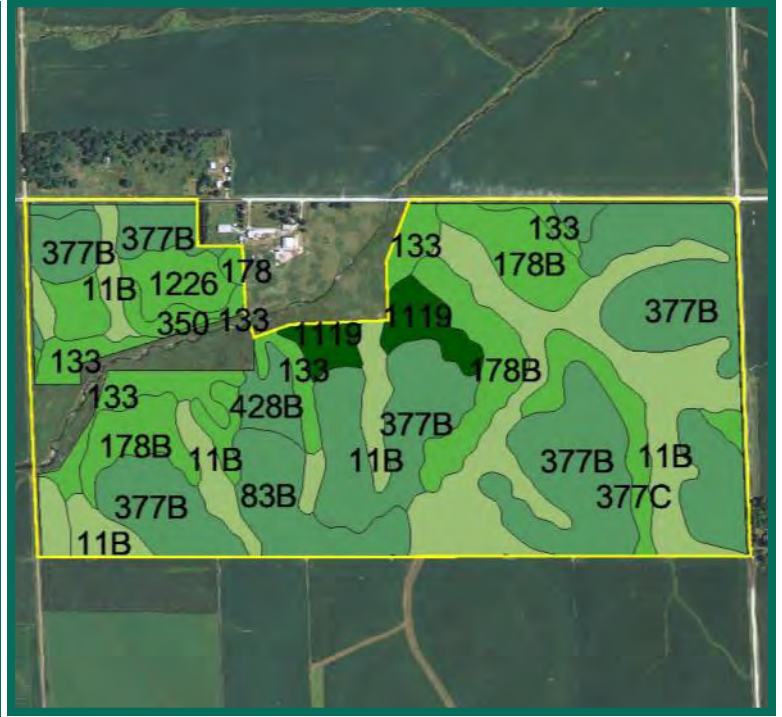


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Combination Parcel #1 & #2: Aerial Photo and Soil Map



Property Information Parcel #1 & #2 Combined - 295 Acres

Location

From Atkins: 2 miles north on Highway W26 (32nd Avenue) and 2 miles west on 69th Street.

Legal Description

The N 1/2 of Section 8, Except the house, buildings and 25 acres; all in Township 83 North, Range 9 West of the 5th P.M., Benton County, Iowa

Real Estate Tax

Taxes Payable 2013 - 2014: \$7,042

Net Taxable Acres: 287.54

Tax per Net Tax. Ac.: \$24.50

FSA Data

Farm Number: 5280

Crop Acres: 273.85*

Corn Base: 122.1 Acres

Corn Direct/CC Yields: 123/154 Bu/Ac

Bean Base: 121.6 Acres

Bean Direct/CC Yields: 41/50 Bu/Ac

Soil Label	Soil Name	CSR	Yield	Yield	Acres
Measured Tillable Acres	273.8	Average CSR	80.8		
			Corn	Soybean	
1119	Muscatine silty clay loam, benc	100	221	60	9.85
11B	Colo-Ely complex, 2 to 5 perc	68	178	48	62.74
1226	Lawler loam, 24 to 40 inches to	73	185	50	6.94
133	Colo silty clay loam, 0 to 2 perc	80	194	52	19.53
178	Waukee loam, 0 to 2 percent sl	79	193	52	4.07
178B	Waukee loam, 2 to 5 percent sl	74	186	50	33.83
350	Waukegan silt loam, 0 to 2 perc	73	185	50	3.50
350B	Waukegan silt loam, 2 to 5 perc	68	178	48	2.59
377B	Dinsdale silty clay loam, 2 to 5	90	208	56	99.09
377C	Dinsdale silty clay loam, 5 to 9	75	187	50	9.99
428B	Ely silt loam, 2 to 5 percent slo	88	205	55	6.82
83B	Kenyon loam, 2 to 5 percent slc	87	203	55	14.88
83C2	Kenyon loam, 5 to 9 percent slc	70	181	49	0.01

Oats Base: 7.0 Acres

Oat Direct/CC Yields: 66/47 Bu/Ac

*There are 7.7 acres of cropland currently being certified as grass.

Soil Types / Productivity

Primary soils are Dinsdale, Colo-Ely, Waukee and Colo. See soil map for detail.

- **CSR:** 80.8 per AgriData, Inc., 2013, based on FSA crop acres.
- **CSR:** 80.0 per County Assessor, based on net taxable acres.

Comments

This is a High Quality Benton County farm with good soils located in a strong area! Includes 273.8 acres of cropland and 13 acres of good pasture.

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295 Acres, Benton County, IA: Photos



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