



FARM REAL ESTATE AUCTION

***Whitmore Farm
184.3 Acres m/l
Jones County, IA***

***Sale held at:
Lawrence Community Center
600 East Main Street, Anamosa, IA 52205***

Auction Date: August 28, 2013 at 10:00 A.M.

<i>FARM LOCATION:</i>	<i>From Anamosa:</i> 4 miles east on Highway 64, and 2 miles south on 160 th Avenue.	
<i>LEGAL DESCRIPTION:</i>	The S ½ of the SE ¼ of Section 21, the E ½ of the NE 1/4 , except the house and buildings in Section 28, and that part of the N ½ of the SW ¼ of Section 27; all in Township 84 North, Range 3 West of the 5 th P.M., Jones County, Iowa.	
<i>FSA INFORMATION:</i>	Farm #2748	
	Cropland	177.3 Acres
	Corn Base	154.5 Acres
	Direct and Counter Cyclical Corn Yield	125/125 Bushels/Acre
	Soybean Base	21.6 Acres
	Direct and Counter Cyclical Soybean Yield	44/44 Bushels/Acre
	This farm is classified as Non Highly Erodible Land (NHEL).	
<i>AVERAGE CSR:*</i>	ArcView Software indicates a CSR of 77.7 on the cropland acres. The Jones County Assessor indicates an average CSR of 77.23 on the entire farm.	
<i>REAL ESTATE TAXES:</i>	2012 – 2013, payable 2013 – 2014 – \$5,030.00 – net - \$28.34 per acre. There are 177.51 taxable acres according to the recent survey.	
<i>POSSESSION:</i>	At closing, subject to the 2013 Cash Rent Lease. Full possession will be March 1, 2014. The tenant will be baling cornstalk bales after harvest.	
<i>DATE OF CLOSING:</i>	November 1, 2013.	

The information gathered for this brochure is from sources deemed reliable, but cannot be guaranteed by Hertz Real Estate Services or its staff. All acres are considered more or less.

METHOD OF SALE: These properties will be offered separately as Parcel #1, consisting of 22.5 acres and Parcel #2, consisting of 79.1 acres and Parcel #3, consisting of 82.7 acres. The parcels will then be combined and offered as one parcel of 184.3 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.

TERMS: High bidder to pay 10% of the purchase price to the Agent's real estate trust account on August 28, 2013. Buyer will sign a Real Estate Sales Agreement providing full cash settlement on or before November 1, 2013. Real Estate taxes will be prorated to closing. Successful bidders are purchasing with no financing contingencies and must be prepared for cash settlement of their purchase on November 1, 2013. Final settlement and payment of the balance of the purchase price to be by cashier's check or wire transfer. Seller reserves the right to reject any and all bids.

ANNOUNCEMENTS: Property information provided herein was obtained from sources deemed reliable, but the Auctioneer makes no guarantees as to its accuracy. All prospective bidders are urged to fully inspect the property and its condition, and to rely on their own conclusions. The property is being sold "As Is – Where Is" and the Buyers are purchasing subject to any easements or restrictions of record. Any announcements made the auction day by the Auctioneer will take precedence over any previous printed material or oral statements. Bidding increments are solely at the discretion of the Auctioneer. All acreage figures are based on information currently available, but they are not guaranteed.

AGENCY: Hertz Real Estate Services/Hertz Farm Management, Inc. and their representatives are Agents of the Seller.

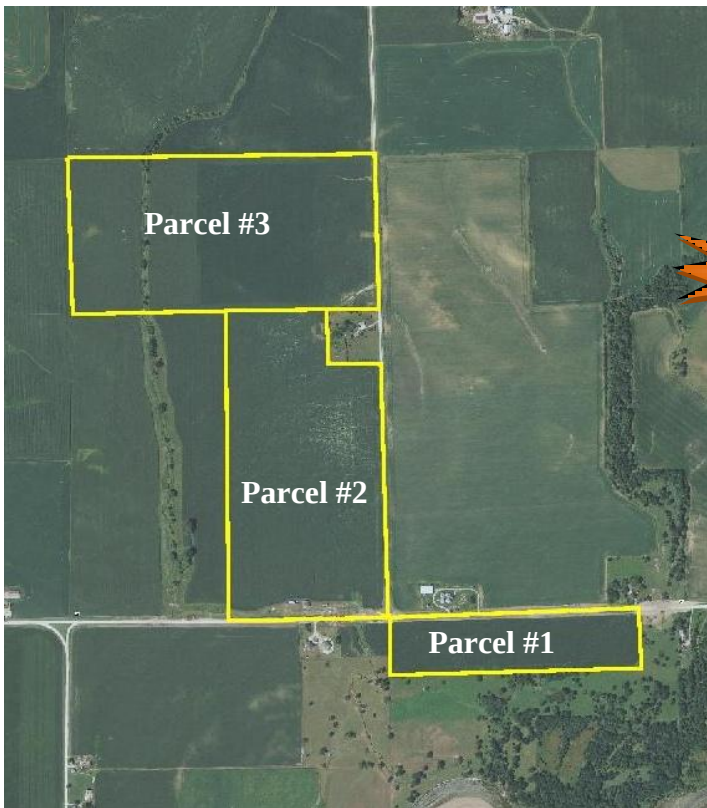
SELLERS: James H. Whitmore Trust.

BROKER'S COMMENTS: High quality Jones County farms located in a strong area!

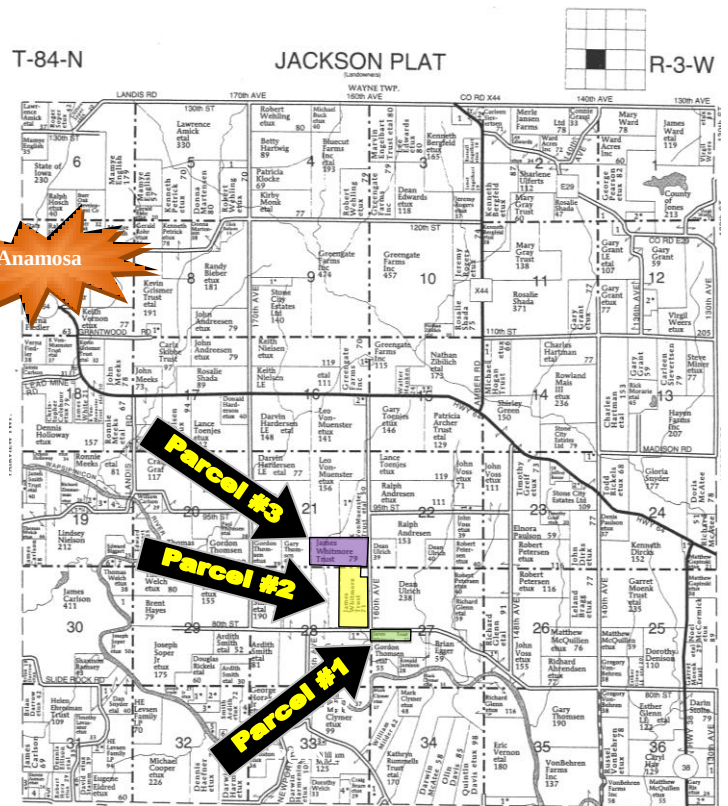


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Aerial Map



Plat Map



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CSR: Calculated using ArcView 3.2 software

*CSR is an index of soil productivity with a range from 5 to 100, the higher the index, the more productive the soil.



Measured Tillable Acres		177.3	Average CSR		77.7		
Soil Label	Soil Name	CSR	Corn Yield	Soybean Yield	Acres		
119B	Muscatine silt loam, 1 to 4 perce	95	212	57	2.79		
11B	Colo-Ely silty clay loams, 2 to 5 p	68	176	48	14.16		
1291	Atterberry silt loam, benches, 0 to	95	212	57	2.12		
129B	Arenzville-Chaseburg silt loams,	63	169	46	0.21		
142	Chaseburg silt loam, 0 to 2 perce	83	196	53	1.94		
143B	Brady sandy loam, 1 to 4 percent	55	158	43	0.61		
162B	Downs silt loam, 2 to 5 percent s	90	206	56	1.55		
171C2	Bassett loam, 5 to 9 percent slop	63	169	46	4.52		
198B	Floyd loam, 1 to 4 percent slope:	75	185	50	22.21		
290	Dells silt loam, 0 to 2 percent slo	74	184	50	10.70		
291B	Atterberry silt loam, 1 to 4 perce	90	206	56	4.34		
293C	Chelsea-Lamont-Fayette comple	41	139	38	4.57		
293D	Chelsea-Lamont-Fayette comple	31	126	34	6.77		
320	Arenzville silt loam, 0 to 2 perce	83	196	53	4.49		
377B	Dinsdale silt loam, 2 to 5 percent	90	206	56	7.07		
41B	Sparta loamy fine sand, 1 to 5 pe	40	138	37	2.30		
428B	Ely silty clay loam, 2 to 5 percent	88	203	55	2.25		
480C	Orwood silt loam, 5 to 9 percent	65	172	46			
489	Ossian silt loam, 0 to 2 percent s	85	199	54	23.61		
5010	Pits, sand and gravel				1.04		
771C	Waubeek silt loam, 5 to 9 perce	70	179	48	0.57		
933	Sawmill silty clay loam, 0 to 2 pe	80	192	52	35.14		
976	Raddle silt loam, 0 to 2 percent s	95	212	57	21.84		
981B	Worthen silt loam, 2 to 5 percent	90	206	56	3.34		

WE ARE PLEASED TO OFFER THESE SERVICES

APPRAISALS ✱ REAL ESTATE SALES ✱ FARM MANAGEMENT

FOR MORE INFORMATION EMAIL: **TROY R. LOUWAGIE, ALC** AT TROYL@HERTZ.AG

(LICENSED REAL ESTATE BROKER IN THE STATE OF IOWA AND ILLINOIS)

MT. VERNON OFFICE: 102 PALISADES ROAD ✱ MT. VERNON IA ✱ 52314 ✱ PHONE: 319-895-8858 ✱ WWW.HERTZ.AG ✱

(REID #: 010-1415-1)

Parcel #1

22.5 Acres m/l
Jones County, Iowa

LEGAL DESCRIPTION: That part of the N ½ of the SW ¼ of Section 27, Township 84 North, Range 3 West of the 5th P.M., Jones County, Iowa.

TAXES: 2012 – 2013, payable 2013 – 2014 – \$718.00 - net - \$35.69 per taxable acre. There are 20.12 taxable acres.

FSA INFORMATION: Farm #2748

Cropland	23.0 Acres
Corn Base	19.4 Acres
Direct and Counter Cyclical Corn Yield	125/125 Bushels/Acre
Soybean Base	3.6 Acres
Direct and Counter Cyclical Soybean Yield	44/44 Bushels/Acre

AVERAGE CSR:* ArcView Software indicates an average CSR of 94.0 on the cropland acres. The Jones County Assessor indicates a CSR of 92.27 on the entire farm.

POSSESSION: At closing, subject to the 2013 Cash Rent Lease.

BUILDINGS: None.

BROKER'S COMMENTS: This is a High Quality Jones County farm with excellent soils located in a strong area!



*CSR is an index of soil productivity with a range from 5 to 100, the higher the index, the more productive the soil. All acres are more or less.

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Parcel #2

79.1 Acres m/l
Jones County, Iowa

LEGAL DESCRIPTION: The E ½ of the NE ¼ , except the house and buildings in Section 28, Township 84 North, Range 3 West of the 5th P.M., Jones County, Iowa.

TAXES: 2012 – 2013, payable 2013 – 2014 – \$2,150.00 - net - \$28.40 per taxable acre. There are 75.7 taxable acres.

FSA INFORMATION:

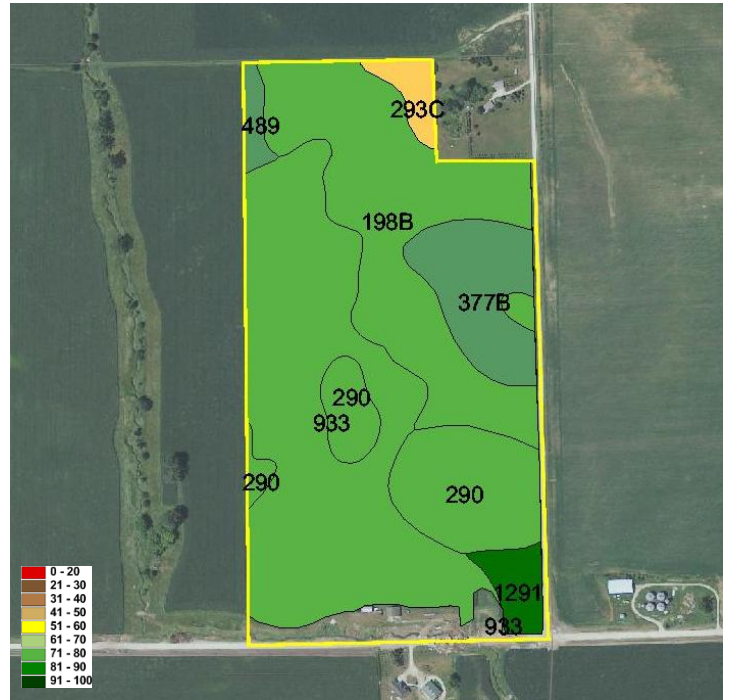
Farm #2748	
Cropland	73.9 Acres
Corn Base	69.8 Acres
Direct and Counter Cyclical Corn Yield	125/125 Bushels/Acre
Soybean Base	2.90 Acres
Direct and Counter Cyclical Soybean Yield	44/44 Bushels/Acre

AVERAGE CSR:* ArcView Software indicates an average CSR of 78.3 on the cropland acres. The Jones County Assessor indicates a CSR of 78.17 on the entire farm.

OUTBUILDINGS: There are a few older livestock buildings on the south end of this farm.

POSSESSION: At closing, subject to the 2013 Cash Rent Lease.

BROKER'S COMMENTS: This is a High Quality Jones County farm that lays nice with good eye appeal!



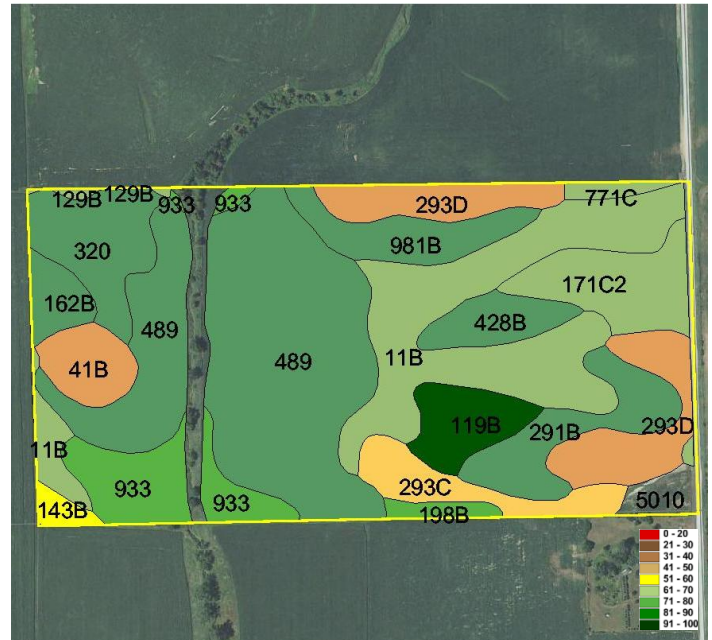
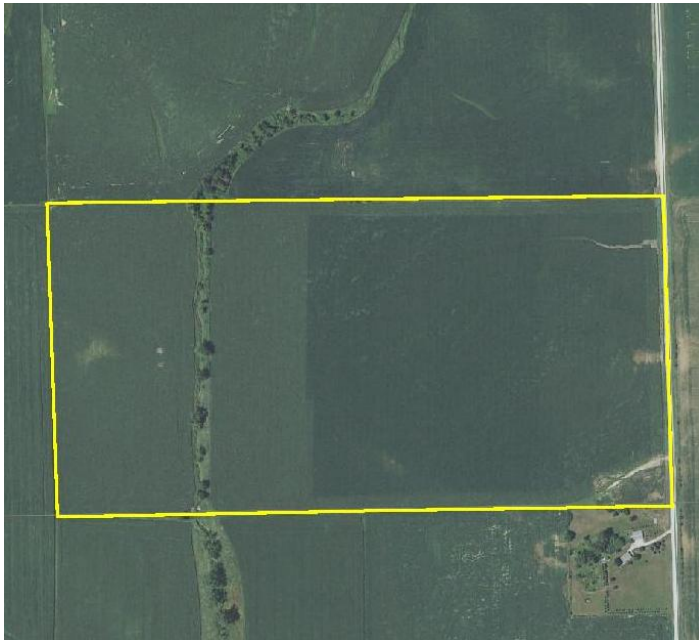
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Parcel #3

82.7 Acres m/l
Jones County, Iowa

LEGAL DESCRIPTION:	The S ½ of the SE ¼ of Section 21, Township 84 North, Range 3 West of the 5 th P.M., Jones County, Iowa.														
TAXES:	2012 – 2013, payable 2013 – 2014 – \$2,162.00 - net - \$26.47 per taxable acre. There are 81.69 taxable acres.														
FSA INFORMATION:	<table><tr><td>Farm #2748</td><td></td></tr><tr><td>Cropland</td><td>80.1 Acres</td></tr><tr><td>Corn Base</td><td>65.3 Acres</td></tr><tr><td>Direct and Counter Cyclical Corn Yield</td><td>125/125 Bushels/Acre</td></tr><tr><td>Soybean Base</td><td>14.8 Acres</td></tr><tr><td>Direct and Counter Cyclical Soybean Yield</td><td>44/44 Bushels/Acre</td></tr></table>			Farm #2748		Cropland	80.1 Acres	Corn Base	65.3 Acres	Direct and Counter Cyclical Corn Yield	125/125 Bushels/Acre	Soybean Base	14.8 Acres	Direct and Counter Cyclical Soybean Yield	44/44 Bushels/Acre
Farm #2748															
Cropland	80.1 Acres														
Corn Base	65.3 Acres														
Direct and Counter Cyclical Corn Yield	125/125 Bushels/Acre														
Soybean Base	14.8 Acres														
Direct and Counter Cyclical Soybean Yield	44/44 Bushels/Acre														
AVERAGE CSR:*	ArcView Software indicates an average CSR of 72.3 on the cropland acres. The Jones County Assessor indicates a CSR of 72.46 on the entire farm.														
POSSESSION:	At closing, subject to the 2013 Cash Rent Lease.														
PIPELINE:	There is a pipeline crossing through this farm.														
BROKER'S COMMENTS:	This is a Good Quality Jones County farm that lays nice!														



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