



Date: Wed., Sept. 25, 2013

Time: 10:00 a.m.

Auction Site:

Guthrie Center Activity Center

Address:

209 State St.

Guthrie Center, IA 50115

Property Information

Location

9 miles west of Guthrie Center on Hwy. 44, then 1 mile north on Dogwood Ave.

Legal Description

SE¼ Section 33 and SW¼ Section 34, all in Township 80 North, Range 33 West of the 5th p.m. (Union Twp.)

Real Estate Tax

Taxes Payable 2013-2014: \$4,660

Net Taxable Acres: 316

Tax per Net Tax. Ac.: \$14.75

School District

Guthrie Center

FSA Data

Farm Number 1503, Tract 313

Crop Acres: 286.52 HEL (includes approx. 42 acres currently in pasture)

Corn Base: 139.3 Ac.

Corn Direct/CC Yields: 99/99 Bu.

Bean Base: 99.6 Ac.

Bean Direct/CC Yields: 31/31 Bu.

Buildings/Improvements

24' Grain bin

Drainage

Natural, plus tile in terraces

Soil Types / Productivity

Primary soils are Sharpsburg, Colo-Judson and Shelby. See soil map for detail.

- **CSR:** 54.21 per County Assessor, based on net taxable acres.
- **CSR:** 58.9 per AgriData, Inc., 2012, based on FSA crop acres.

Land Description

Gently sloping to steep

Comments

Conservation system is being actively applied.



Marv Huntrods, ALC

Licensed Real Estate Salesperson in IA, MN, NE & SD
415 S. 11th St., PO Box 500
Nevada, IA 50201-0500

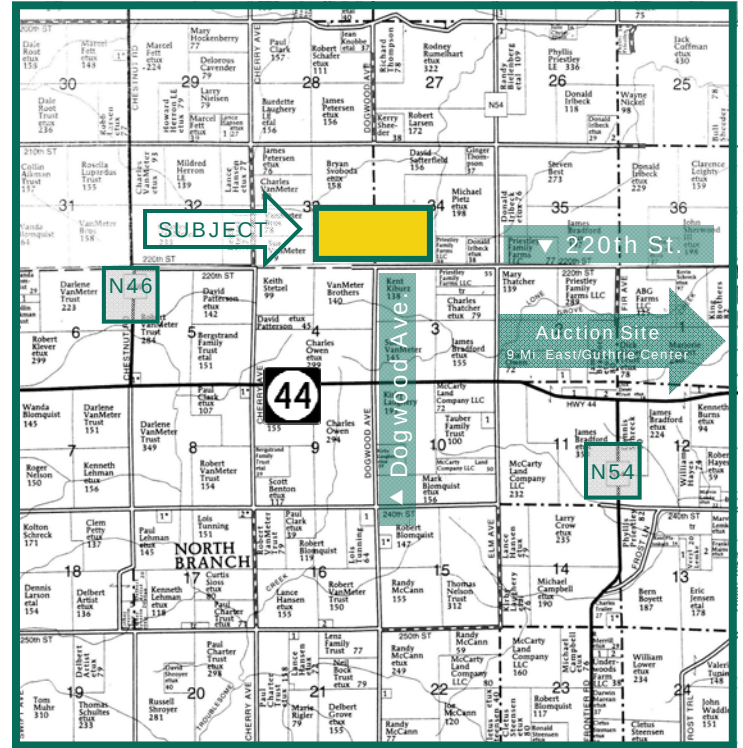
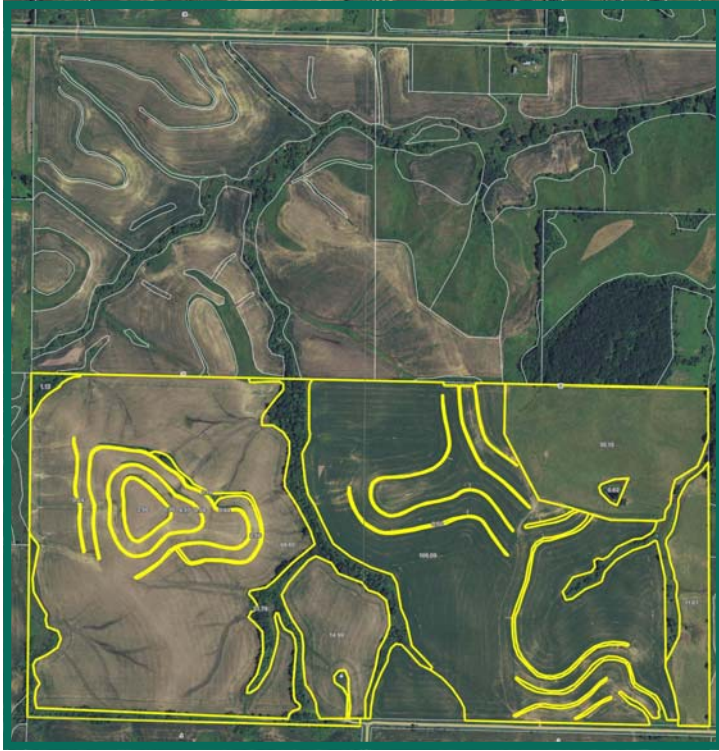
515-382-1500 or

800-593-5263

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Aerial Photo and Map



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

Auction Information

Method of Sale

- Property will be sold as a single tract of land.
- Bidding will be by \$/acre x 320 acres
- Seller reserves the right to refuse any and all bids

Seller

William K. Layland Trust,
Bank of America, N.A. Trustee

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 25, 2013. Final settlement will require certified check or wire transfer. Closing and possession will occur October 25, 2013, subject to the existing lease which expires March 1, 2014. Taxes will be prorated to October 25, 2013.

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

Field borders provided by Farm Service Agency as of 5/21/2008.
Soils data provided by USDA and NRCS.

State: Iowa
County: Guthrie
Location: 34-80N-33W
Township: Union
Acres: 286.52
Date: 8/26/2013

Maps provided by:

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Code	Soil Description	Acres	Percent of field	CSR Legend	Non-Irr Class	CSR*
370D2	Sharpsburg silty clay loam, 9 to 14 percent slopes, moderately eroded	109.17	38.1%		IIIe	57
11B	Colo-Judson complex, 2 to 5 percent slopes	44.97	15.7%		IIe	68
370C2	Sharpsburg silty clay loam, 5 to 9 percent slopes, moderately eroded	42.61	14.9%		IIIe	67
370C	Sharpsburg silty clay loam, 5 to 9 percent slopes	29.66	10.4%		IIIe	72
24D2	Shelby loam, 9 to 14 percent slopes, moderately eroded	20.33	7.1%		IIIe	48
179E2	Gara loam, 14 to 18 percent slopes, moderately eroded	12.26	4.3%		VIe	33
179F2	Gara loam, 18 to 25 percent slopes, moderately eroded	5.55	1.9%		VIIe	13
24E2	Shelby loam, 14 to 18 percent slopes, moderately eroded	4.63	1.6%		IVe	38
76D2	Ladoga silt loam, 9 to 14 percent slopes, moderately eroded	4.63	1.6%		IIIe	52
8C	Judson silty clay loam, 5 to 9 percent slopes	4.57	1.6%		IIIe	67
370D	Sharpsburg silty clay loam, 9 to 14 percent slopes	3.64	1.3%		IIIe	62
24C2	Shelby loam, 5 to 9 percent slopes, moderately eroded	3.25	1.1%		IIIe	58
201B	Olmitz-Colo complex, channeled, 2 to 7 percent slopes	1.25	0.4%		IIw	5
Weighted Average						58.9

**IA is currently updating the CSR values for each county to CSR2. Note: ALL soils information on this page is dated 1/21/2012

*CSR ratings will be available for a limited time to aid in the transition to CSR2.

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