

FARM REAL ESTATE AUCTION

158.25 Gross Acres, m/I - Howard County, Iowa

Thursday, September 12, 2013 at 2:00 P.M.

Sale held at Riceville Community Center

119 W. Main St., Riceville, IA 50466

LOCATION: Go 3 miles S of Chester, IA on V-26 to Jct. with A-23, go 3.5 mile W then .5 mile S on Garden Ave. Farm is on E side of Garden Ave.

LEGAL DESCRIPTION: SW1/4 Section 31, Township 100 North, Range 13 West of the 5th P.M., Chester Township, Howard County, Iowa.

METHOD OF SALE:

- Parcel will be sold as single tract of land.
- Seller reserves the right to refuse any and all bids.

SELLER: Walter E. Kriens Trust and Orpha M. Kriens Estate

AGENCY: Hertz Farm Management, Inc. and their representatives are agents of the Seller.

SOIL TYPES & PRODUCTIVITY: Primary soils are Clyde, Protivin, Readlyn, Floyd, Kenyon, and Oran. See soil map on back for details.

- **CSR:** 73.1 per County Assessor on 153.8 net taxable acres
- **CSR:** 73.0 per AgriData, Inc. 2012 on 154.1 crop acres

LAND DESCRIPTION: Topography is level to gently sloping.

DRAINAGE: Some tile drainage is present.

BUILDINGS/IMPROVEMENTS: None

WATER/WELL INFORMATION: None

REAL ESTATE TAXES:

Taxes Payable 2013-2014: \$3,086.00

Taxable Acres: 153.8

Tax per Acre: \$20.07

FSA DATA:

Farm Number: 283 Tract Number: 496

Crop Acres: 154.1

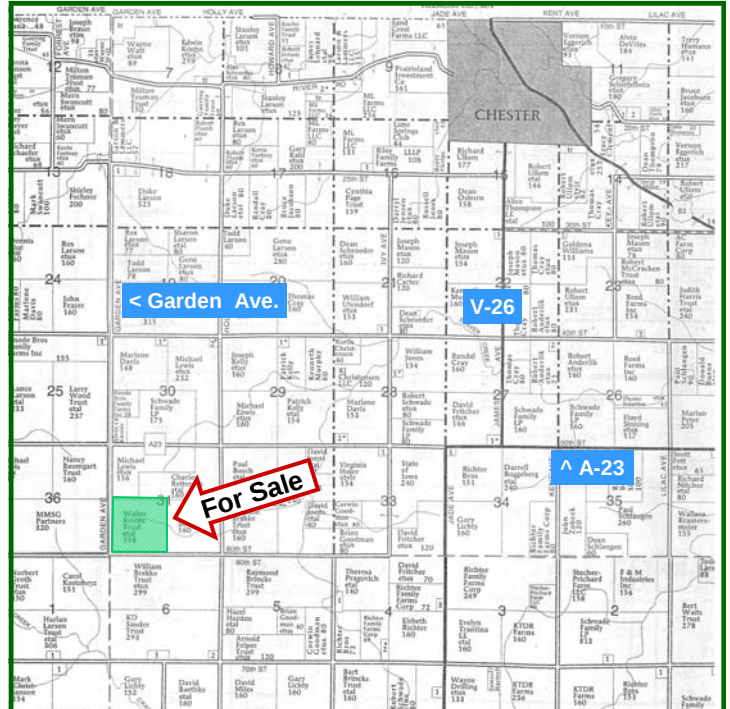
Base/Yields (estimated)	Direct	Counter-Cyclical
Corn Base: 150.7 ac.	106 bu./ac.	106 bu./ac.
Bean Base: 3.4 ac.	(no data available)	

2013 CASH RENT LEASE:

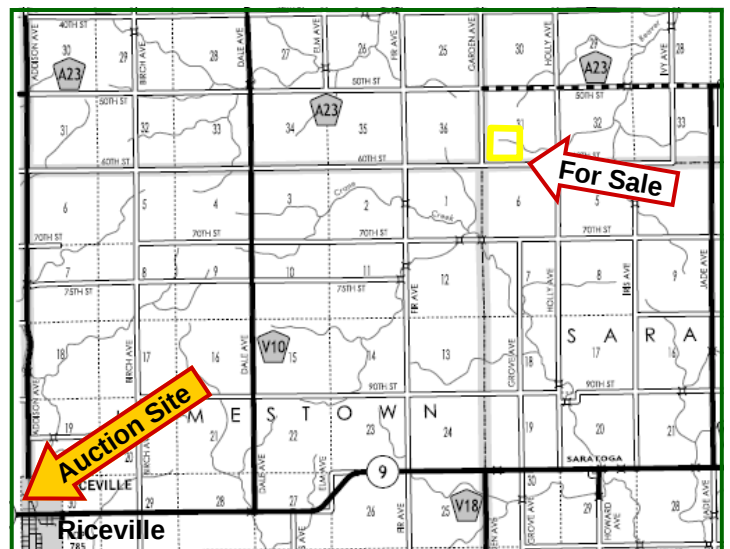
Farm sells subject to the 2013 cash rent lease which the Seller has terminated effective March 1, 2014. Seller will receive 100% of 2013 cash rent.

TERMS AND 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 22, 2013. Final settlement will require certified check or wire transfer. Closing will occur October 22, 2013, subject to 2013 cash rent lease. Buyer to receive possession after 2013 crops are harvested. 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 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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For additional information, contact Sterling C. Young, AFM
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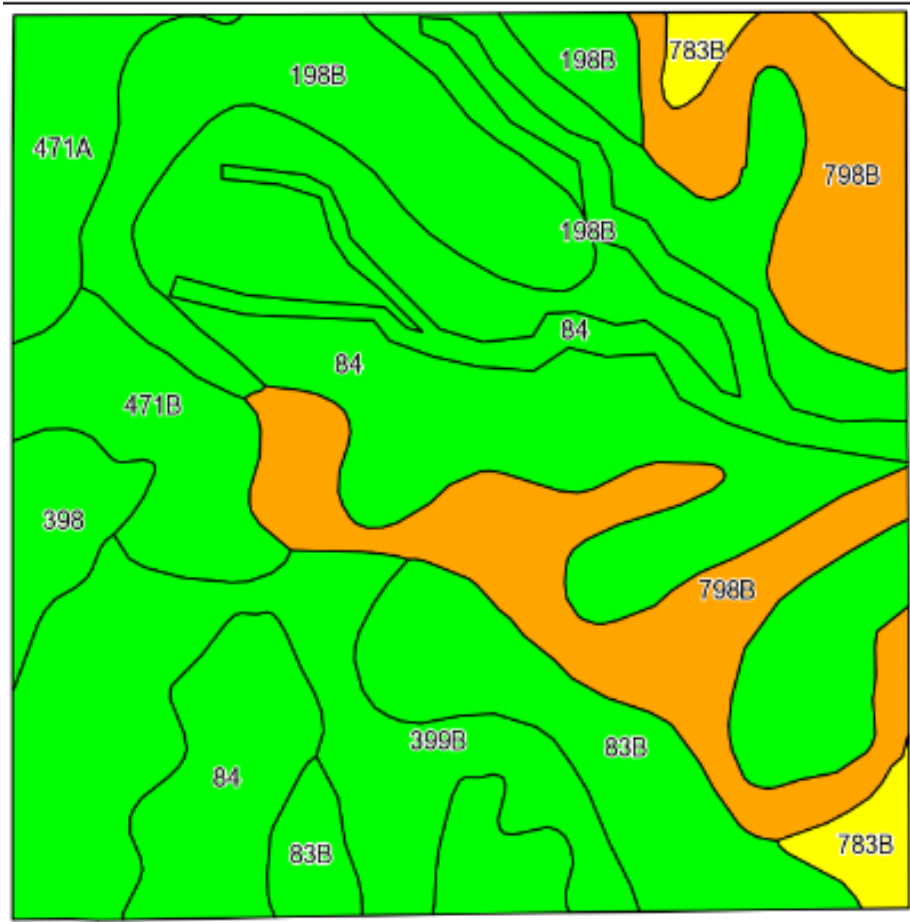
The information in this brochure is from sources deemed to be reliable but it cannot be guaranteed by Hertz Farm Management, Inc. or its staff.



AERIAL PHOTO & SOIL MAP



Maps provided by:
surety
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Symbol	Soil Type	Acres	CSR
84	Clyde silty clay loam	58.5	73
798B	Protivin loam, 1 to 4 percent slopes	26.4	55
399B	Readlyn loam, 2 to 5 percent slopes	19.9	83
198B	Floyd loam, 1 to 4 percent slopes	15.8	78
83B	Kenyon loam, 2 to 5 percent slopes	12.7	83
471B	Oran loam, 2 to 5 percent slopes	7.8	78
471A	Oran loam, 0 to 2 percent slopes	5.6	83
783B	Cresco loam, 2 to 5 percent slopes	3.8	65
398	Tripoli silty clay loam	3.6	78
Total		154.1	73.0

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