



FARM REAL ESTATE AUCTION

**Burris Farm
84 Acres m/l
Johnson County, Iowa**

**Sale held at:
Solon Public Library
320 West Main Street, Solon, IA 52333**

**Auction Date:
September 5, 2013 at 10:00 A.M.**

- DIRECTIONS:*** From Solon: 6 miles east on 180th Street and ¼ mile south on St. Bridget's Road.
- LEGAL DESCRIPTION:*** The W ½ of the NW ¼ of Section 25 and that part of the South portion of the SE ¼ of the SW ¼ of Section 24; all located in Township 81 North, Range 5 West of the 5th P.M., Johnson County, Iowa.
- TAXES:*** 2012-2013, payable 2013-2014 – Estimated \$1,680– net - \$20.00 per taxable acre. There are 84 estimated taxable acres.
- FSA INFORMATION:***
- | | | |
|---|-------------|------------------|
| Farm #2452 | Tract #2005 | <u>Estimated</u> |
| Cropland | | 81.7 Acres |
| Corn Base | | 73.9 Acres |
| Direct and Counter Cyclical Corn Yield | | 113/113 Bu/Ac |
| Soybean Base | | 2.0 Acres |
| Direct and Counter Cyclical Soybean Yield | | 27/27 Bu/Ac |
- This farm is classified as Highly Erodible Land (HEL)
- AVERAGE CSR:**** ArcView Software indicates a CSR of 67.2 on the cropland acres. The Johnson County Assessor indicates an average CSR of 67.09 on the entire farm.
- SCHOOL DISTRICT:*** Solon Community School District.
- BUILDINGS:*** None.
- POSSESSION:*** At closing, subject to the 2013 Cash Rent Lease.

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

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.

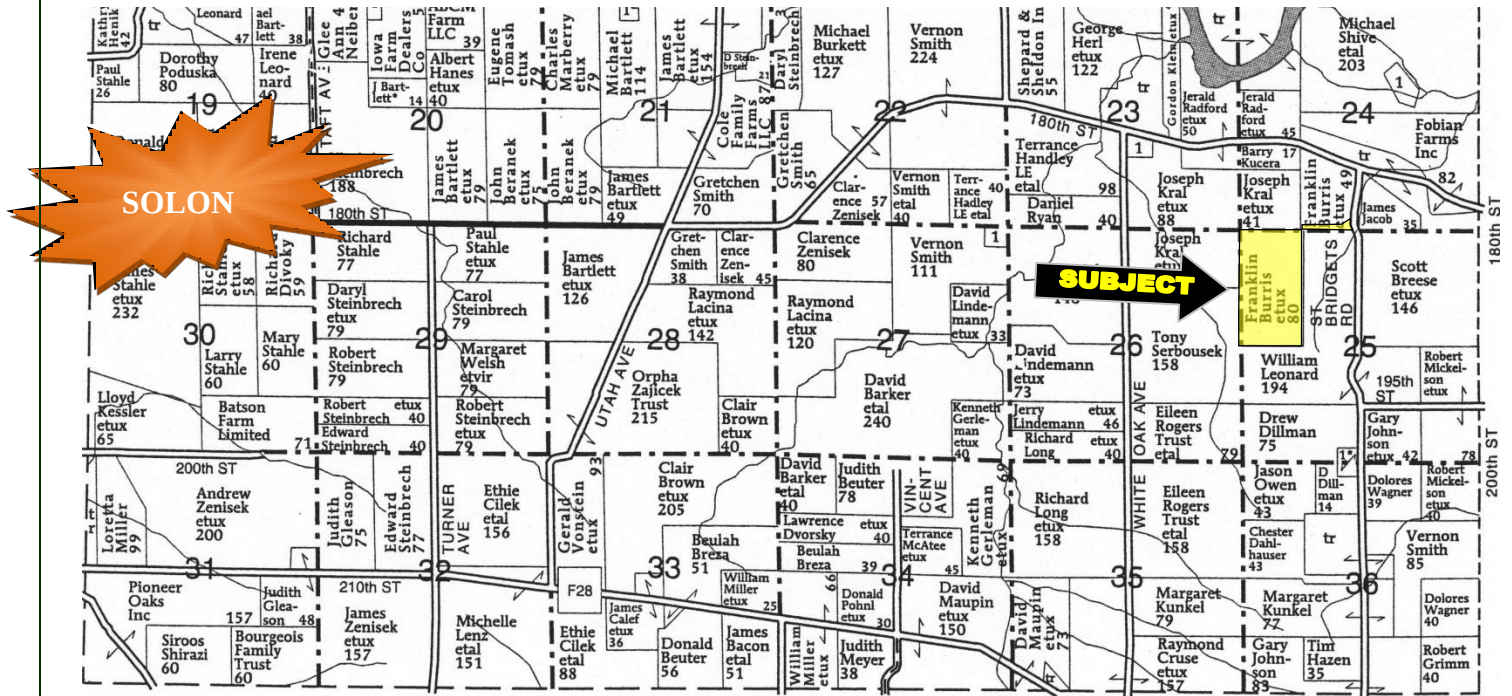
DATE OF CLOSING:	October 11, 2013
METHOD OF SALE:	This property will be offered at public auction as one parcel containing 84 acres. The bids will be dollars per acre and will be multiplied by 84 acres to determine the total sales price.
TERMS:	High bidder to pay 10% of the purchase price to the Agent's real estate trust account on September 5, 2013. Buyer will sign a Real Estate Sales Agreement providing full cash settlement on or before October 11, 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 October 11, 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:	Franklin J. Burris and Janet Dickey-Burris.
BROKER'S COMMENTS:	This is a good quality Johnson County farm with good soils located in a strong area!

PHOTOS



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Plat Map
Cedar Township
Johnson County, Iowa
T81N-R5W



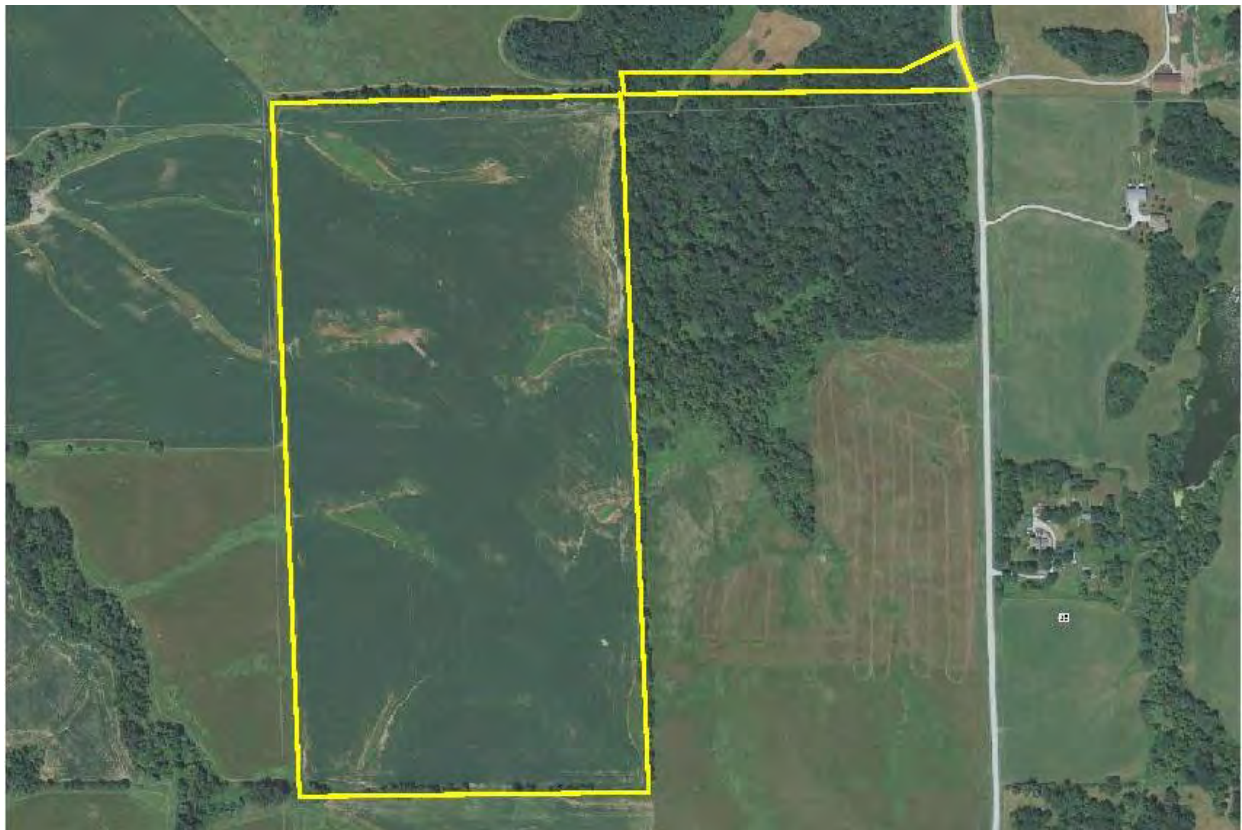
GIS MAP



Hertz
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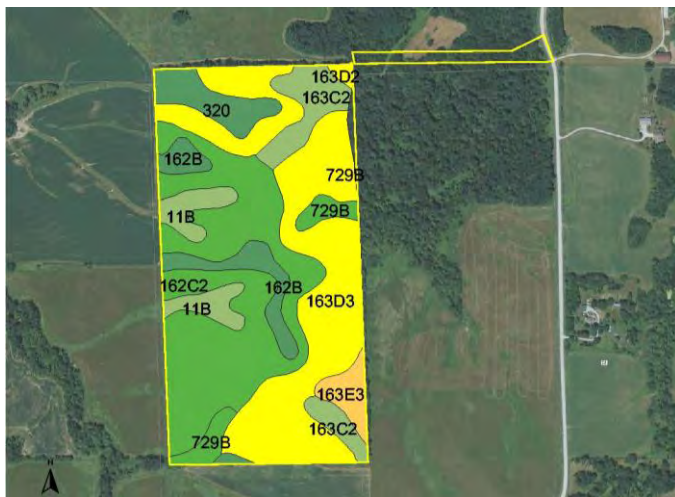
AERIAL MAP



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.

CSR MAP



Measured Tillable Acres		81.7	Average CSR		67.2	Soybean		Yield	Acres	
Soil Label	Soil Name	CSR								
11B	Colo-Ely complex, 2 to 5 percent slope	70			177		48		4.33	
162B	Downs silt loam, 2 to 5 percent slope	90			204		55		4.85	
162C2	Downs silt loam, 5 to 9 percent slope	73			181		49		27.60	
163C2	Fayette silt loam, 5 to 9 percent slope	68			174		47		6.07	
163D2	Fayette silt loam, 9 to 14 percent slope	58			160		43		6.41	
163D3	Fayette silty clay loam, 9 to 14 percent slope	55			156		42		22.84	
163E3	Fayette silty clay loam, 14 to 18 percent slope	45			143		39		2.32	
320	Arenzville silt loam, 0 to 2 percent slope	83			194		52		4.11	
428B	Ely silt loam, 2 to 5 percent slope	88			201		54		0.33	
729B	Nodaway-Arenzville silt loams, 1 to 4 percent slope	77			186		50		2.86	



WE ARE PLEASED TO OFFER THESE SERVICES

APPRAISALS ✦ REAL ESTATE SALES ✦ FARM MANAGEMENT

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

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