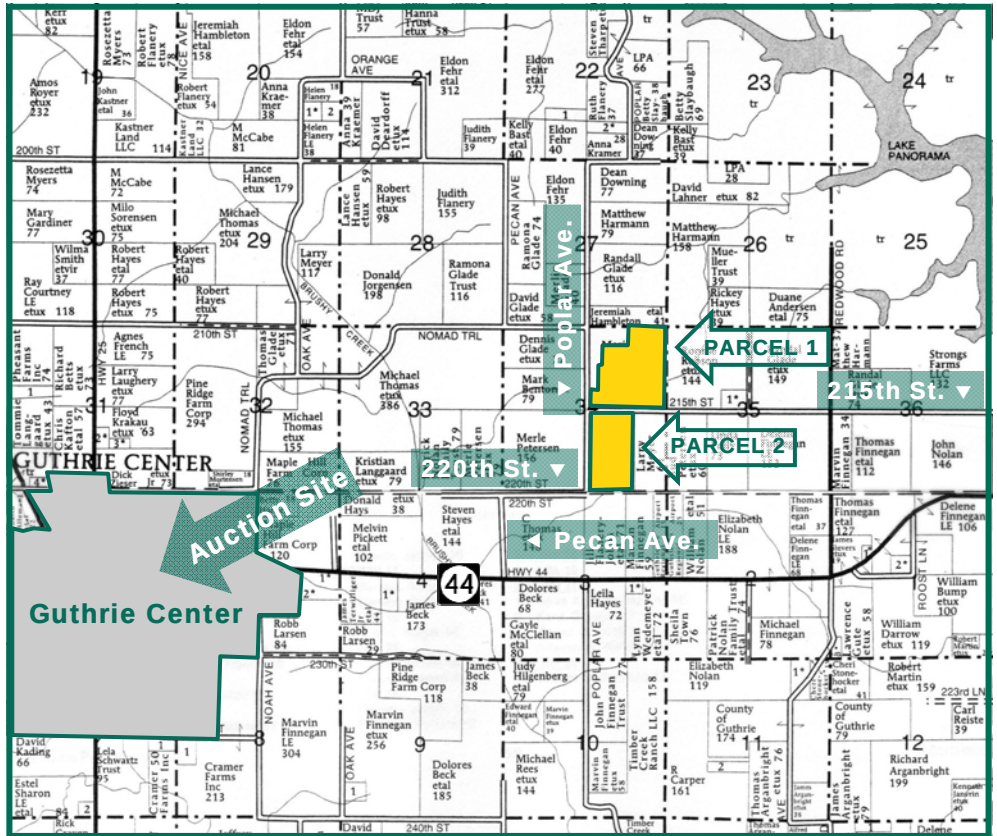


LAND AUCTION

209 Acres, m/l
In 2 Parcels
Guthrie
County, IA



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

Date: Thurs., Sept. 5, 2013

Time: 2:00 p.m.

Auction Site:

Guthrie Center Activity Center

Address:

209 State Street

Guthrie Center, IA 50115

Auction Information

Method of Sale

- Parcels will be offered individually and will NOT be combined.
- Bidding will be by \$/Acre.
- Seller reserves the right to refuse any and all bids.

Seller

Marjorie Gibson Revocable Trust

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 10, 2013. Final settlement will require certified check or wire transfer. Closing and possession will occur October 10, 2013, subject to the existing lease which expires March 1, 2014. Taxes will be prorated to October 10, 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.

Marv Huntrods

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

515-382-1500 or 800-593-5263
 MarvH@Hertz.ag

www.Hertz.ag

REID: 000-3281

Aerial Photo

Property Information Parcel 1 - 129 Acres, m/l Location

1 1/2 miles east of Guthrie Center on Hwy. 44; north 1/2 mile on Pecan Ave.; east 1/2 mile on 220th St. and 1/2 mile north on Poplar Ave. Property lies northeast of the Poplar Ave./215th St. Intersection.

Legal Description

NE¼, Except Parcel "A" in Section 34, Township 80 North, Range 31 West of the 5th p.m. (Victory Twp.)

Real Estate Tax

Taxes Payable 2013-2014: \$2,092
Net Taxable Acres: 126.43
Tax per Net Tax. Ac.: \$16.55

Soil Types / Productivity

Primary soils are Sharpsburg and Shelby-Adair. See soil map for detail.

- **CSR:** 59.15 per County Assessor, based on net taxable acres.
- **CSR:** 60.9 per AgriData, Inc., 2012, based on FSA crop acres

FSA Data

Farm Number 5349, Tracts 10318 & 11338

Crop Acres: 110.66 HEL

Corn Base*: 82.9 Ac.

Corn Direct/CC Yields*: 103/107 Bu.

Bean Base*: 82.7 Ac.

Bean Direct/CC Yields*: 32/38 Bu.

Oat Base*: 1.8 Ac.

Oat Direct/CC Yields*: 57/50 Bu.

**Bases and Yields based on combined acres. FSA will determine final base acres.*

Land Description

Gently sloping to steep

Buildings/Improvements

None

Drainage

Natural, plus tile. No maps available.



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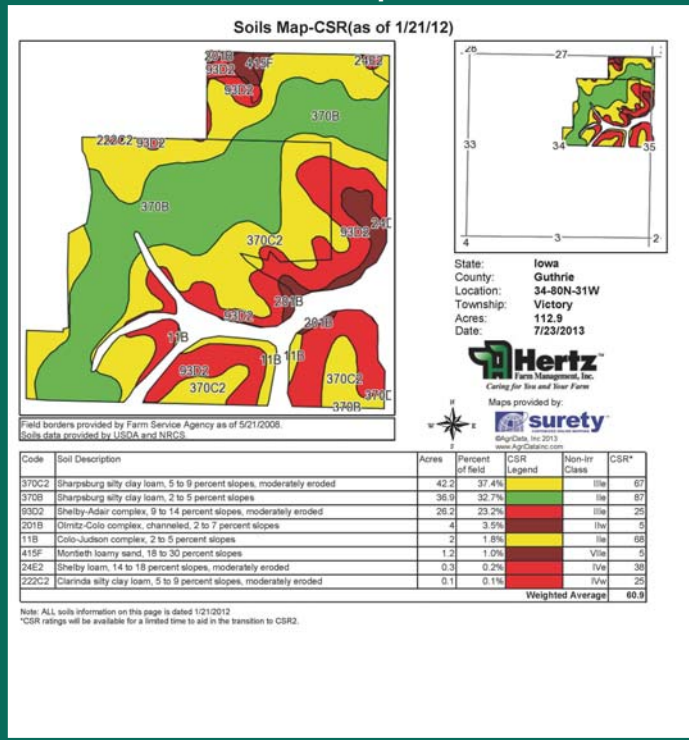
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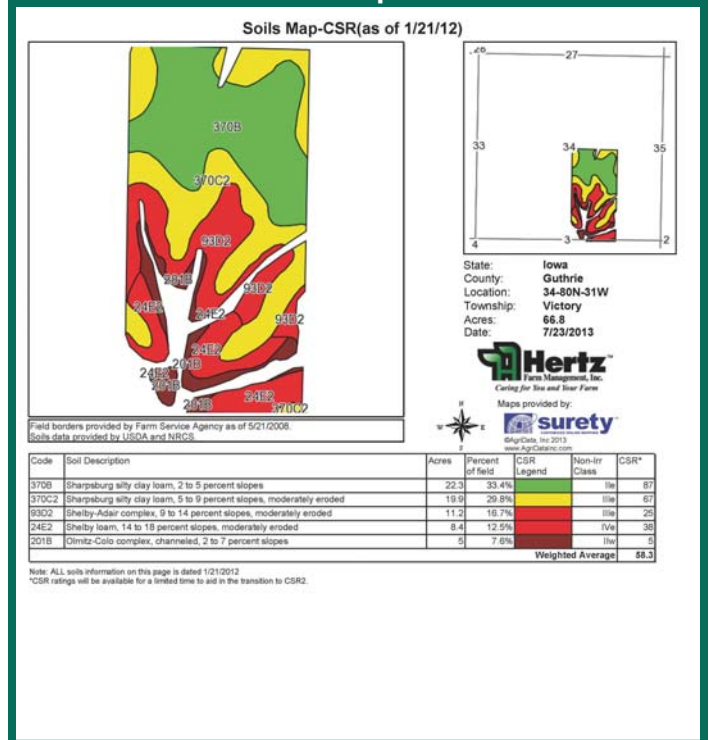
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Soil Maps

Parcel 1 - 112.9 Crop Ac. - 60.9 CSR



Parcel 2 - 66.8 Crop Ac. - 58.3 CSR



Property Information Parcel 2 - 80 Acres, m/l Location

1 1/2 miles east of Guthrie Center on Hwy. 44; north 1/2 mile on Pecan Ave.; east 1/2 mile on 220th St. and 1/2 mile north on Poplar Ave. Property lies southeast of the Poplar Ave./215th St. Intersection.

Legal Description

W½ SE¼ Section 34, Township 80 North, Range 31 West of the 5th p.m. (Victory Twp.)

Real Estate Tax

Taxes Payable 2013-2014: \$1,188
Net Taxable Acres: 77.03
Tax per Net Tax. Ac.: \$15.42

Soil Types / Productivity

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

- **CSR:** 54.77 per County Assessor, based on net taxable acres.
- **CSR:** 58.3 per AgriData, Inc., 2012, based on FSA crop acres.

FSA Data

Farm Number 5349, Tract 10318
Crop Acres: 66.79 HEL
Corn Base*: 82.9 Ac.
Corn Direct/CC Yields*: 103/107 Bu.
Bean Base*: 82.7 Ac.
Bean Direct/CC Yields*: 32/38 Bu.
Oat Base*: 1.8 Ac.
Oat Direct/CC Yields*: 57/50 Bu.

**Bases and Yields based on combined acres. FSA will determine final base acres.*

Land Description

Gently to moderately sloping

Buildings/Improvements

None

Drainage

Natural, plus tile. No maps available.

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

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