



FARM REAL ESTATE AUCTION

***Hartz Farm
237 Acres m/l
Benton County, IA***

Open House
Saturday, August 10, 2013
From: 9-11 a.m.

***Sale held at:
Blairstown Community Center
305 Locust Street NW, Blairstown, IA 52209***

Auction Date: August 22, 2013 at 10:00 A.M.

FARM LOCATION: ***From Blairstown:*** 1 ½ miles north on 21st Avenue, then 1 ½ miles west on 75th Street Drive.

LEGAL DESCRIPTION: Parcel #1, the NW ¼ of Section 10 and Parcel #2, the N ½ of the SW ¼ of Section 3; all in Township 82 North, Range 11 West of the 5th P.M., Benton County, Iowa.

ADDRESS: 1921 75th Street Drive, Blairstown, IA 52209

FSA INFORMATION:

Farm #1409 – Tract #1204-1205	
Cropland	226.5 Acres
Corn Base	130.3 Acres
Direct and Counter Cyclical Corn Yield	126/130 Bushels/Acre
Soybean Base	93.2 Acres
Direct and Counter Cyclical Soybean Yield	38/46 Bushels/Acre

This farm is classified as highly erodible land (HEL). Conservation system is being actively applied. There are 3.0 acres of cropland currently being certified as Grass Waterway.

AVERAGE CSR:* ArcView Software indicates a CSR of 81.1 on the cropland acres. The Benton County Assessor indicates an average CSR of 81.11 on the entire farm.

REAL ESTATE TAXES: 2011-2012, payable 2012-2013 – \$6,988.00 – net - \$30.14 per acre. There are 231.82 taxable acres according to the Benton County Assessor.

SEPTIC SYSTEM: The septic system currently does not meet code. Within 90 days of closing, the Buyer will be required to install a new code conforming septic system or demolish the house.

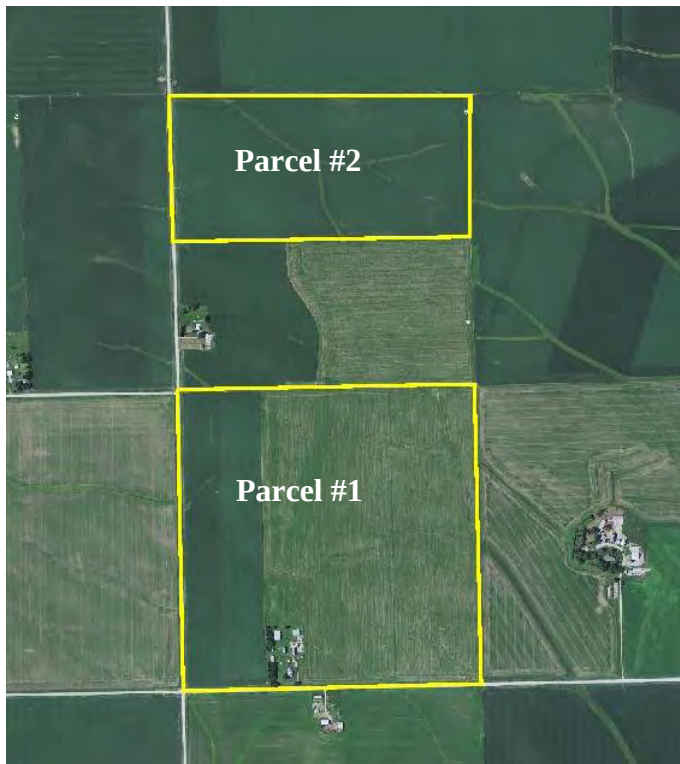
The information gathered for this brochure is from sources deemed reliable, but cannot be guaranteed by Hertz Real Estate Services or its staff. All acres are considered more or less.

- POSSESSION:** At closing, subject to the 2013 Cash Rent Lease.
- DATE OF CLOSING:** November 1, 2013.
- METHOD OF SALE:** These properties will be offered separately as Parcel #1, consisting of 160 acres and Parcel #2, consisting of 77 acres. The parcels will then be combined and offered as one parcel of 237 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 22, 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:** Celia E. Hartz Estate and Andrew G. Hartz, Constance Zenk, and Dennis Hartz.
- BROKER'S COMMENTS:** High quality Benton County farms located in a strong area!

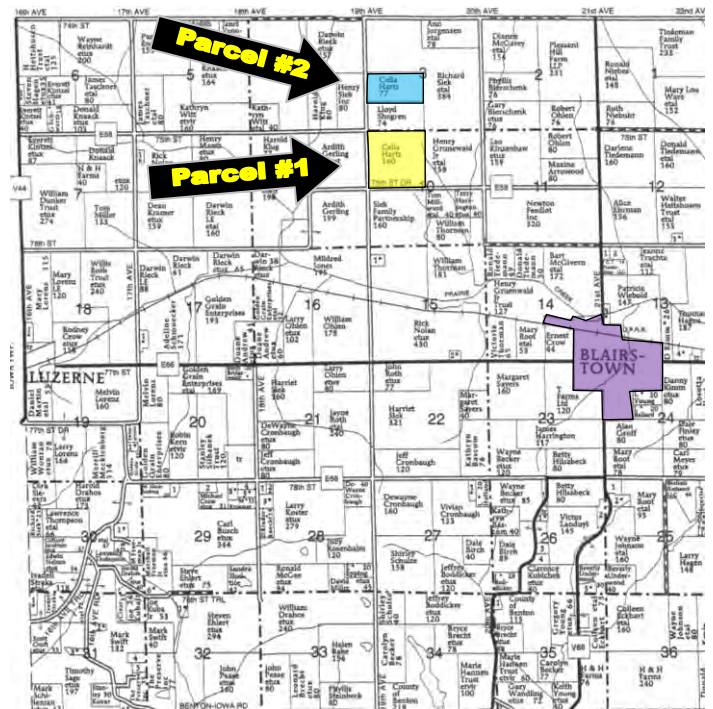


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Aerial Map



Plat Map

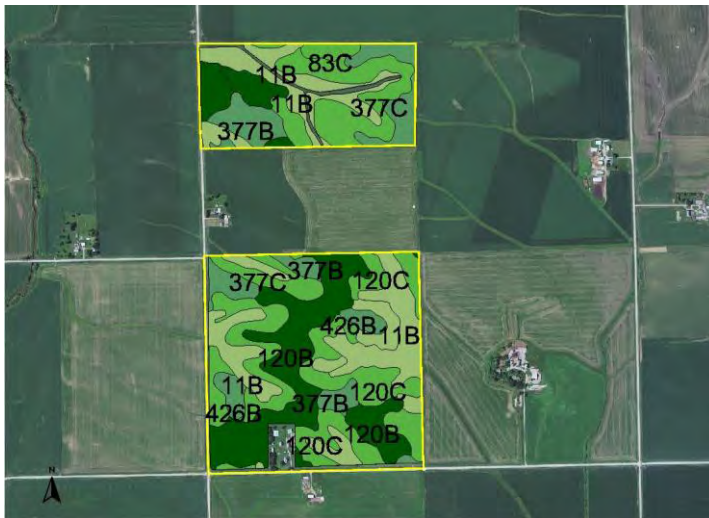


LeRoy Township

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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	223.4	Average CSR	81.1	Corn	Soybean	
Soil Label	Soil Name	CSR	Yield	Yield	Acres	
119B	Muscatine silty clay loam, 2 to 5 perc	95	214	58	4.97	
11B	Colo-Ely complex, 2 to 5 percent slop	68	178	48	48.75	
120B	Tama silty clay loam, 2 to 5 percent s	95	214	58	48.80	
120C	Tama silty clay loam, 5 to 9 percent s	80	194	52	27.16	
120C2	Tama silty clay loam, 5 to 9 percent s	78	191	52	16.28	
377B	Dinsdale silty clay loam, 2 to 5 percer	90	208	56	27.95	
377C	Dinsdale silty clay loam, 5 to 9 percer	75	187	50	33.94	
426B	Aredale loam, 2 to 5 percent slopes	85	201	54	5.86	
426C	Aredale loam, 5 to 9 percent slopes	70	181	49	6.97	
83C	Kenyon loam, 5 to 9 percent slopes	72	183	49	2.77	



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 #: 010-1413-1)

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Parcel #1
160 Acres m/l
Benton County, Iowa

LEGAL DESCRIPTION: The NW ¼ of Section 10, Township 82 North, Range 11 West of the 5th P.M., Benton County, Iowa.

TAXES: 2011 – 2012, payable 2012 – 2013 – \$5,176.00 - net - \$33.18 per taxable acre. There are 156 taxable acres.

FSA INFORMATION: Farm #1409 – Tract #1205

Cropland	150.2 Acres
Corn Base	87.6 Acres
Direct and Counter Cyclical Corn Yield	126/130 Bushels/Acre
Soybean Base	62.6 Acres
Direct and Counter Cyclical Soybean Yield	38/46 Bushels/Acre

This farm is classified as highly erodible land (HEL). Conservation system is being actively applied.

AVERAGE CSR: ArcView Software indicates an average CSR of 81.7 on the cropland acres. The Benton County Assessor indicates a CSR of 82.07 on the entire farm.

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

HOUSE: This is a well-cared for two story country home that was built around 1890. It consists of 3,304 finished square feet. The house includes five bedrooms and two bathrooms. There is beautiful woodwork, stained glass and an open staircase in this home. There are also two large pocket doors and a newer furnace. The house has a newer steel roof.

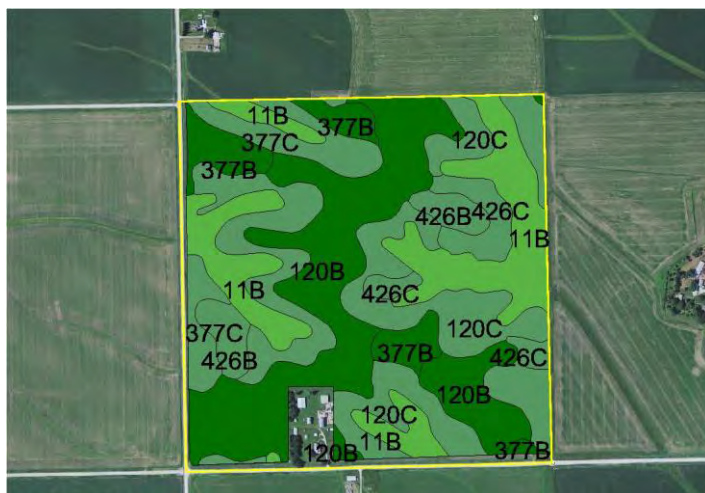
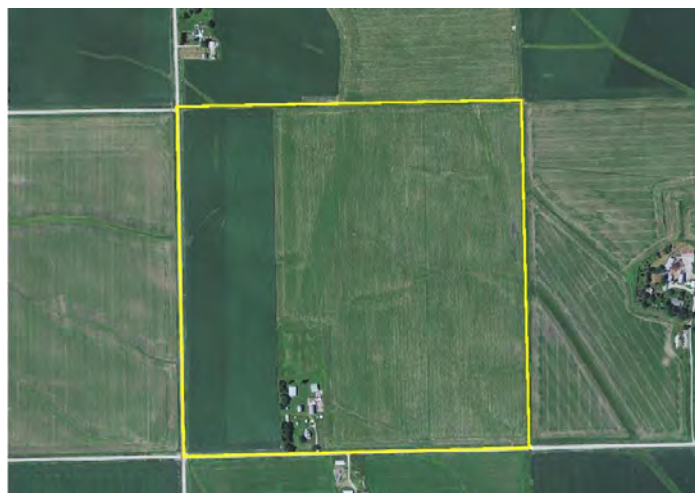
MACHINE SHED: 54' x 74'.

OUTBUILDINGS: There are other nice outbuildings that have been well-cared-for and would work well for storage or livestock.

WELL: The well is located in the pump house northwest of the house.

SEPTIC SYSTEM: The septic system currently does not meet code. Within 90 days of closing, the Buyer will be required to install a new code conforming septic system or demolish the house.

BROKER'S COMMENTS: This is a High Quality Benton County farm with good soils located in a strong area! It includes an attractive house and outbuildings.



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Parcel #2

77 Acres m/l
Benton County, Iowa

LEGAL DESCRIPTION: The N ½ of the SW ¼ of Section 3; all in Township 82 North, Range 11 West of the 5th P.M., Benton County, Iowa

TAXES: 2011 – 2012, payable 2012 – 2013 – \$1,812.00 - net - \$23.90 per taxable acre. There are 75.82 taxable acres.

FSA INFORMATION:

Farm #1409 – Tract #1204	
Cropland	76.3 Acres
Corn Base	42.7 Acres
Direct and Counter Cyclical Corn Yield	126/130 Bushels/Acre
Soybean Base	30.6 Acres
Direct and Counter Cyclical Soybean Yield	38/46 Bushels/Acre

This farm is classified as highly erodible land (HEL). Conservation system is being actively applied. There are 3.0 acres of cropland currently being certified as Grass Waterway.

AVERAGE CSR:* ArcView Software indicates an average CSR of 79.7 on the cropland acres. The Benton County Assessor indicates a CSR of 79.10 on the entire farm.

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

BROKER'S COMMENTS: This is a High Quality Benton County farm that lays nice!

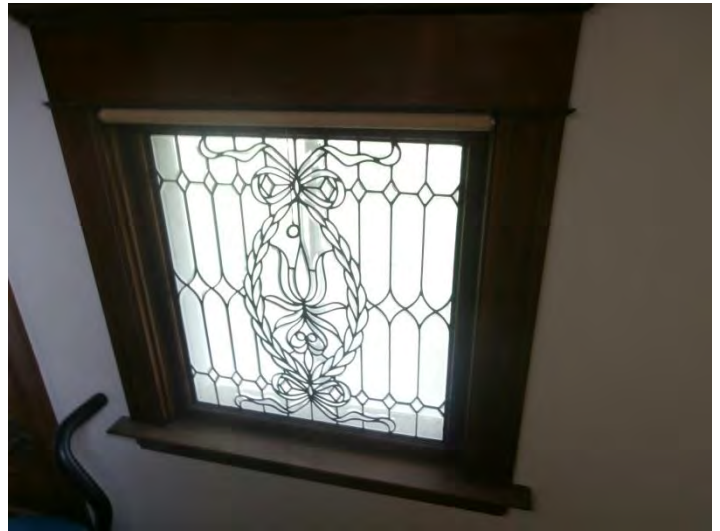


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PHOTOS



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