



FARM REAL ESTATE AUCTION

***Iowa Land Corp. Farm
143 Acres m/l
Muscatine County, Iowa***

***Sale held at West Liberty Community Center,
1204 North Calhoun, West Liberty, Iowa 52776***

August 16, 2013 starting at 10:00 A.M.

FARM LOCATION:	From West Liberty: 2 miles west on Highway 6, then 2 miles south on County Road X34, then 2 miles west on 130 th Street, then 2 ½ miles south on Bancroft Avenue. The farm is located on the west side of the highway.	
LEGAL DESCRIPTION:	That part of the S ½ of the NE ¼ and that part of the N ½ of the SE ¼ of Section 31, all in Township 78 North, Range 4 West of the 5 th P.M., Muscatine County, Iowa, except the house and buildings in the northeast portion of the farm.	
TAXES:	2011-2012, payable 2012-2013 – \$3,630.00 – net - \$25.44 per acre. There are a total of 142.70 taxable acres.	
FSA INFORMATION:	Cropland	139 Acres
	Corn Base	120 Acres
	Direct and Counter Cyclical Corn Yield	133/133 Bu/Acre
	Soybean Base	16 Acres
	Direct and Counter Cyclical Soybean Yield	44/44 Bu/Acre
AVERAGE CSR:*	ArcView Software indicates an average CSR of 76.8 on the cropland acres. The Muscatine County Assessor indicates an average CSR of 76.8 on the entire farm.	
DATE OF CLOSING:	January 3, 2014.	
POSSESSION:	At closing.	
SCHOOL DISTRICT:	West Liberty Community School District.	
METHOD OF SALE:	This property will be offered as a single parcel containing 143 acres. The bids will be dollars per acre and will be multiplied by 143 acres to determine the total sales price.	

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

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TERMS:

High bidder of the real estate to pay 15% of the purchase price to the Agent's real estate trust account on August 16, 2013. Buyer will sign a Real Estate Sales Agreement providing full cash settlement on or before January 3, 2014. Successful bidders are purchasing with no financing contingencies and must be prepared for cash settlement of their purchase on or before January 3, 2014. Final settlement and payment of the balance of the purchase price to be by cashier's check or wire transfer. Sellers reserve 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." 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 and their representatives are Agents of the Seller.

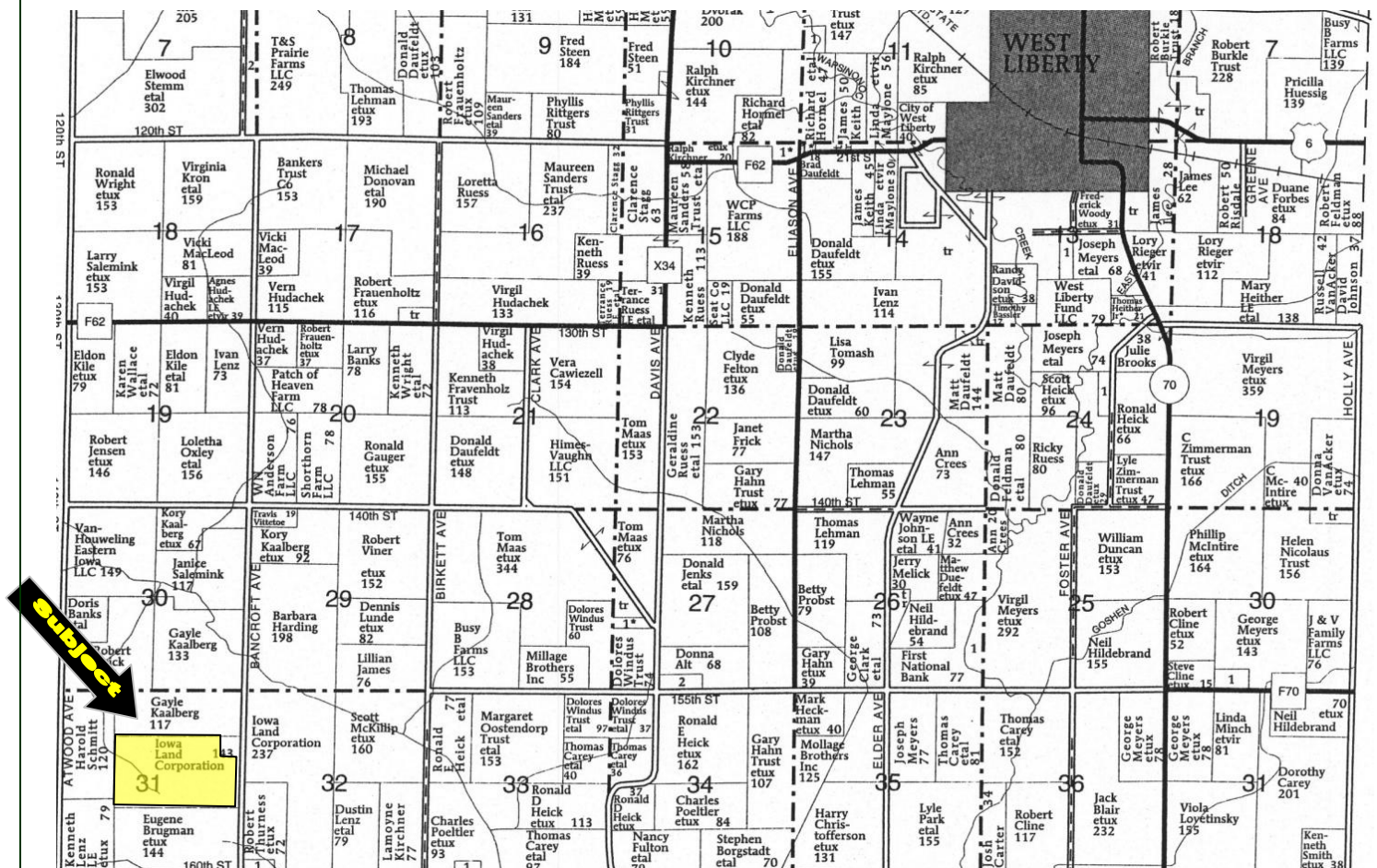
SELLER(S):

Iowa Land Corporation.

BROKER'S COMMENTS:

This is a high quality Muscatine County farm with good soils located in a strong area!

PLAT MAP
Wapsinonoc Township
Muscatine County, Iowa



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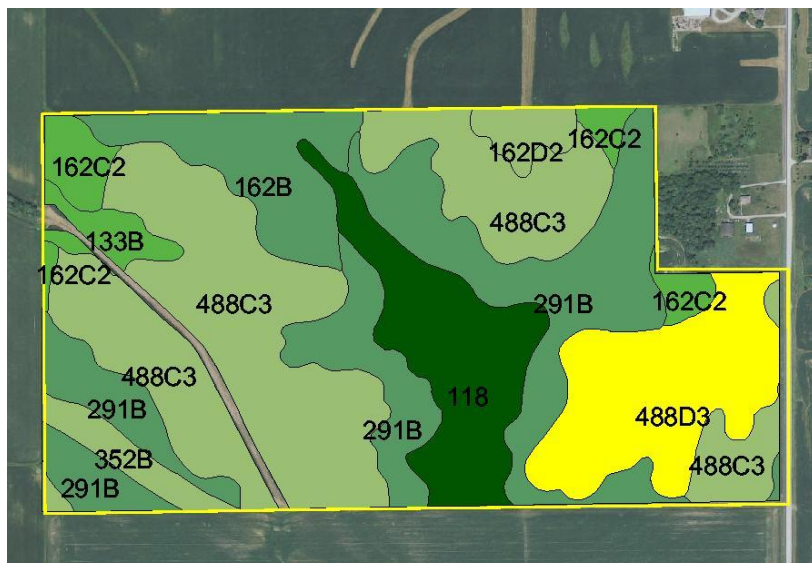
AERIAL MAP



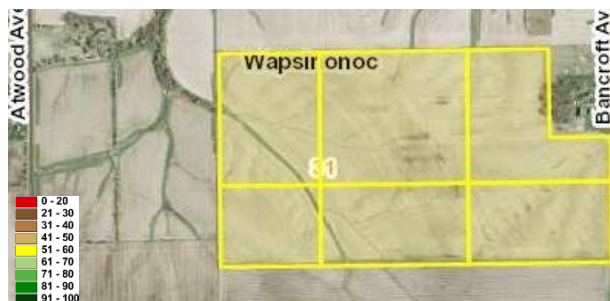
CSR: Calculated using ArcView 3.2 software

*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		139.4	Average CSR	76.8		
				Corn	Soybean	
Soil Label	Soil Name	CSR		Yield	Yield	Acres
118	Garwin silty clay loam, 0 to 2 per	95		211	57	15.29
133B	Colo silty clay loam, 2 to 5 percen	75		184	50	2.66
162B	Downs silt loam, 2 to 5 percent s	90		205	55	10.41
162C2	Downs silt loam, 5 to 9 percent s	73		182	49	5.17
162D2	Downs silt loam, 9 to 14 percent	63		168	45	2.72
291B	Atterberry silt loam, 2 to 5 per	90		205	55	33.84
352B	Whittier silt loam, 2 to 5 percent	63		168	45	3.09
488C3	Newienna silty clay loam, 5 to 9	68		175	47	48.67
488D3	Newienna silty clay loam, 9 to 1	58		161	43	17.58



WE ARE PLEASED TO OFFER THESE SERVICES

APPRAISALS ✦ REAL ESTATE SALES ✦ FARM MANAGEMENT

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

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REID #: 010-1412-1

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