

# FARM REAL ESTATE AUCTION

**40 Acres, m/l - Sac County, Iowa**

**Friday, August 30, 2013 at 10:00 A.M.**

**Sale held at Speaker Park Shelter House**

**418 Blossom Street, Lake View, IA, 51450**

**LOCATION:**

Northeast corner of Lake View at the Highway 175 and M54/Rolf Avenue intersection

**LEGAL DESCRIPTION:**

SW 1/4 SW 1/4 Section 26, Township 87 North, Range 36, West of the 5th P.M. (Wall Lake Township)

**METHOD OF SALE:**

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

**SELLER:** Susan Lucile Ness

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

**SOIL TYPES:** Primary soils are Clarion, Nicollet, and Webster. See soil map on back for detail.

**CSR:** 77.3      **SOURCE:** AgriData, Inc.  
**CSR:** 73.0      **SOURCE:** County Assessor

**LAND DESCRIPTION:** Gently to moderately sloping

**DRAINAGE:** The farm is not located in a Drainage District. Farm has nice natural drainage.

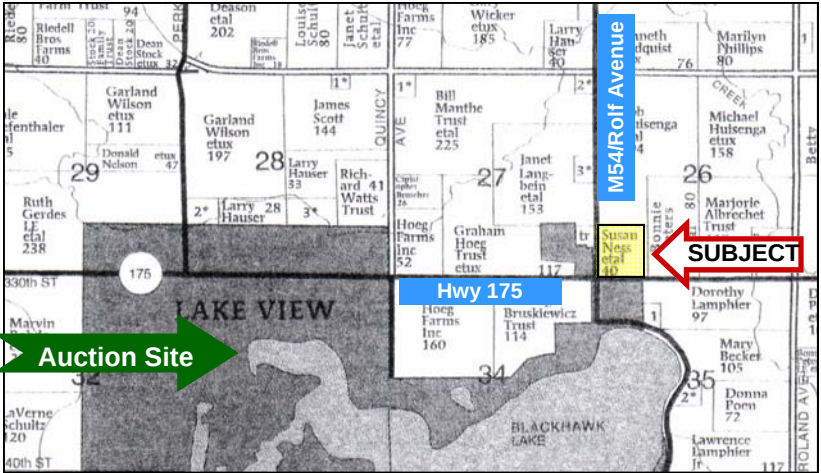
**BUILDINGS/IMPROVEMENTS:** There is an abandoned house on the property.

**REAL ESTATE TAXES:**

Payable in 2012—2013: \$736  
Taxable Acres: 36.55  
Tax per Acre: \$20.14

**TERMS AND POSSESSION:** 10 percent 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 or before November 5, 2013. Final settlement will require wire transfer. Closing and possession will occur November 5, 2013, subject to the existing lease which expires March 1, 2014. Taxes will be prorated to January 1, 2014.

**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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**FSA DATA:**

Farm/Tract Number: 507/2482  
Cropland: 32.8 Acres including 1.8 Acres of CRP

| Base/Yields     | Direct | Counter-Cyclical |
|-----------------|--------|------------------|
| Corn Base: 16.6 | 105    | 121              |
| Bean Base: 14.4 | 30     | 36               |

**HEL Status:** Classified as not HEL

**Wetland Status:** Wetland determinations not complete

**CRP:** 1.8 acre waterway paying \$260.73/A. or \$469 annually to 9/30/2022

**COMMENTS:** This is an excellent farm with the potential for a beautiful building site overlooking Black Hawk Lake.

For additional information, contact  
Rick Dodds or Tom Carlson

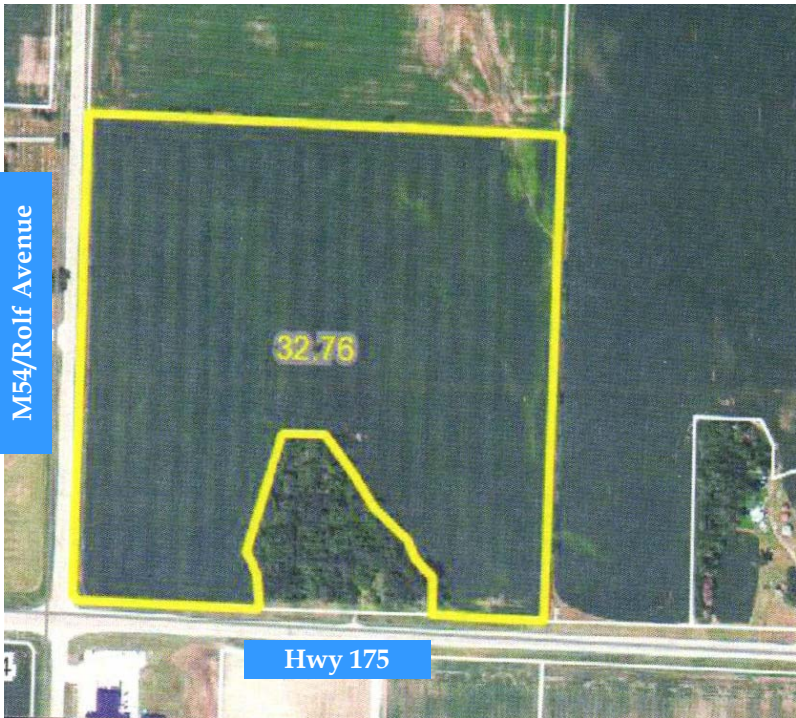
PO Box 503, 1101 13th Street North, Humboldt, Iowa 50548  
RickD@Hertz.ag TomC@Hertz.ag

Telephone: (515) 332-1406 - www.Hertz.ag



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 & SOIL MAPS



Maps provided by:

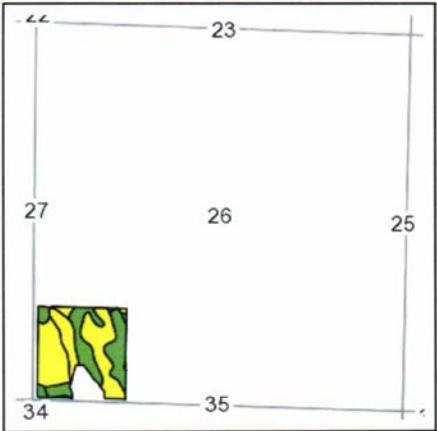
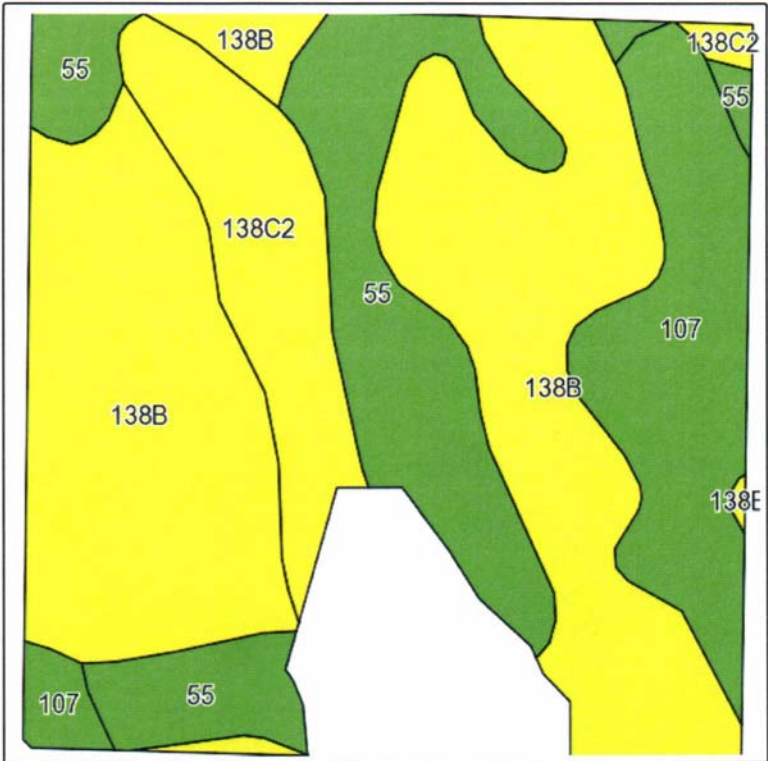


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Field borders provided by Farm Service Agency as of 5/21/2008. Aerial photography provided by Aerial Photography Field Office.

Soils Map-CSR(as of 1/21/12)



State: Iowa  
County: Sac  
Location: 26-87N-36W  
Township: Wall Lake  
Acres: 32.8  
Date: 6/6/2013



Maps provided by:



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Field borders provided by Farm Service Agency as of 5/21/2008.  
Soils data provided by USDA and NRCS.

| Code             | Soil Description                                       | Acres | Percent of field | CSR Legend | Non-Irr Class | CSR* | Corn  | Soybeans |
|------------------|--------------------------------------------------------|-------|------------------|------------|---------------|------|-------|----------|
| 138B             | Clarion loam, 2 to 5 percent slopes                    | 16.5  | 50.3%            |            | Ile           | 77   | 188   | 44       |
| 55               | Nicollet loam, 1 to 3 percent slopes                   | 7.1   | 21.6%            |            | I             | 85   | 199   | 47       |
| 107              | Webster silty clay loam, 0 to 2 percent slopes         | 5.2   | 16.0%            |            | Ilw           | 80   | 192   | 44       |
| 138C2            | Clarion loam, 5 to 9 percent slopes, moderately eroded | 4     | 12.1%            |            | Ille          | 61   | 166   | 41       |
| Weighted Average |                                                        |       |                  |            |               | 77.3 | 188.4 | 44.3     |

Note: ALL soils information on this page is dated 1/21/2012  
\*CSR ratings will be available for a limited time to aid in the transition to CSR2.

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