

FARM REAL ESTATE AUCTION

173.68 Acres, m/l - Butler County, Iowa

Thursday, June 20, 2013 at 10:00 a.m.

Sale held at the Allison Public Library - Community Room

412 Third St., Allison, IA 50602

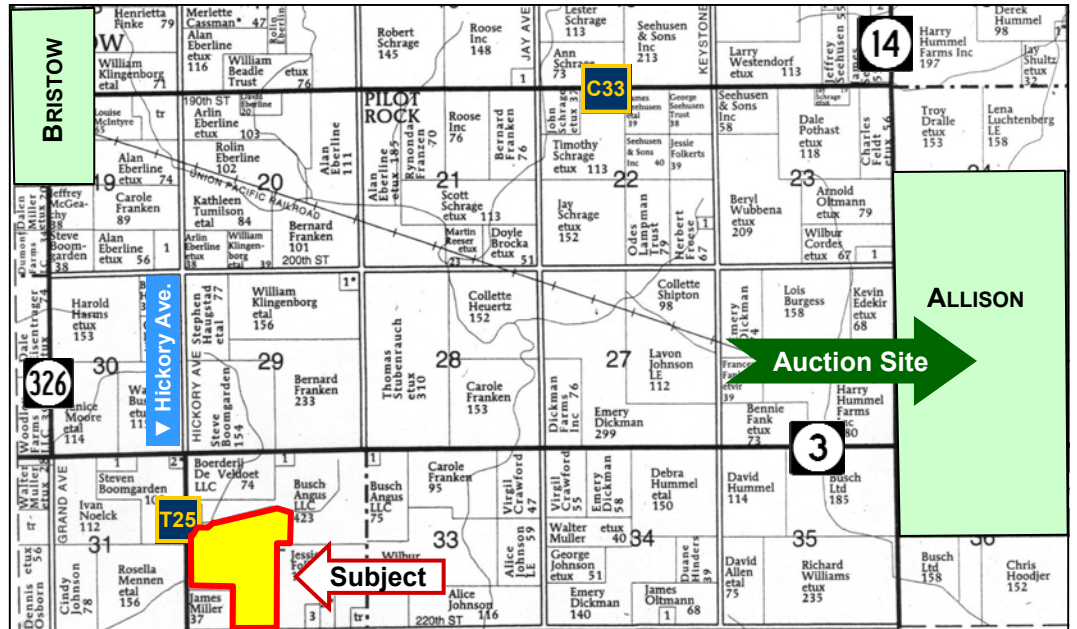
LOCATION: 4 miles west of Allison on Hwy. 3, then 1/2 mile south on Hickory Ave (T25).

LEGAL DESCRIPTION:

SE¼ SW¼; N½ NW¼; Frl. S½ NW¼; and South 9.19 acres, m/l, in the W½ Frl. SW¼ SW¼ all in Section 32, Township 92 North, Range 17 West of the 5th p.m. (West Point Twp.)
Exact legal to come from final abstract.

METHOD OF SALE:

- Parcel will be sold as single tract of land.
- Bidding will be \$/Acre x 173.68 acres.
- Sellers reserve the right to refuse any and all bids.



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SELLER: Busch Angus, LLC

AGENCY: Hertz Real Estate Services and their representatives are agents of the Seller.

SOIL TYPES & PRODUCTIVITY: Primary soils are Sparta, Hoopston, Kenyon and Marshan. See soil map on back for detail.

- CSR** 52.1 per County Assessor, based on net taxable acres
- CSR:** 60.2 per AgriData, Inc. 2012, based on FSA estimated crop acres

LAND DESCRIPTION: Rolling to flat.

DRAINAGE: Tiled and Terraced.

BUILDINGS/IMPROVEMENTS: None

ESTIMATED REAL ESTATE TAXES:

Estimated Taxes Payable 2012-2013: \$2,634

Estimated Taxable Acres: 170.34

Estimated Tax per Acre: \$15.46

FSA DATA:

Farm Number 7102, Tracts 5033 and 6384

Crop Acres*: 89.7 NHEL (Non-Highly Erodible Land), remaining acres currently in pasture

Base/Yields	Direct	Counter-Cyclical
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Corn Base*: 49.3	108	108
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Bean Base*: 36.4	38	38
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**Estimated figures. Final Crop and Base acres will be determined by local FSA office.*

COMMENTS: Farm offers a nice combination of tillable and pasture acres. Pasture is set up for rotation grazing. NRCS EQIP plan is in place. 2013 soybean crop will go to the Buyer. Open lease for 2014.

TERMS AND 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 July 25, 2013. Final settlement will require certified check or wire transfer. Closing and possession will occur July 25, 2013. Taxes will be prorated to July 25, 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 or oral statements. Bidding increments are at the discretion of the Auctioneer. Acreage figures are based on information currently available but are not guaranteed.

For additional information, contact Chris Smith:

415 S. 11th St., PO Box 500, Nevada, IA 50201-0500

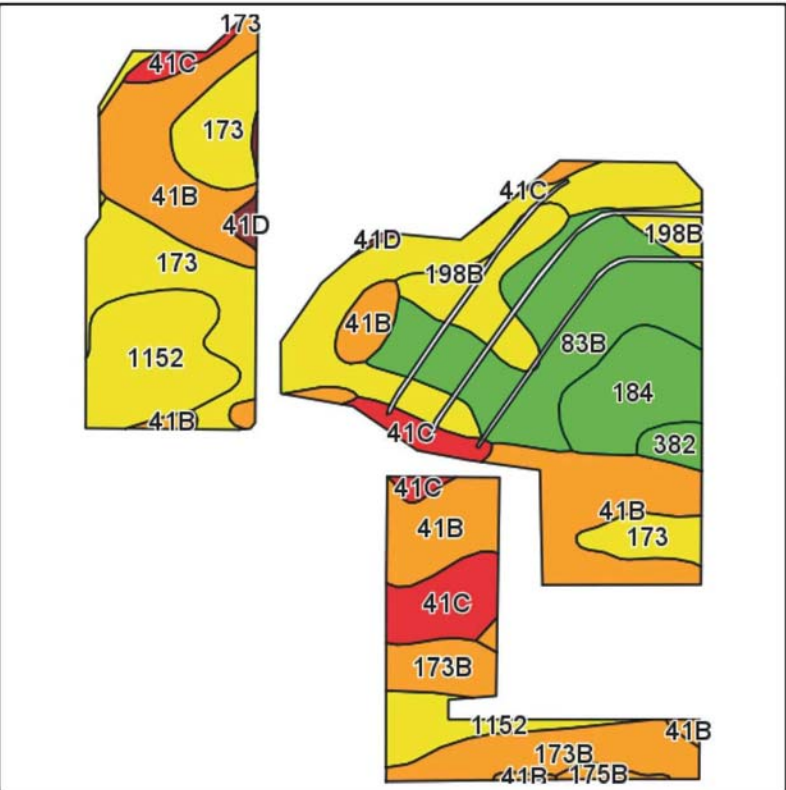
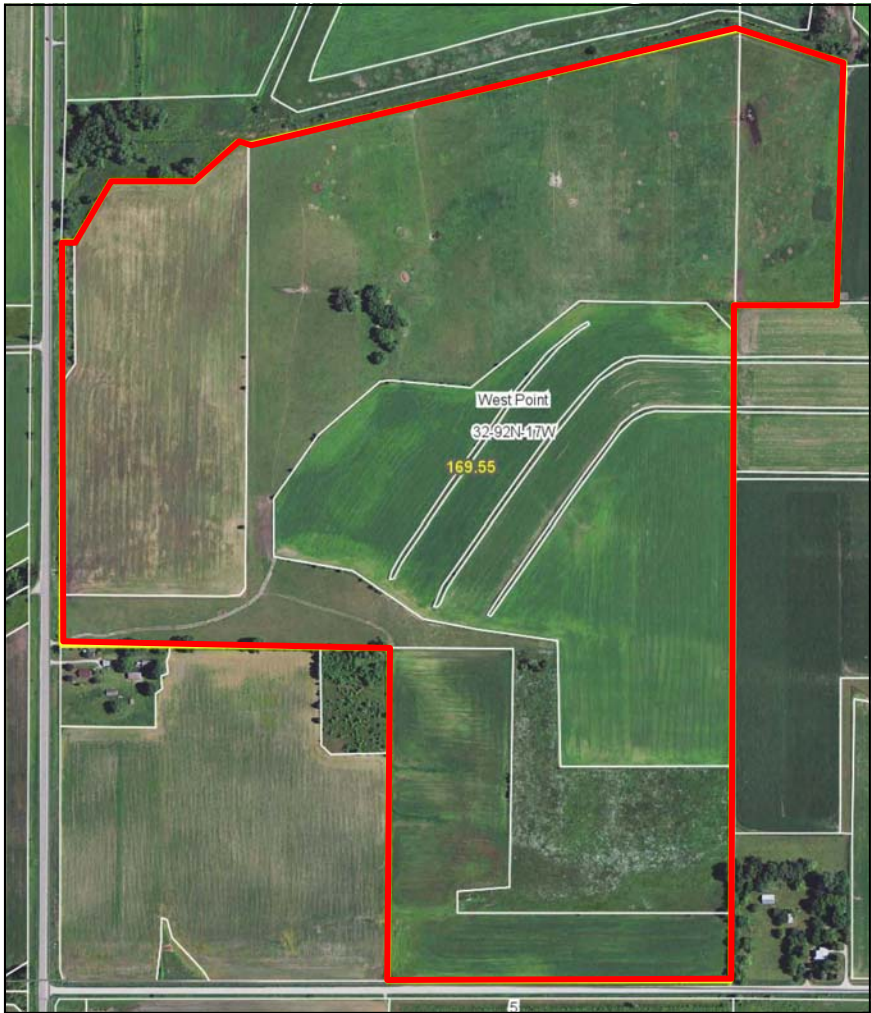
Telephone: 515-382-1500 or 1-800-593-5263

www.HERTZ.ag

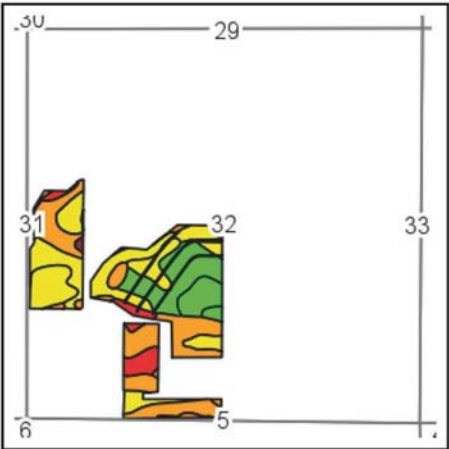


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AERIAL & SOIL MAPS



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



State: Iowa
County: Butler
Location: 32-92N-17W
Township: West Point
Acres: 89.7
Date: 4/3/2013



Maps provided by:



Code	Soil Description	Acres	Percent of field	CSR Legend	Non-Irr Class	Irr Class	CSR*	
41B	Sparta loamy fine sand, 1 to 5 percent slopes	21	23.5%			IVs	Ile	40
173	Hoopeston fine sandy loam, 0 to 2 percent slopes	20.8	23.2%			IIIs		60
83B	Kenyon loam, 2 to 5 percent slopes	13.4	14.9%			Ile		85
1152	Marshan clay loam, 0 to 2 percent slopes	9.5	10.6%			IIw		68
173B	Hoopeston fine sandy loam, 2 to 5 percent slopes	7.4	8.2%			Ile		55
41C	Sparta loamy fine sand, 5 to 9 percent slopes	5.6	6.2%			IVs		25
184	Klinger silty clay loam, 1 to 3 percent slopes	5.3	5.9%			Ile		95
198B	Floyd loam, 1 to 4 percent slopes	4.8	5.3%			IIw		75
382	Maxfield silty clay loam, 0 to 2 percent slopes	1	1.1%			IIw		90
41D	Sparta loamy fine sand, 9 to 14 percent slopes	0.5	0.6%			VIIs		15
175B	Dickinson fine sandy loam, 2 to 5 percent slopes	0.4	0.5%			IIIs		55
Weighted Average								60.2

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