



FARM REAL ESTATE AUCTION

Knapp Trust Farm 120 Acres m/l Linn County, Iowa

OPEN HOUSE
Tues. June 11, 2013
4-6 p.m.

***Parcel #1 – 80 Acres m/l – Linn County, Iowa
Parcel #2 – 40 Acres m/l – Linn County, Iowa***

***Sale held at Troy Mills American Legion,
3191 Coggon Road, Troy Mills, Iowa 52344
Troy Mills, Iowa 52344***

June 26, 2013 starting at 10:00 A.M.

FARM LOCATION:	From Troy Mills: 1 mile South on Troy Mills Road and 1 mile west on Campfire Road.														
ADDRESS:	3317 Campfire Road, Walker, IA 52352.														
LEGAL DESCRIPTION:	The SE ¼ of the SE ¼ of Section 7 and the S ½ of the SW ¼ of Section 8, Township 86 North, Range 7 West of the 5 th P.M., Linn County, Iowa.														
TAXES:	2011-2012, payable 2012-2013 – \$3,578.00 – net - \$31.11 per acre. There are a total of 115.0 taxable acres.														
FSA INFORMATION:	<table><tr><td>Farm # 1514 - Tract #2034</td><td></td></tr><tr><td>Cropland</td><td>109.8 Acres</td></tr><tr><td>Corn Base</td><td>49.2 Acres</td></tr><tr><td>Direct and Counter Cyclical Corn Yield</td><td>119/125 Bu/Acre</td></tr><tr><td>Soybean Base</td><td>50.5 Acres</td></tr><tr><td>Direct and Counter Cyclical Soybean Yield</td><td>35/42 Bu/Acre</td></tr></table>			Farm # 1514 - Tract #2034		Cropland	109.8 Acres	Corn Base	49.2 Acres	Direct and Counter Cyclical Corn Yield	119/125 Bu/Acre	Soybean Base	50.5 Acres	Direct and Counter Cyclical Soybean Yield	35/42 Bu/Acre
Farm # 1514 - Tract #2034															
Cropland	109.8 Acres														
Corn Base	49.2 Acres														
Direct and Counter Cyclical Corn Yield	119/125 Bu/Acre														
Soybean Base	50.5 Acres														
Direct and Counter Cyclical Soybean Yield	35/42 Bu/Acre														
AVERAGE CSR:*	ArcView Software indicates an average CSR of 70.8 on the cropland acres. The Linn County Assessor indicates a CSR of 65.45 on the entire farm.														
DATE OF CLOSING:	July 26, 2013.														
POSSESSION:	At closing, subject to the 2013 Cash Rent Lease.														
SCHOOL DISTRICT:	North Linn Community School District.														
METHOD OF SALE:	These properties will be offered separately as Parcel #1 and Parcel #2. The parcels will sell individually and not be combined in anyway. The bids will be dollars per acre and will be multiplied by advertised 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. 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.*

TERMS:

High bidder of the real estate to pay 10% of the purchase price to the Agent's real estate trust account on June 26, 2013. Buyer will sign a Real Estate Sales Agreement providing full cash settlement on or before July 26, 2013. Successful bidders are purchasing with no financing contingencies and must be prepared for cash settlement of their purchase on or before July 26, 2013. 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):

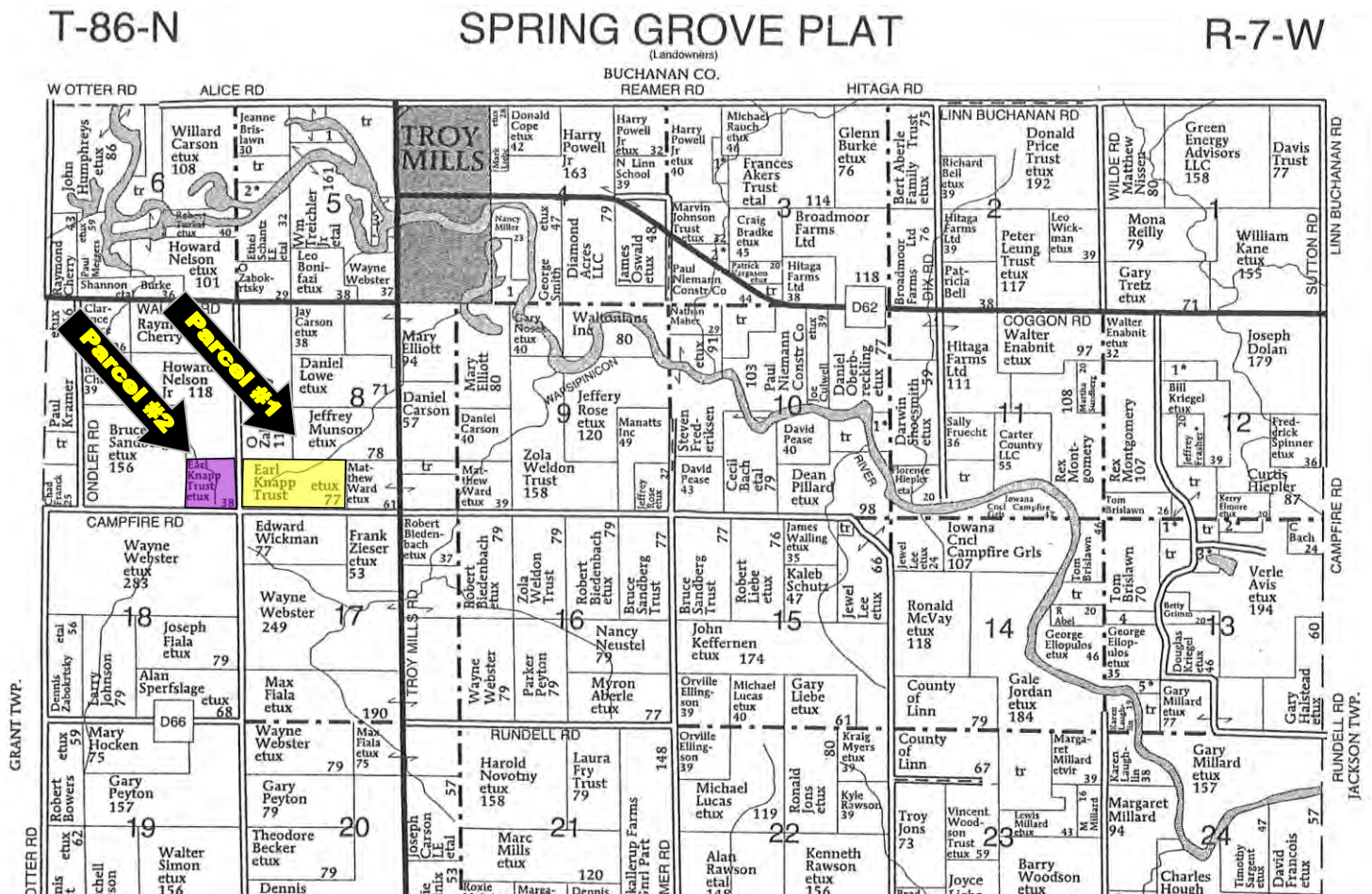
Knapp Family Trust, Farmers State Bank, Trustee

BROKER'S COMMENTS:

This is a high quality Linn County farm located in a strong area!

PLAT MAP

Linn County, Iowa



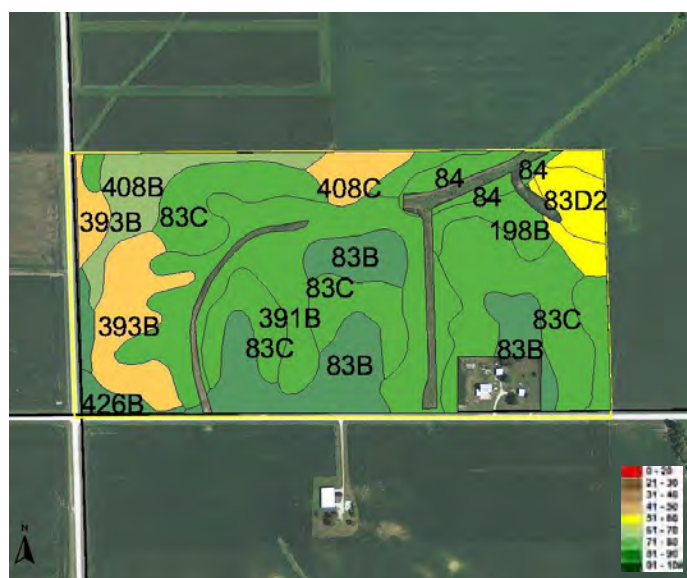
The information gathered for this brochure is from sources deemed reliable, but cannot be guaranteed by Hertz Real Estate Services or its staff. All acres are considered more or less.

PARCEL #1

80 Acres m/l

FARM LOCATION:	From Troy Mills: 1 mile South on Troy Mills Road and 1 mile west on Campfire Road.
ADDRESS:	3317 Campfire Road, Walker, IA 52352
LEGAL DESCRIPTION:	The S ½ of the SW ¼ of Section 8, Township 86 North, Range 7 West of the 5 th P.M., Linn County, Iowa.
TAXES:	2011-2012, payable 2012-2013 – \$2,658.00 - net - \$34.52 per taxable acre. There are 77 taxable acres.
CROPLAND:	There are 72.2 acres of cropland according to the Linn County FSA.
AVERAGE CSR*:	ArcView Software indicates a CSR of 70.6 on the cropland acres. The Linn County Assessor indicates a CSR of 65 on the entire farm.
HOUSE:	There is a nice one-story ranch home that was built around 1958 and consists of 690 finished square feet. There is a kitchen, living room, two bedrooms and a bathroom. The bedrooms and living room have oak hardwood floors. The basement is unfinished and is used partially as a garage area. The foundation is in good shape and the home has a newer roof and furnace.
OUTBUILDINGS:	There is a newer 30'x32' machine shed that was built around 2009. This machine shed has a dirt floor and sits on a partial concrete foundation. Other buildings include a barn, lean-to and pump house.
WELL:	The well is located in a pit in the pump house west of the house.
POSSESSION:	At closing, subject to the 2013 cash rent lease.
BROKERS COMMENTS:	This is a high quality Linn County farm located in a strong area. It includes a nice house and building site.

*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		72.2	Average CSR	70.6		
				Corn	Soybean	
Soil Label	Soil Name	CSR		Yield	Yield	Acres
198B	Floyd loam, 1 to 4 percent slopes	76		187	50	3.13
391B	Clyde-Floyd-Schley complex, 1 to 4 percent slopes	73		183	49	17.95
393B	Sparta loamy fine sand, loam subsoil	42		141	38	6.61
408B	Olin fine sandy loam, 2 to 5 percent slopes	65		172	46	4.41
408C	Olin fine sandy loam, 5 to 9 percent slopes	50		152	41	1.98
409B	Dickinson fine sandy loam, loam subsoil	56		160	43	1.63
426B	Aredale loam, 2 to 5 percent slopes	85		199	54	0.99
83B	Kenyon loam, 2 to 5 percent slopes	87		201	54	11.65
83C	Kenyon loam, 5 to 9 percent slopes	72		181	49	19.61
83D2	Kenyon loam, 9 to 14 percent slopes	59		164	44	2.12
84	Clyde silty clay loam	77		188	51	2.10



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.

PARCEL #2

40 Acres m/l

FARM LOCATION: From Troy Mills: 1 mile South on Troy Mills Road and 1 mile west on Campfire Road.

LEGAL DESCRIPTION: The SE ¼ of the SE ¼ of Section 7, Township 86 North, Range 7 West of the 5th P.M., Linn County, Iowa.

TAXES: 2011-2012, payable 2012-2013 – \$920.00 - net - \$24.21 per taxable acre.
There are 38 taxable acres.

CROPLAND: There are 37.8 acres of cropland according to the Linn County FSA.

AVERAGE CSR*: ArcView Software indicates a CSR of 71.0 on the cropland acres. The Linn County Assessor indicates a CSR of 66.2 on the entire farm.

BUILDINGS: None.

POSSESSION: At closing, subject to the 2013 cash rent lease.

BROKER'S COMMENTS: This would make a nice investment or add-on.

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

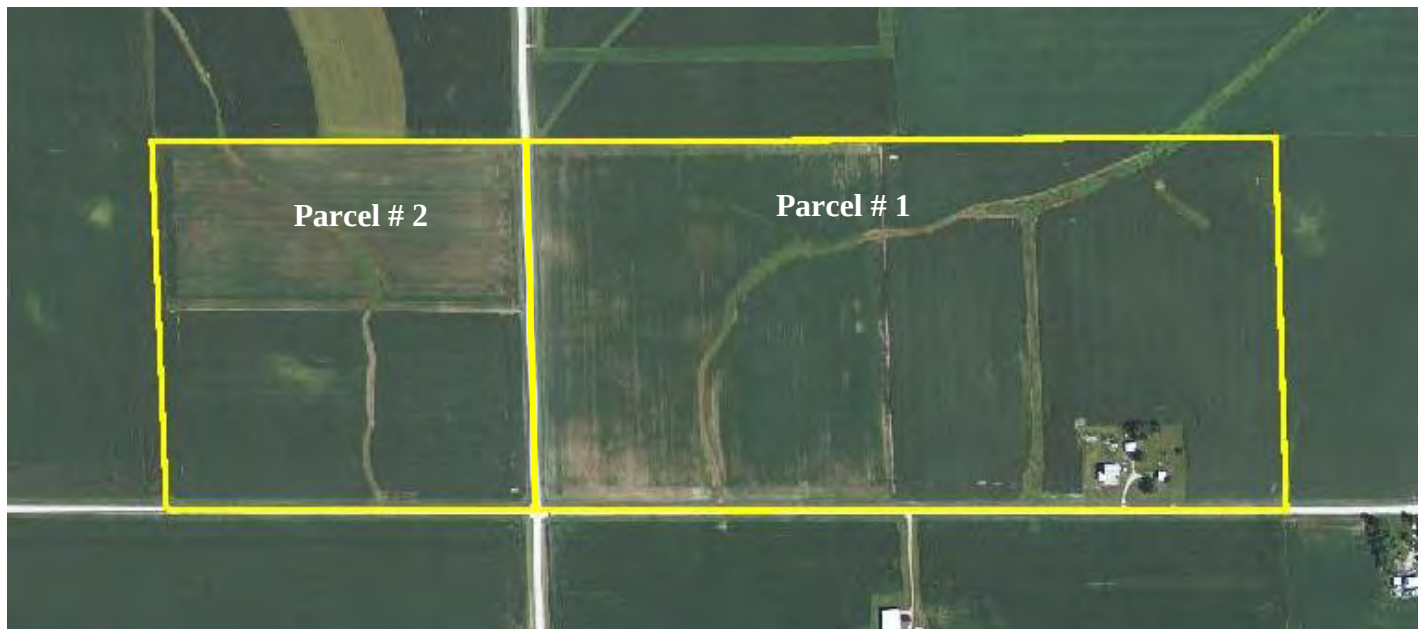


Measured Tillable Acres	37.1	Average CSR	71.0		
			Corn	Soybean	
Soil Label	Soil Name	CSR	Yield	Yield	Acres
175B	Dickinson fine sandy loam, 2 to 4 percent slopes	55	158	43	1.48
198B	Floyd loam, 1 to 4 percent slopes	76	187	50	3.02
393B	Sparta loamy fine sand, loam subsoil	42	141	38	7.05
399A	Readlyn loam, 0 to 2 percent slopes	92	208	56	0.85
407B	Schley loam, 1 to 4 percent slopes	73	183	49	2.61
408B	Olin fine sandy loam, 2 to 5 percent slopes	65	172	46	4.10
408C	Olin fine sandy loam, 5 to 9 percent slopes	50	152	41	0.25
426B	Aredale loam, 2 to 5 percent slopes	85	199	54	0.67
471A	Oran loam, 0 to 2 percent slopes	87	201	54	3.75
83B	Kenyon loam, 2 to 5 percent slopes	87	201	54	7.04
84	Clyde silty clay loam	77	188	51	6.27



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.

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.

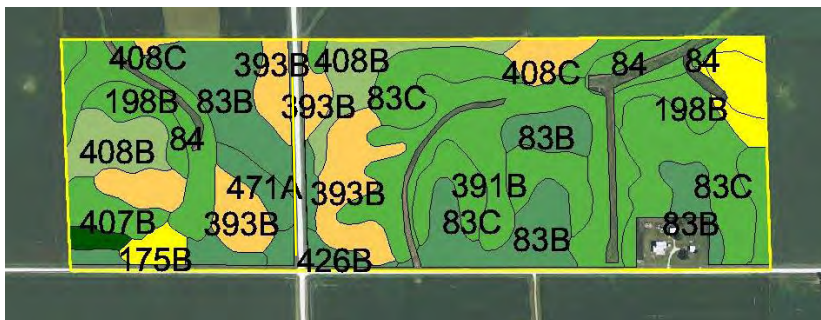
FSA MAP



GIS MAP



CSR MAP



Measured Tillable Acres	109.3	Average CSR	70.8	Soybean	
Soil Label	Soil Name	CSR	Corn Yield	Yield	Acres
175B	Dickinson fine sandy loam, 2 to 5 pe	55	158	43	1.48
198B	Floyd loam, 1 to 4 percent slopes	76	187	50	6.15
391B	Clyde-Floyd-Schley complex, 1 to 4	73	183	49	17.95
393B	Sparta loamy fine sand, loam substr	42	141	38	13.66
399A	Readlyn loam, 0 to 2 percent slopes	92	208	56	0.85
407B	Schley loam, 1 to 4 percent slopes	73	183	49	2.61
408B	Olin fine sandy loam, 2 to 5 percent	65	172	46	8.51
408C	Olin fine sandy loam, 5 to 9 percent	50	152	41	2.23
409B	Dickinson fine sandy loam, loam sul	56	160	43	1.63
426B	Aredale loam, 2 to 5 percent slopes	85	199	54	1.66
471A	Oran loam, 0 to 2 percent slopes	87	201	54	3.75
83B	Kenyon loam, 2 to 5 percent slopes	87	201	54	18.69
83C	Kenyon loam, 5 to 9 percent slopes	72	181	49	19.61
83D2	Kenyon loam, 9 to 14 percent slopes	59	164	44	2.12
84	Clyde silty clay loam	77	188	51	8.37



WE ARE PLEASED TO OFFER THESE SERVICES

APPRAISALS ✦ REAL ESTATE SALES ✦ FARM MANAGEMENT

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

102 PALISADES ROAD ✦ MT VERNON IA ✦ 52314 ✦ PHONE: 319-895-8858 ✦ WWW.HERTZ.AG ✦

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.

PHOTOS



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.

PHOTOS



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.

PHOTOS



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.