



FARM REAL ESTATE AUCTION

Richardson Farm 156 Acres m/l Linn County, Iowa

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

June 21, 2013 starting at 10:00 A.M.

<i>FARM LOCATION:</i>	From Troy Mills: 3 miles south on Troy Mills Road (W45), 1 mile east on Paris Road.																			
<i>LEGAL DESCRIPTION:</i>	W ½ of the NW ¼ and the N ½ of the SW ¼ of Section 27, Township 86 North, Range 7 West of the 5 th P.M., Linn County, Iowa, except the house, buildings and four acres.																			
<i>TAXES:</i>	2011-2012, payable 2012-2013 – Estimated \$3,648.00 – net - \$24.00 per acre. There are a total of 152.0 estimated taxable acres.																			
<i>FSA INFORMATION:</i>	<table><tr><td>Farm #1560</td><td>Tract #2074</td><td></td></tr><tr><td>Cropland</td><td></td><td>140 Acres - Estimated</td></tr><tr><td>Corn Base</td><td></td><td>82.3 Acres</td></tr><tr><td>Direct and Counter Cyclical Corn Yield</td><td></td><td>119/119 Bu/Acre</td></tr><tr><td>Soybean Base</td><td></td><td>52.4 Acres</td></tr><tr><td>Direct and Counter Cyclical Soybean Yield</td><td></td><td>35/35 Bu/Acre</td></tr></table>		Farm #1560	Tract #2074		Cropland		140 Acres - Estimated	Corn Base		82.3 Acres	Direct and Counter Cyclical Corn Yield		119/119 Bu/Acre	Soybean Base		52.4 Acres	Direct and Counter Cyclical Soybean Yield		35/35 Bu/Acre
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<i>AVERAGE CSR:*</i>	ArcView Software indicates an average CSR of 67.2 on the cropland acres. The Linn County Assessor indicates a CSR of 60.0 on the entire farm.																			
<i>DATE OF CLOSING:</i>	July 19, 2013.																			
<i>POSSESSION:</i>	At closing, subject to the 2013 Cash Rent Lease.																			
<i>SCHOOL DISTRICT:</i>	North Linn Community School District.																			
<i>METHOD OF SALE:</i>	This property will be offered as a single parcel consisting of 156 acres. The bids will be dollars per acre and will be multiplied by 156 acres to determine the total sales price.																			
<i>TERMS:</i>	High bidder of the real estate to pay 10% of the purchase price to the Agent's real estate trust account on June 21, 2013. Buyer will sign a Real Estate Sales Agreement providing full cash settlement on or before July 19, 2013. Successful bidders are purchasing with no financing contingencies and must be prepared for cash settlement of their purchase on or before July 19, 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.																			

*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.

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.

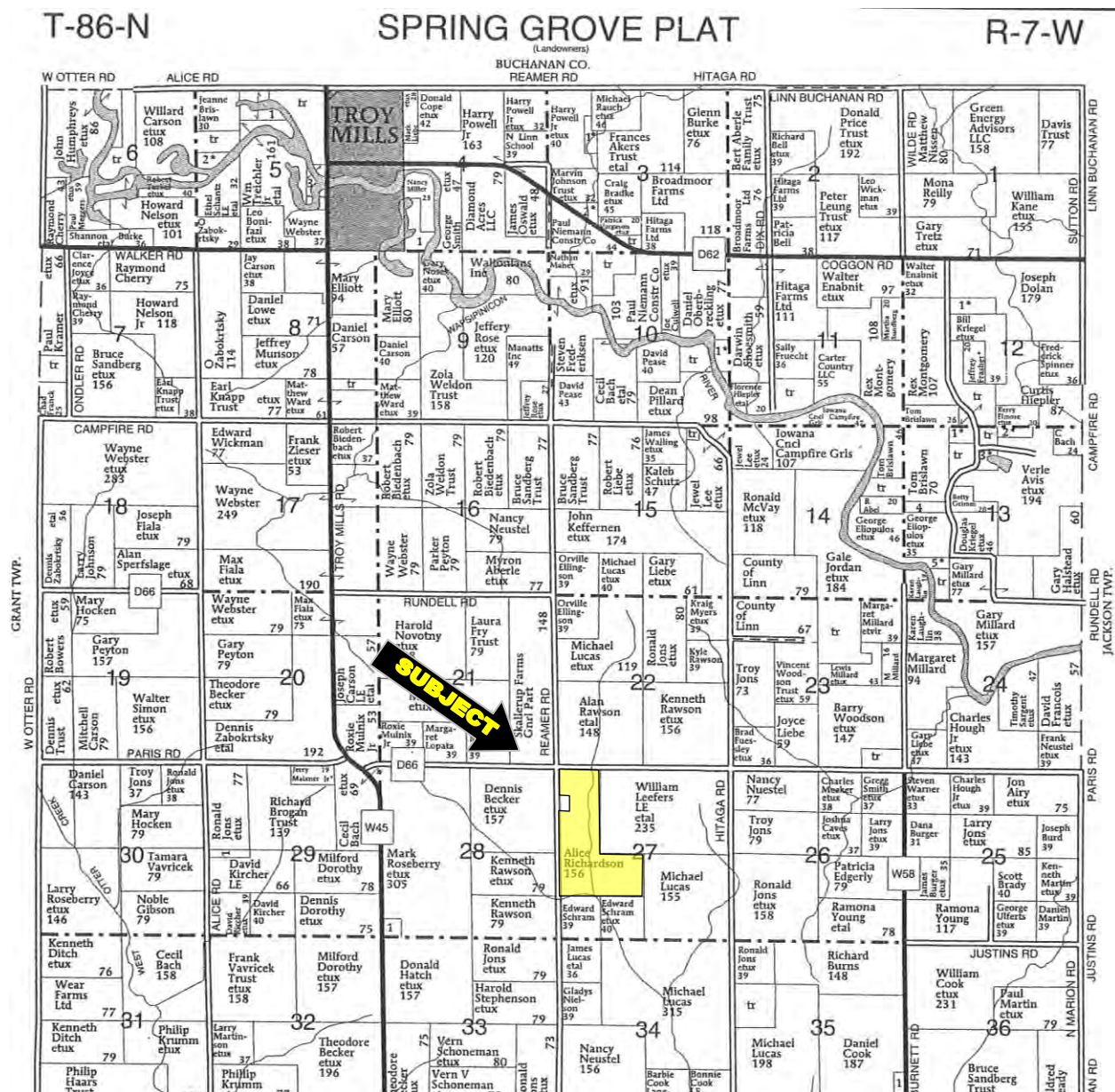
SELLER(S):

Alice G. Richardson Estate.

BROKER'S COMMENTS:

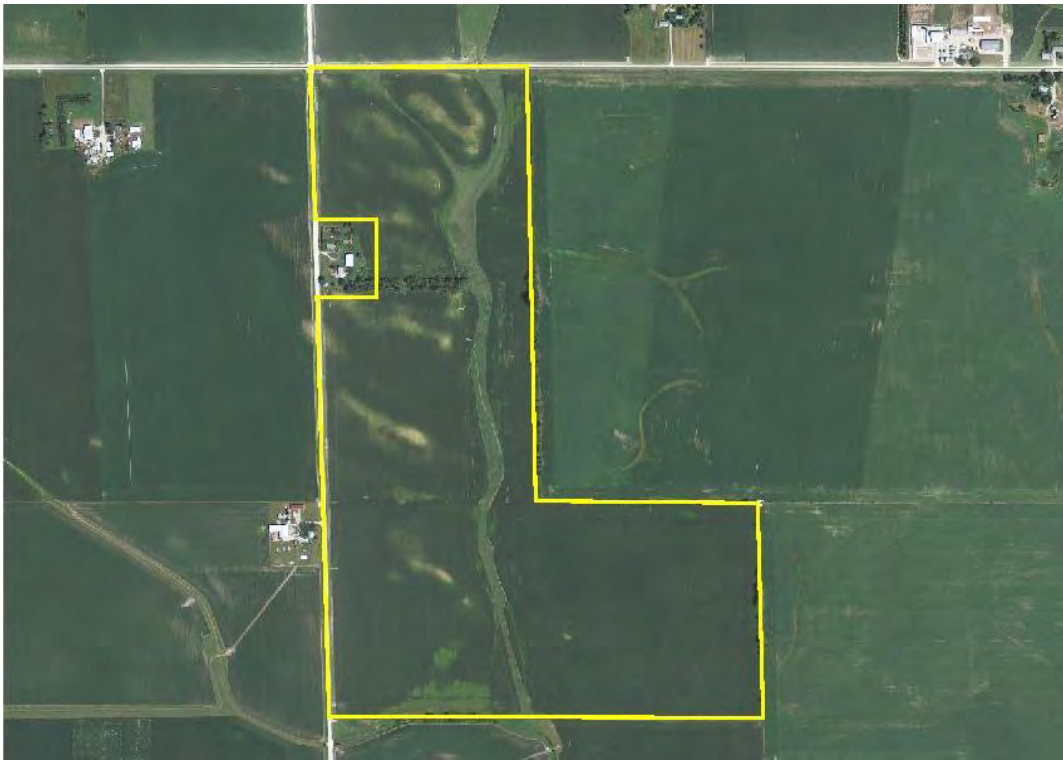
This is a good quality Linn County farm located in a strong area!

PLAT MAP Linn County, Iowa



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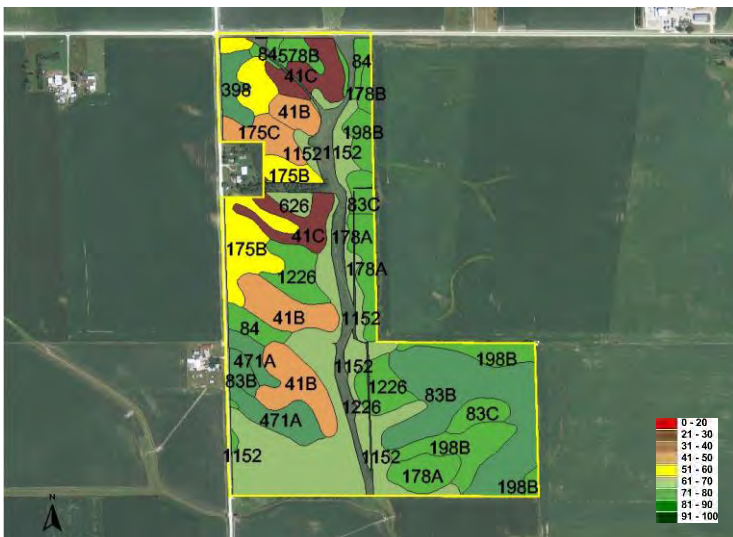
AERIAL MAP



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	140.7	Average CSR	67.2	Corn Yield	
Soil Label	Soil Name	CSR		Soybean Yield	Acres
1152	Marshan clay loam, 0 to 2 percent slc	70	179	48	32.42
1226	Lawler loam, 0 to 2 percent slopes	73	183	49	7.81
175B	Dickinson fine sandy loam, 2 to 5 per	55	158	43	11.98
175C	Dickinson fine sandy loam, 5 to 9 per	40	138	37	3.62
178A	Waukeel loam, 0 to 2 percent slopes	79	191	52	7.47
178B	Waukeel loam, 2 to 5 percent slopes	74	184	50	0.93
198B	Floyd loam, 1 to 4 percent slopes	76	187	50	11.86
398	Tripoli silty clay loam	82	195	53	2.72
41B	Sparta loamy fine sand, 2 to 5 percent	40	138	37	13.88
41C	Sparta loamy fine sand, 5 to 9 percent	25	118	32	9.00
471A	Oran loam, 0 to 2 percent slopes	87	201	54	6.15
578B	Waukeel loam, uplands, 2 to 5 percent	74	184	50	1.43
626	Hayfield loam, 0 to 2 percent slopes,	67	168	45	1.30
83B	Kenyon loam, 2 to 5 percent slopes	87	201	54	21.55
83C	Kenyon loam, 5 to 9 percent slopes	72	181	49	4.03
84	Clyde silty clay loam	77	188	51	4.58

WE ARE PLEASED TO OFFER THESE SERVICES

APPRAISALS ✦ REAL ESTATE SALES ✦ FARM MANAGEMENT

FOR MORE INFORMATION CONTACT: MICHAEL C. DOWNEY – EMAIL: MIKED@HERTZ.AG

OR TROY R. LOUWAGIE – EMAIL: TROYL@HERTZ.AG

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PHOTOS



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