



**340 Tower Park Drive P.O. Box 2396
Waterloo, IA 50704-2396
Ph: 319-234-1949 • Fax: 319-234-2060**

**WE ARE PLEASED TO PRESENT
FOR SALE BY PUBLIC AUCTION**

**Tuesday, June 18, 2013, 10:00 a.m.
American Legion Hall
508 Main St. Dumont, IA 50625**

**114.58 Acres m/l
Butler County, IA**

OWNER: Janis Moore and Julena Meyer

ADDRESS: 20562 Grand Ave., Bristow, IA 50611

LOCATION: 5 miles west of Allison on Highway 3 or 1
mile south of Bristow on County Road 326.

LEGAL: W ½ W ½ SE ¼, E ½ SW ¼ Section 30,
Township 92 North, Range 17 West of the 5th P.M., Butler
County, IA

RE TAXES: 2011-2012, payable 2012-2013 - \$1,966 net,
on 114.58 taxable acres, \$17.16 per acre.

POSSESSION: July 25, 2013 Subject to existing lease
for the 2013 crop year only.

SCHOOL DIST: Allison-Bristow Schools

FSA DATA: FSA#1711

Crop	Base Acres	Direct Pay Yield	Counter Cyclical Pay Yield
Corn	59.8	106	106
Soybeans	39.5	40	40
Total Cropland	99.3		

HIGHLY ERODIBLE CLASSIFICATION:
All land is classified as Non-Highly Erodible Land (NHEL).

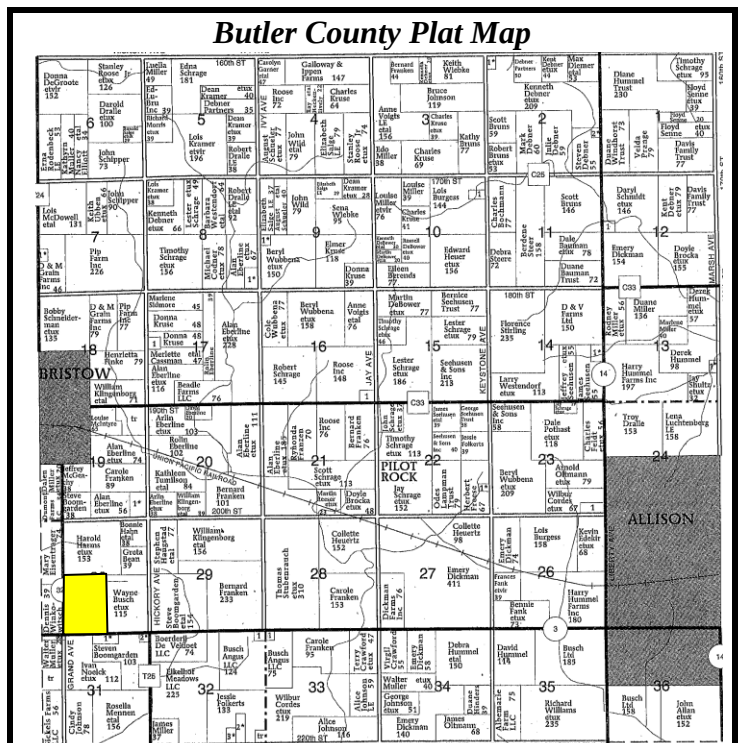
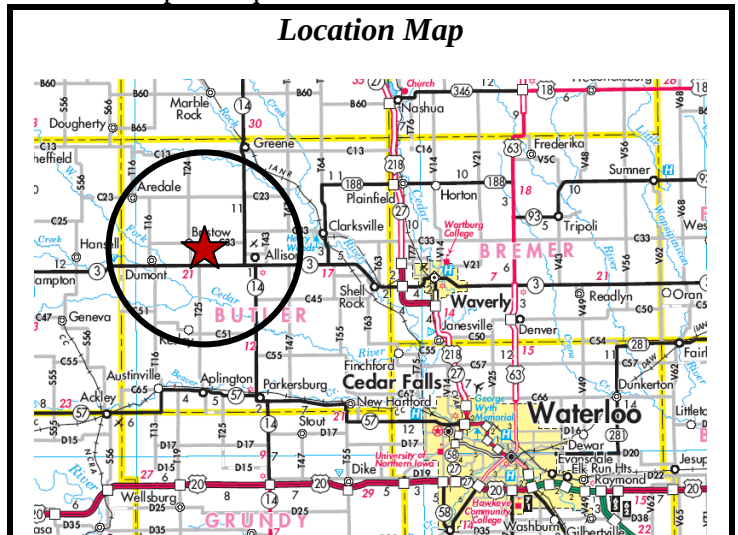
BUILDINGS: Abandoned farmstead. Septic has been
destroyed according to County regulations.

GRAIN STORAGE: 5,000 bushel bin.

WELL: The well has been tested by Shawver Well
Company, Inc.

- Tested safe for human consumption
- No harmful levels of nitrates or bacteria
- Cased to 93 ' with 5" steel casing
- Total well depth 183 ft.
- Well was chlorinated

DRAINAGE TILE MAP: Tile map will be made
available upon request.



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The information gathered for this brochure is from sources deemed reliable, but cannot be
guaranteed by Hertz Farm Management, Inc. or its staff. REID #050-707-1



(CRP) CONSERVATION
RESERVE PROGRAM:

None

(CSP) CONSERVATION
SECURITY PROGRAM:

None

COMMENTS:

Excellent opportunity to purchase land that has been in the family for over 100 years. Nice potential building site on a paved road. Buyer to be credited 50% of the 2013 cropland rent in the amount of \$11,750 at closing July 25, 2013.

METHOD OF SALE:

Property to be offered as one parcel.

TERMS:

High bidder of real estate to pay 10% of the purchase price to the Agent's real estate trust account on June 18, 2013. Buyer will sign a Real Estate Sales Agreement providing for a full cash settlement on or before July 25, 2013. Successful bidders are purchasing with no financing contingencies and must be prepared for cash settlement of their purchase. Final settlement and payment of the balance of the purchase price to be by cashier's check or wire transfer at closing on July 25, 2013. Seller reserves the right to reject any and all bids.

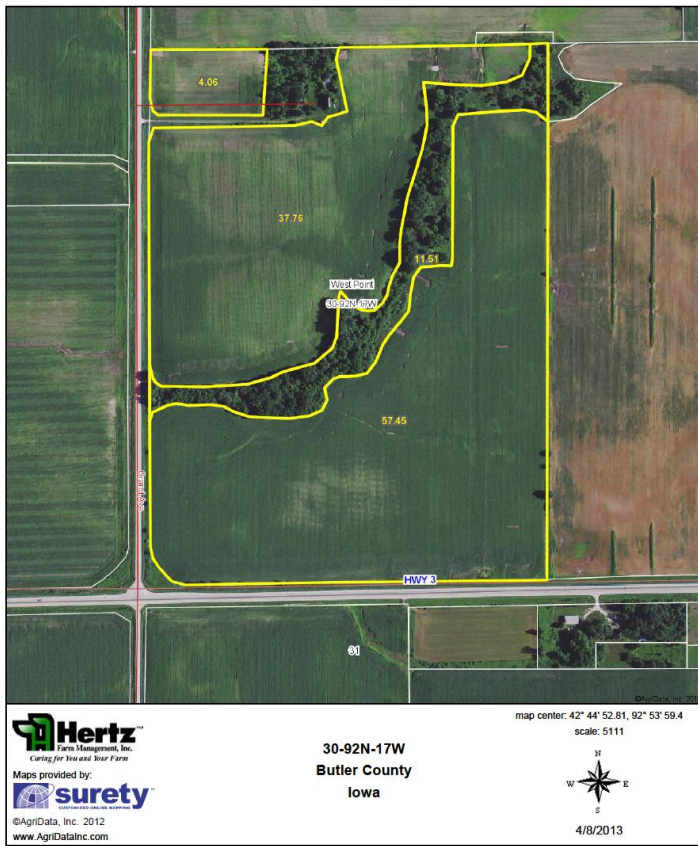
ANNOUNCEMENTS:

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, its condition, and to rely on their own conclusions. The property is being sold in "As Is — Where Is" and the buyers are purchasing subject to any easements or restrictions of record. Any announcements made 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.

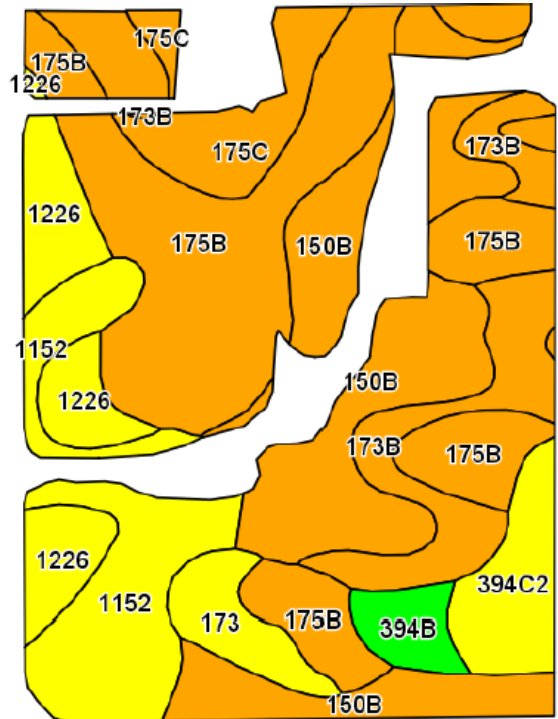
AGENCY:

Hertz Real Estate Services and Hertz Farm Management and their representatives are Agents of the Seller.

AERIAL MAP



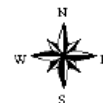
SOILS MAP



State: Iowa
County: Butler
Location: 30-92N-17W
Township: West Point
Acres: 99.3
Date: 4/8/2013

Hertz
Farm Management, Inc.
Caring for You and Your Farm

Maps provided by:



surety
CUSTOMIZED ONLINE MAPPING
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AVERAGE CSR: Primary soils are Hanska loam and Dickinson fine sandy loam. See soils map for detail.

- CSR: 58.5 per County Assessor, based on net taxable acres
- CSR: 59.7 per AgriData, Inc. 2012, based on FSA crop acres

Code	Soil Description	Acres	Percent of field	CSR Legend	Non-Irr Class	CSR*
175B	Dickinson fine sandy loam, 2 to 5 percent slopes	29.4	29.6%		IIIe	55
150B	Hanska loam, 1 to 4 percent slopes	22	22.2%		IIW	59
1152	Marshan clay loam, 0 to 2 percent slopes	12.4	12.5%		IIW	68
173B	Hoopeston fine sandy loam, 2 to 5 percent slopes	11.3	11.4%		IIe	55
1226	Lawler loam, 24 to 40 inches to sand and gravel, 0 to 2 percent slopes	8.2	8.3%		IIIs	72
175C	Dickinson fine sandy loam, 5 to 9 percent slopes	5.5	5.6%		IIIe	40
394C2	Ostrander loam, 5 to 9 percent slopes, moderately eroded	4.8	4.9%		IIIe	68
173	Hoopeston fine sandy loam, 0 to 2 percent slopes	3.4	3.4%		IIIs	60
394B	Ostrander loam, 2 to 5 percent slopes	2.3	2.3%		IIe	85
Weighted Average						59.7

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