

FARM REAL ESTATE AUCTION

176 Acres, m/l, in 2 Parcels - Hamilton County, IA

Friday, June 14, 2013 at 10:00 a.m.

Sale held at the 1st American Bank

702 Main St., Jewell, IA 50130

LOCATION: Located 2 miles west of Jewell on 340th St. at Olsen Ave. Both parcels lie north of 340th St. Parcel 1 is east of Olsen Ave.; Parcel 2 is west of Olsen Ave.

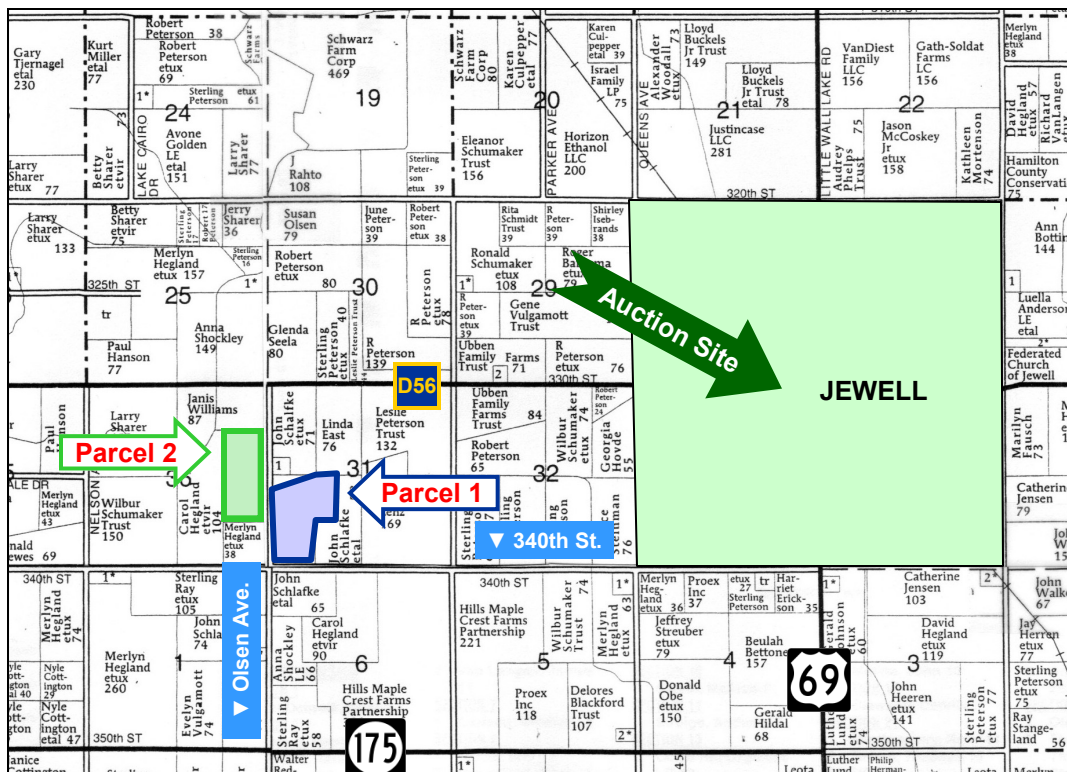
LEGAL DESCRIPTION:

Parcel 1 - W $\frac{1}{2}$ SW $\frac{1}{4}$ S. of RR, and W $\frac{1}{2}$ NE $\frac{1}{4}$ SW $\frac{1}{4}$ all in Sec. 31, T-87-N, R-24-W of the 5th p.m. (Lyon Twp.)

Parcel 2 - SE $\frac{1}{4}$ NE $\frac{1}{4}$ and NE $\frac{1}{4}$ SE $\frac{1}{4}$ all in Sec. 36, T-87-N, R-25-W of the 5th p.m. (Hamilton Twp.)

METHOD OF SALE:

- Parcels will be offered via "Choice with Privilege", with Choice to high bidder to take either one or both parcels.
- Bidding will be \$/Ac. x Gross Acre
- Seller reserves the right to refuse any and all bids.



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SELLER: Erma Hill Sexton Estate

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

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 17, 2013. Final settlement will require certified check or wire transfer. Closing and possession will occur July 17, 2013, subject to the existing lease which expires February 28, 2014. Taxes will be prorated to July 17, 2013. Buyer to receive second half cash rent on November 1, 2013.

	PARCEL 1	PARCEL 2	COMBINED
Gross Acres:	96	80	176
Net Taxable Acres:	93.46	78.0	171.46
Taxes Payable 2012-2013:	\$2,466 (\$25.39/Net Tax. Ac.)	\$1,976 (\$25.33/Net Tax. Ac.)	\$4,442 (\$25.91/Net Tax. Ac.)
FSA Farm #1355, Tract 900			
Crop Acres*:	87.5	78.51	166.01
Corn Base*:	21.9	19.6	41.5
Corn Yields (Direct/C.C.):	128/135	128/135	128/135
Bean Base*:	65.6	58.9	124.5
Bean Yields (Direct/C.C.):	34/41	34/41	34/41
*If parcels sell separately, final crop and base acres will be determined by the local FSA office.			
Primary Soil Types:	Kossuth, Ottosen & Bode	Brownton, Ottosen & Bode	
CSR per County Assessor on Net Taxable Acres:	79.36	77.6	78.56
CSR per AgriData, Inc. on FSA Crop Acres:	79.3	77.5	78.5
Buildings/Improvements:	None	None	None
Land Description:	Level to Moderately Sloping	Level to Gently Sloping	Level to Moderately Sloping
Drainage:	2013 Assessment \$464.88	N/A	See Parcel 1

For additional information, contact Marv Huntrods:

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The information in this brochure is from sources deemed to be reliable but it cannot be guaranteed by Hertz Real Estate Services, Inc. or its staff.

AERIAL & SOIL MAPS



Parcel 1 - 87.5 FSA crop acres - 79.3 CSR

Code	Soil Description	Acres	Percent of field	CSR Legend	Non-Irr Class	CSR*
388	Kossuth silty clay loam, 0 to 2 percent slopes	38.7	44.3%		IIw	79
288	Ottosen clay loam, 1 to 3 percent slopes	28.9	33.0%		I	86
1507	Brownton silty clay loam, 0 to 2 percent slopes	7	8.0%		IIw	75
52B	Bode clay loam, 2 to 5 percent slopes	5.7	6.5%		IIe	80
52C2	Bode clay loam, 5 to 9 percent slopes, moderately eroded	2.3	2.6%		IIIe	63
221	Palms muck, 0 to 1 percent slopes	1.9	2.1%		IIIw	53
6	Okoboji silty clay loam, 0 to 1 percent slopes	1.7	1.9%		IIIw	58
95	Harps clay loam, 0 to 2 percent slopes	1	1.1%		IIw	63
90	Okoboji mucky silty clay loam, 0 to 1 percent slopes	0.3	0.3%		IIIw	60
Weighted Average						79.3

Parcel 2 - 78.5 FSA crop acres - 77.5 CSR

Code	Soil Description	Acres	Percent of field	CSR Legend	Non-Irr Class	CSR*
1507	Brownton silty clay loam, 0 to 2 percent slopes	41	52.2%		IIw	75
288	Ottosen clay loam, 1 to 3 percent slopes	20.3	25.9%		I	86
52B	Bode clay loam, 2 to 5 percent slopes	11.4	14.5%		IIe	80
6	Okoboji silty clay loam, 0 to 1 percent slopes	3	3.8%		IIIw	58
95	Harps clay loam, 0 to 2 percent slopes	2.6	3.2%		IIw	63
388	Kossuth silty clay loam, 0 to 2 percent slopes	0.2	0.3%		IIw	79
Weighted Average						77.5

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.