



FARM REAL ESTATE AUCTION

***Dvorsky/Breza Farm
80 Acres m/l
Johnson County, Iowa***

***Sale held at Morse Community Club
2542 Putnam Street NE, Iowa City, Iowa 52240
June 5, 2013 starting at 10:00 A.M.***

- FARM LOCATION:*** From Solon: 1 ½ miles south on Highway 1, 3 ½ miles east on 210th Street and ½ mile north on Vincent Avenue.
- LEGAL DESCRIPTION:*** The S ½ of the NW ¼ of Section 34, Township 81 North, Range 5 West of the 5th P.M., Johnson County, Iowa.
- TAXES:*** 2011-2012, payable 2012-2013 - \$1,536 – net – \$19.44 per taxable acre. There are 79.00 taxable acres.
- FSA INFORMATION:***
- | | |
|--|----------------------|
| Farm #3128 – Tract #6375 | |
| Cropland* | 75.4 Acres |
| Corn Base | 2.6 Acres |
| Direct and Counter Cyclical Corn Yield | 123/123 Bushels/Acre |
- *There are 72.9 acres cropland enrolled in the CRP and an additional 2.6 acres of cropland being certified as grass. This farm is classified as Highly Erodible Land (HEL).
- AVERAGE CSR:*** ArcView Software indicates an average CSR of 68.4 on the cropland acres. The Johnson County Assessor indicates a CSR of 68.84 on the entire farm.
- DATE OF CLOSING:*** July 12, 2013.
- CONSERVATION RESERVE PROGRAM (CSR):*** There are 72.9 acres enrolled in the CRP program at \$120 per acre for a total annual payment of \$8,748. Buyer to receive 100% of the October 1, 2013 CRP payment. This contract expires September 30, 2013.
- POSSESSION:*** At closing.
- METHOD OF SALE:*** This property will be offered as a single parcel consisting of 80 acres. The bids will be dollars per acre and will be multiplied by 80 acres to determine the total sales price.

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 real estate to pay 10% of the purchase price to the Agent's real estate trust account on June 5, 2013. Buyer will sign a Real Estate Sales Agreement providing full cash settlement on or before July 12, 2013. Successful bidders are purchasing with no financing contingencies and must be prepared for cash settlement of their purchase on or before July 12, 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" and 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.

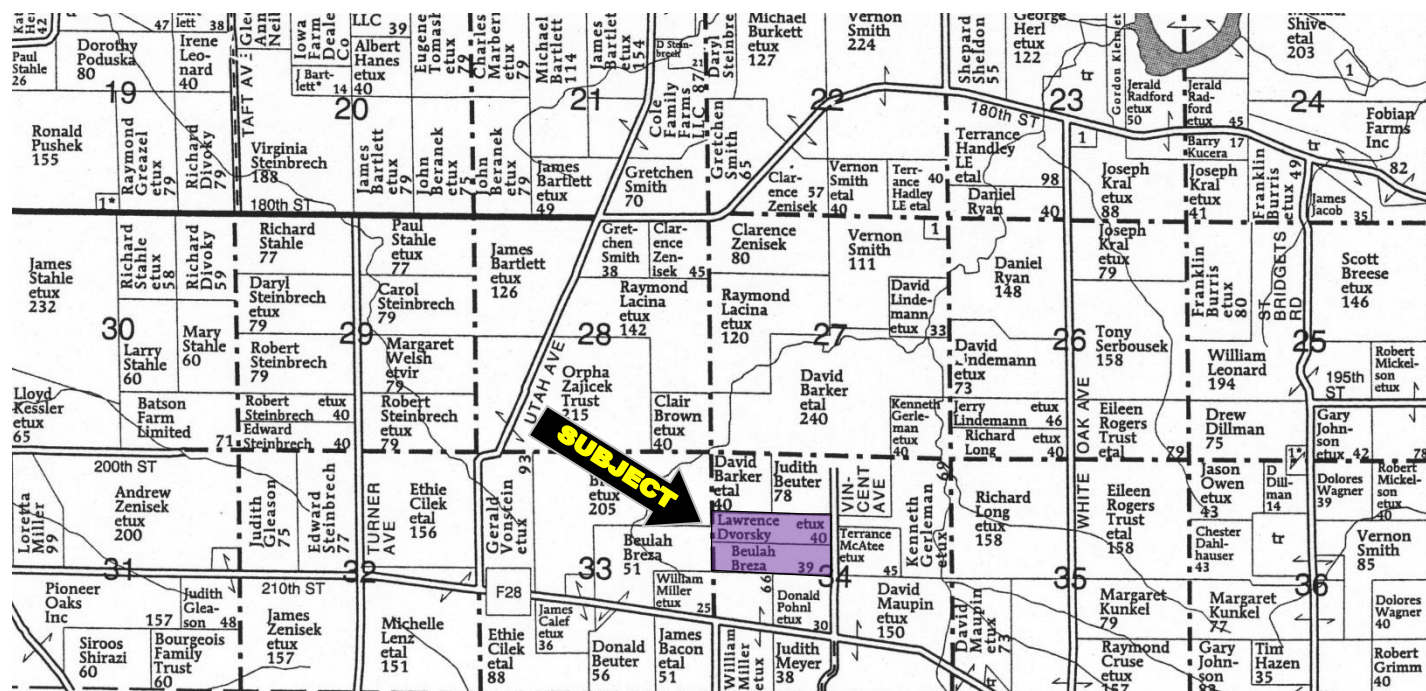
SELLER:

Beulah Breza and Dvorsky Trust.

**BROKER'S
COMMENTS:**

This is a high quality Johnson County farm with good soils located in a strong area! This farm lays nice with gentle rolling topography and will be available to farm in 2014.

PLAT MAP
Cedar Township
Sect. 34, T81N-R5W, Johnson 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 Cropland Acres	75.4	Average CSR	68.4		
			Corn	Soybean	
Soil Label	Soil Name	CSR	Yield	Yield	Acres
110E	Lamont fine sandy loam, 9 to 18	12	98	26	0.07
11B	Colo-Ely complex, 2 to 5 percent	70	177	48	4.75
162B	Downs silt loam, 2 to 5 percent s	90	204	55	2.49
162C2	Downs silt loam, 5 to 9 percent s	73	181	49	14.58
162D2	Downs silt loam, 9 to 14 percent	63	167	45	35.67
163C2	Fayette silt loam, 5 to 9 percent s	68	174	47	3.58
41C	Sparta loamy fine sand, 5 to 9 pe	26	117	32	1.01
729B	Nodaway-Arenzville silt loams, 1	77	186	50	13.29



WE ARE PLEASED TO OFFER THESE SERVICES

APPRAISALS ✦ REAL ESTATE SALES ✦ FARM MANAGEMENT

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PHOTOS



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