

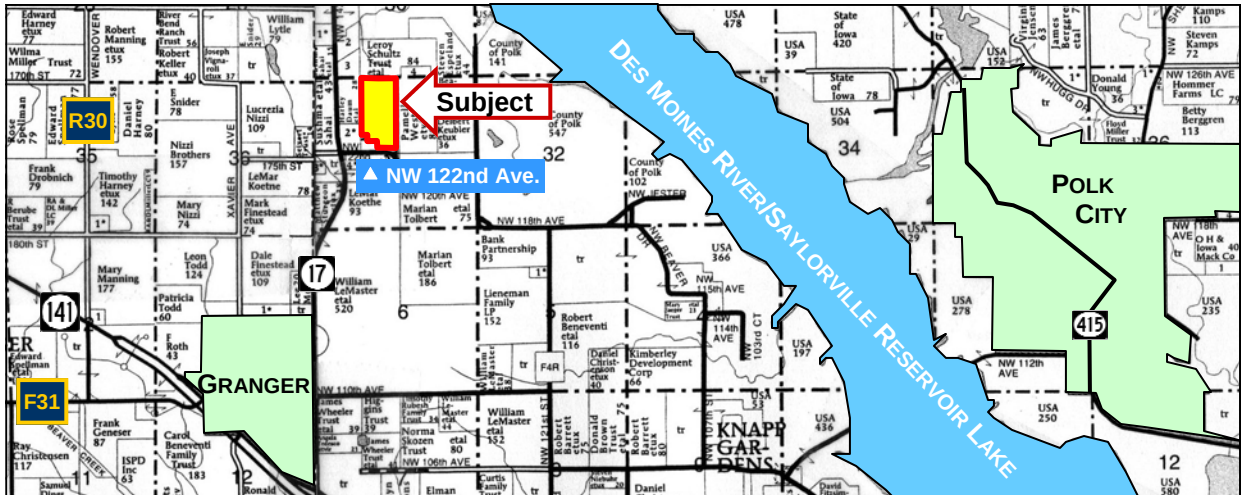
FARM REAL ESTATE AUCTION

75 Acres, m/l - Polk County, Iowa

Thursday, June 6, 2013 at 10:00 a.m.

Sale held at the Granger Community Center

2200 Walnut • Granger, IA 50109



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LOCATION: North out of Granger on Hwy. 17 to NW 122nd Ave. East on NW 122nd Ave. 1/10th mile; property lies on north side of road.

LEGAL DESCRIPTION: E½ NW Fr.¼, Except the W600', S 350.4' and Except 1.02 acres for road easement, all in Section 31, Township 81 North, Range 25 West of the 5th p.m. (Jefferson Twp.). *Subject to survey of up to 1/2 acre near building sites. Exact legal to come from final Abstract.*

METHOD OF SALE:

- Parcel will be sold as single tract of land.
- Seller reserves the right to refuse any and all bids.

SELLER: Michael Miner, Patrick Miner, Kathryn Russell, Daniel Miner, Brian Miner and Mary Anne Miner

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

SOIL TYPES & PRODUCTIVITY: Primary soils are Webster, Clarion and Nicollet. See soil map on back for detail.

- **CSR** 83.9 per County Assessor, based on net taxable acres
- **CSR:** 87.7 per AgriData, Inc. 2012, based on estimated FSA crop acres

LAND DESCRIPTION: Level to gently sloping

DRAINAGE: Tiled and natural

BUILDINGS/IMPROVEMENTS: None

WATER/WELL INFORMATION: None

LEASE: Second half 2013 cash rent will be paid to the Buyer.

COMMENTS: High quality, high producing farmland. Located on hard surface road.

REAL ESTATE TAXES:

Taxes Payable 2012-2013: \$2,100

Taxable Acres: 75.42

Tax per Acre: \$27.84

Real Estate Taxes will be adjusted based on property survey.

FSA DATA:

Farm Number 1345, Tract 78

Crop Acres*: 67.4

Base/Yields	Direct	Counter-Cyclical
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Corn Base*: 35	115	116
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Bean Base*: 32.4	26	31
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**Crop and Base Acres will be determined by local FSA office based on property survey.*

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 16 2013. Final settlement will require certified check or wire transfer. Closing and possession will occur July 16, 2013, subject to the existing lease which expires February 28, 2014. Taxes will be prorated to July 16, 2013.

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.

For additional information, contact Chris Smith:

415 S. 11th St., PO Box 500, Nevada, IA 50201

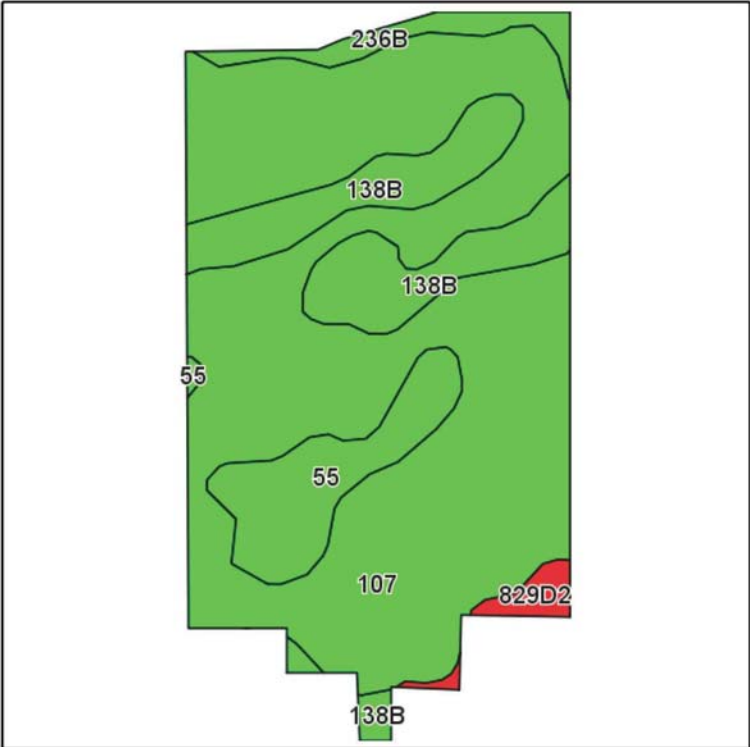
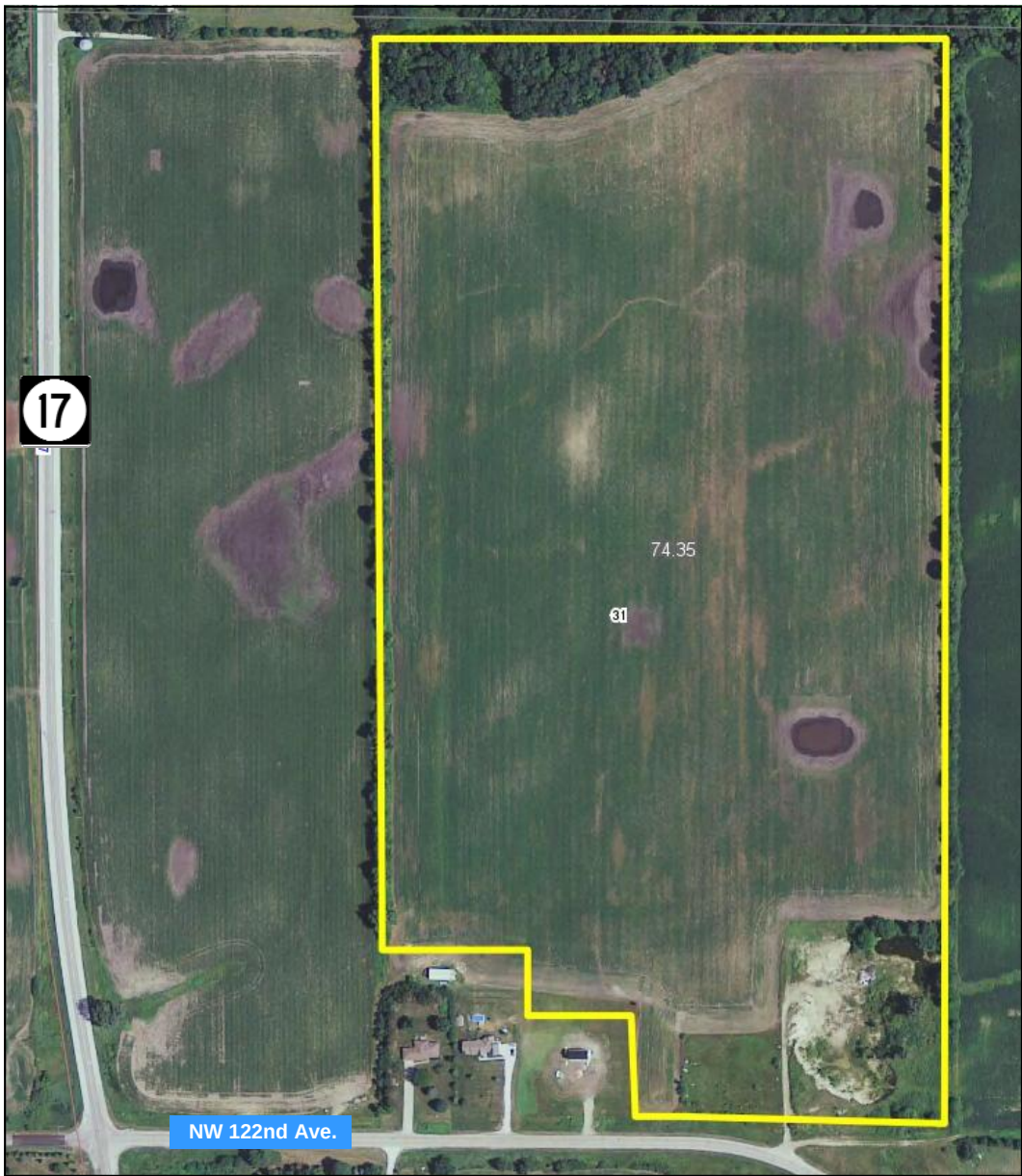
Telephone: 515-382-1500 or 1-800-593-5263

www.Hertz.ag

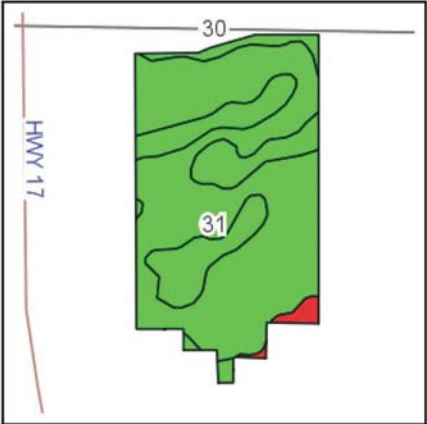


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AERIAL & SOIL MAPS



Field borders provided by Farm Service Agency as of 5/21/2008.
Soils data provided by USDA and NRCS.



State: Iowa
County: Polk
Location: 31-81N-25W
Township: Jefferson
Acres: 67.3
Date: 4/24/2013



Maps provided by:



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Code	Soil Description	Acres	Percent of field	CSR Legend	Non-Irr Class	CSR*
107	Webster silty clay loam, 0 to 2 percent slopes	48.1	71.4%		IIw	89
138B	Clarion loam, 2 to 5 percent slopes	10.1	15.0%		IIe	86
55	Nicollet loam, 1 to 3 percent slopes	6	8.9%		I	94
236B	Lester loam, 2 to 5 percent slopes	2	3.0%		IIe	81
829D2	Zenor-Storden complex, 9 to 14 percent slopes, moderately eroded	1.1	1.6%		IVe	31
Weighted Average						87.7

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