



FARM REAL ESTATE AUCTION

***Brick House Farms XIII, LLC Farm
161.3 Acres m/l
Clinton County, IA***

***Sale held at: DeWitt Community Center
512 10th Street, DeWitt, Iowa 52742***

Auction Date: April 9, 2013 at 10:00 A.M.

FARM LOCATION: ***From Welton:*** 8 miles west on Highway E63, 1 mile north on 70th Avenue, and ½ mile east on 180th Street.

PROPERTY ADDRESS: 1803 180th Street, Lost Nation, Iowa 52254

LEGAL DESCRIPTION: The W ½ NW ¼ Section 16, the E ½ NE ¼ Section 17, and the south 1/3 acre of SE ¼ SE ¼ Section 8, all in Township 82 North, Range 2 East of the 5th P.M., Clinton County, Iowa, with exceptions.

TAXES: 2011-2012, payable 2012-2013 – \$4,494 – net - \$27.86 per taxable acre. There are 161.33 taxable acres.

FSA INFORMATION:

Farm #6548 – Tract #604	
Cropland	154.6 Acres
Corn Base	96.3 Acres
Direct and Counter Cyclical Corn Yield	124/124 Bushels/Acre
Soybean Base	56.2 Acres
Direct and Counter Cyclical Soybean Yield	44/44 Bushels/Acre

This farm is classified as Non Highly Erodible Land (NHEL).

AVERAGE CSR:* ArcView Software indicates a CSR of 88.5. The Clinton County Assessor indicates an average CSR of 87.06 on the entire farm.

DATE OF CLOSING: May 8, 2013.

POSSESSION: At closing, no lease in place. Buyer will be able to farm in 2013.

METHOD OF SALE: This property will be offered as a single parcel consisting of 161.3 acres. The bids will be dollars per acre and will be multiplied by 161.3 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 for this parcel of real estate to pay 10% of the purchase price to the Agent's real estate trust account on April 9, 2013. Buyer will sign a Real Estate Sales Agreement providing full cash settlement on or before May 8, 2013. Successful bidders are purchasing with no financing contingencies and must be prepared for cash settlement of their purchase on or before May 8, 2013. Final settlement and payment of the balance of the purchase price to be by cashier's check or wire transfer.

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.

DRAINAGE DISTRICT:

No. 12 in Clinton County. No 12 lateral 8 in Clinton County.

BUILDINGS:

No buildings. There are some concrete feed floors and foundations.

TILE:

Tile installed in April 2009 consisting of approximately 39,300 feet of 4" tile and 2,000 feet of 6" tile.

FERTILIZER REIMBURSEMENT:

Buyer to reimburse Seller at closing \$5,569.18 for phosphorus and potash fertilizer applied fall of 2012.

SCHOOL DISTRICT:

Midland School District.

AGENCY:

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

SELLER:

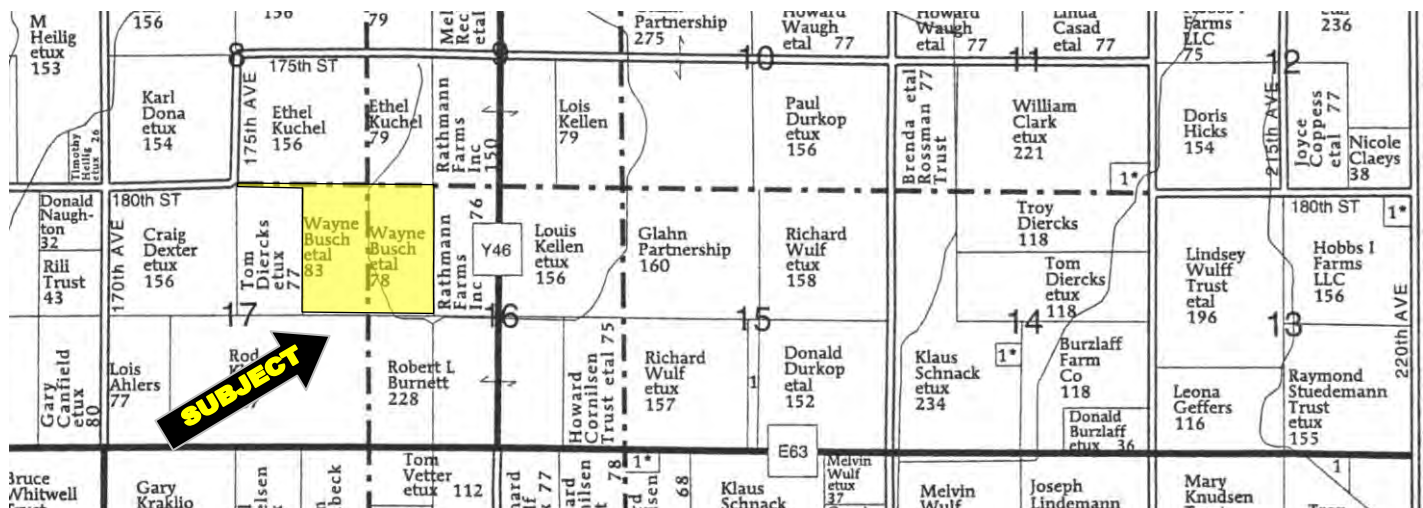
Brick House Farms XIII, LLC.

BROKER'S COMMENTS:

Recent building removal has increased tillable acres to 155. Excellent Investment Quality Farm!

Plat Map

Grant Township - T82N-R2E, Clinton County, Iowa



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Aerial Map

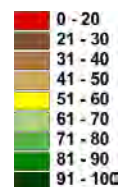


CSR: Calculated using ArcView 3.2 software

CSR is an index of soil productivity with a range from 5 to 100, the higher the index, the more productive the soil.



Measured Tillable Acres	154.6	Average CSR	88.5	Corn Yield	Soybean Yield	Acres
Soil Label	Soil Name	CSR				
1226	Lawler loam, 24 to 40 inches to s	74	185	50	13.92	
133	Colo silty clay loam, 0 to 2 perce	85	197	53	15.34	
175B	Dickinson fine sandy loam, 2 to 5	56	158	43	3.25	
184	Klinger silt loam, 1 to 3 percent s	95	210	57	70.33	
377B	Dinsdale silt loam, 2 to 5 percent	90	204	55	10.45	
382	Maxfield silty clay loam, 0 to 2 pe	90	204	55	31.83	
733	Calco silty clay loam, 0 to 2 perc	60	163	44	2.51	
760	Ansgar silt loam, 0 to 3 percent s	77	186	50	6.97	



WE ARE PLEASED TO OFFER THESE SERVICES

APPRAISALS ✦ REAL ESTATE SALES ✦ FARM MANAGEMENT

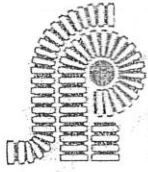
FOR MORE INFORMATION EMAIL: **KIRK D. WEIH, ALC** AT KIRKW@HERTZ.AG

OR **TROY R. LOUWAGIE, ALC** AT TROYL@HERTZ.AG

102 PALISADES ROAD ✦ MT. VERNON IA ✦ 52314 ✦ PHONE: 319-895-8858 ✦ WWW.HERTZ.AG ✦

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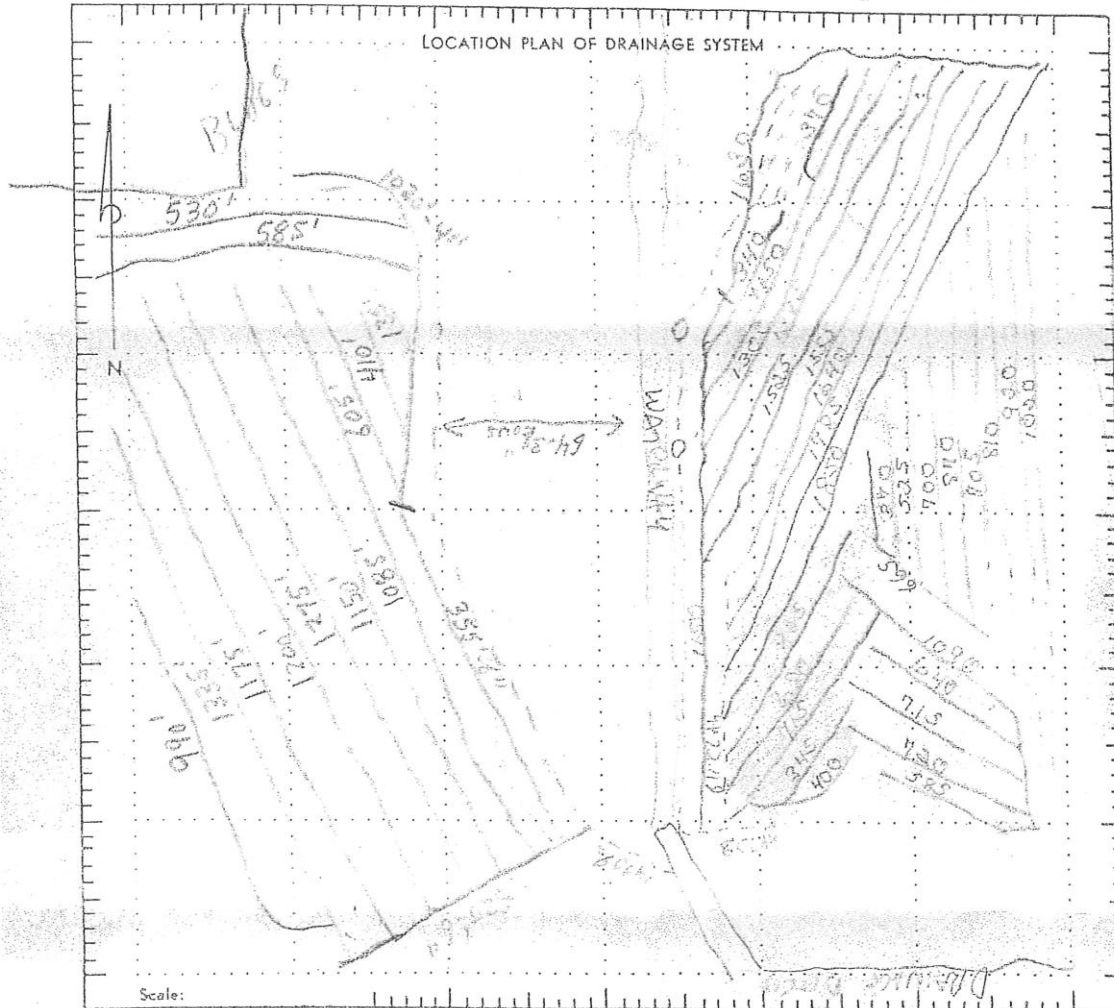
TILE MAP



**Springfield
Plastics, inc.**

The Supplier for Quality Drainage Materials

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IL TOLL FREE 800 252-3361



— LEGEND —

Permanent Fence X X X X X
Existing Drain Line —○—○—○—○—
Proposed Tile Line —○—○—○—○—

Spacing _____

MATERIAL NEEDS

@ LAVERN

39,310' - 4"

2,010' - 6"

VIC HOFFMAN

OWNER WAYNE BUSCH

TOWNSHIP _____ DATE APR 09

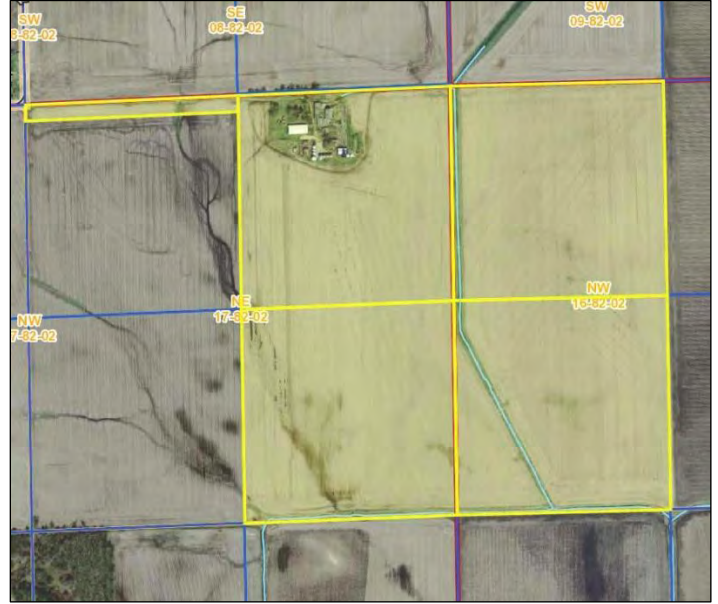
SECTION _____ TOWN _____

COUNTY _____ STATE _____

Signed _____

FSA Map

Assessor's Map



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