



FARM REAL ESTATE AUCTION

***Harrington Estate Farm
76 Acres m/l
Delaware County, Iowa***

***Sale held at St. Pat's Gym
615 Howard Street, Ryan, Iowa 52330
April 5, 2013 starting at 10:00 A.M.***

- FARM LOCATION:** From Ryan: 4 ½ miles east on Highway D47 (310th Street).
- LEGAL DESCRIPTION:** The E ½ of the NW ¼ except the East 425' of the North 425'; all in Section 23, Township 87 North, Range 5 West of the 5th P.M., Delaware County, Iowa.
- TAXES:** 2011-2012, payable 2012-2013 - \$2,080 – net – \$27.72 per taxable acre. There are 75.03 taxable acres.
- FSA INFORMATION:**
- | | |
|--|----------------------|
| Farm #784 – Tract #4391 | |
| Cropland | 76.1 Acres |
| Corn Base | 76.1 Acres |
| Direct and Counter Cyclical Corn Yield | 130/130 Bushels/Acre |
- This farm is classified as Non Highly Erodible Land (NHEL).
- AVERAGE CSR:** ArcView Software indicates an average CSR of 77.8 on the cropland acres. The Delaware County Assessor indicates a CSR of 77.44 on the entire farm.
- DATE OF CLOSING:** May 3, 2013.
- POSSESSION:** At closing, subject to the 2013 Cash Rent Lease. 100% of the 2013 Cash Rent will be credited to the Buyer at closing.
- METHOD OF SALE:** This property will be offered as a single parcel consisting of 76 acres. The bids will be dollars per acre and will be multiplied by 76 acres to determine the total sales price.
- TERMS:** High bidder of real estate to pay 10% of the purchase price to the Agent's real estate trust account on April 5, 2013. Buyer will sign a Real Estate Sales Agreement providing full cash settlement on or before May 3, 2013. Successful bidders are purchasing with no financing contingencies and must be prepared for

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cash settlement of their purchase on or before May 3, 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:

Rose Mary Harrington Estate

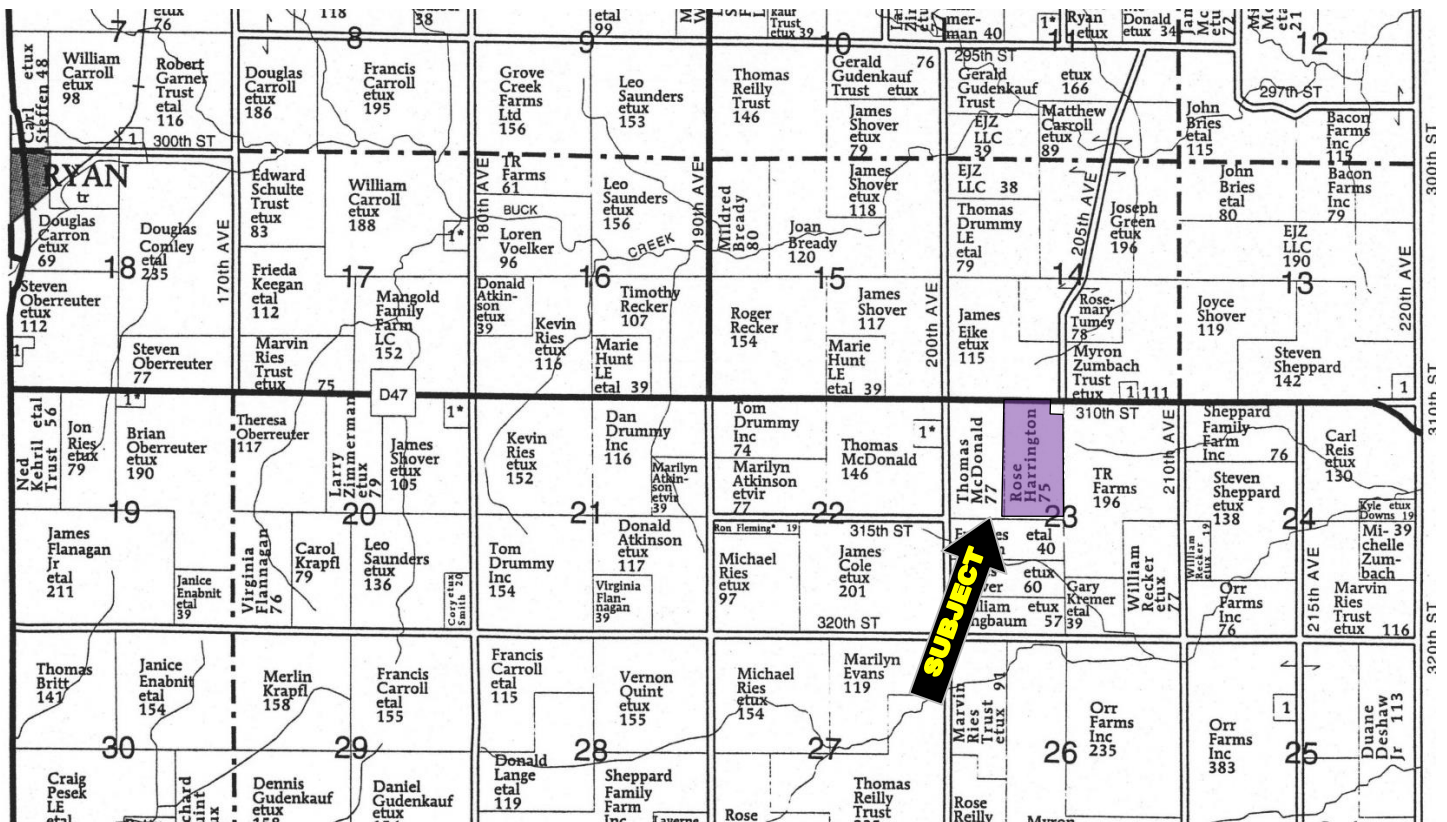
PIPELINE:

There is a pipeline crossing through the south portion of this farm.

**BROKER'S
COMMENTS:**

This is a high quality Delaware County farm located in a strong area! This farm lays nice with excellent eye appeal.

PLAT MAP
Hazel Green Township
Sect. 23, T79N-R5W, Delaware 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 Tillable Acres	76.1	Average CSR	77.8	Corn Yield	Soybean Yield	Acres
Soil Label	Soil Name	CSR				
175C	Dickinson fine sandy loam, 5 to 6 percent slope	40	142	38	5.81	
391B	Clyde-Floyd complex, 1 to 4 percent slope	74	188	51	19.15	
399	Readlyn loam, 1 to 3 percent slope	91	211	57	11.04	
408B	Olin fine sandy loam, 2 to 5 percent slope	68	180	49	10.28	
83B	Kenyon loam, 2 to 5 percent slope	86	204	55	29.83	



WE ARE PLEASED TO OFFER THESE SERVICES

APPRAISALS ✦ REAL ESTATE SALES ✦ FARM MANAGEMENT

FOR MORE INFORMATION CONTACT TROY R. LOUWAGIE – EMAIL: TROYL@HERTZ.AG

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PHOTOS



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