

FARM REAL ESTATE AUCTION

80 Acres, m/l - Story County, Iowa

Friday, March 22, 2013 at 10:00 a.m.

Sale held at the Collins Community Center

219 Main Street, Collins, IA 50055

LOCATION:

1½ miles north of Collins
on Hwy 65 (SW corner of
Hwy 65 and 295th St)

LEGAL DESCRIPTION:

E½ SE¼ Section 8, T-82-N,
R-21-W of the 5th P.M.
(Collins Twp.)

METHOD OF SALE:

- Parcel will be sold as a single tract of land.
- Bidding by \$ per acre.
- Seller reserves the right to refuse any and all bids.

SELLER:

Gwendolyn Hinecker Estate

AGENCY:

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

SOIL TYPES &

PRODUCTIVITY:

Primary soils are Nicollet, Canisteo,
Webster and Clarion. See soil map
on back for detail.

- CSR:** 88.89 per County Assessor, based on net taxable acres
- CSR:** 88.8 per AgriData, Inc. 2012 based on crop acres

LAND DESCRIPTION: Level to gently sloping

DRAINAGE: Natural plus tile (no maps)

REAL ESTATE TAXES:

Taxes Payable 2012-2013: \$2,066

Taxable Acres: 74.43

Tax per Acre: \$27.76

SCHOOL DISTRICT: Collins-Maxwell

FSA DATA:

Farm Number: 43, Tract 42

Crop Acres: 73.2 NHEL (Non-Highly Erodible Land)

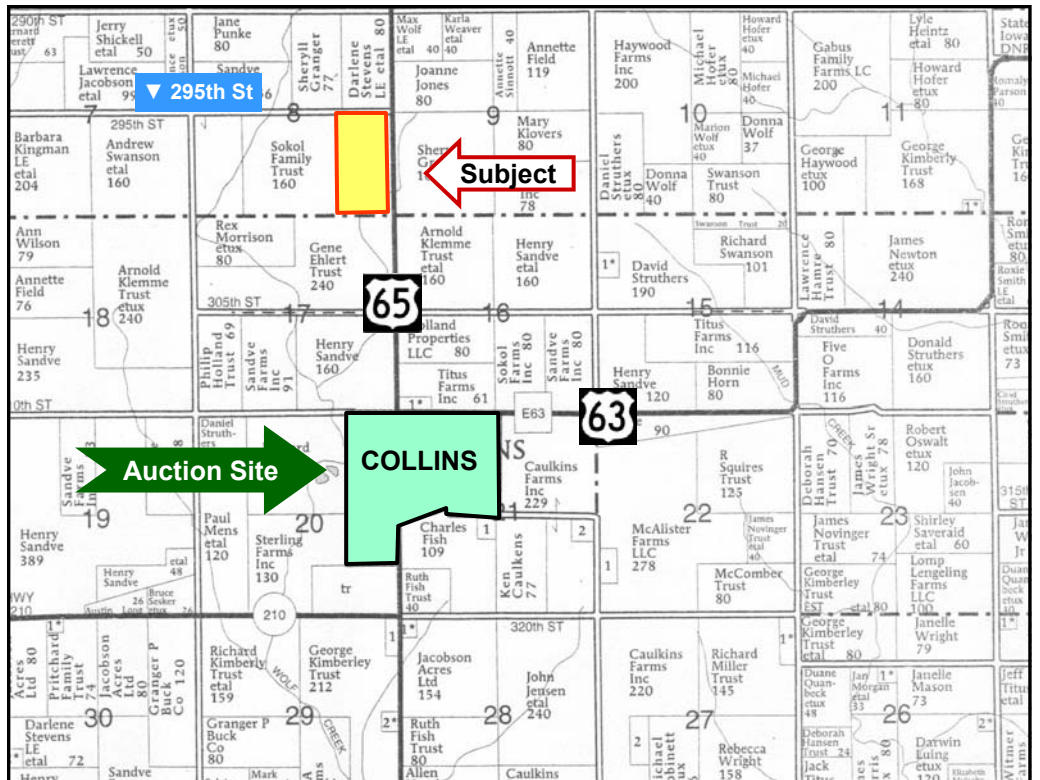
Base/Yields Direct/Counter-Cyclical

Corn Base: 37.0 117/147

Bean Base: 36.2 37/44

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 April 19, 2013. Final settlement will require certified check or wire transfer. Closing and possession will occur on April 19, 2013. Taxes will be prorated to April 19, 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.



Map reproduced with permission of Farm & Home Publishers, Ltd.

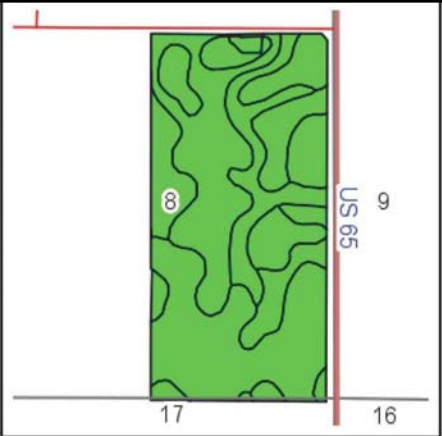
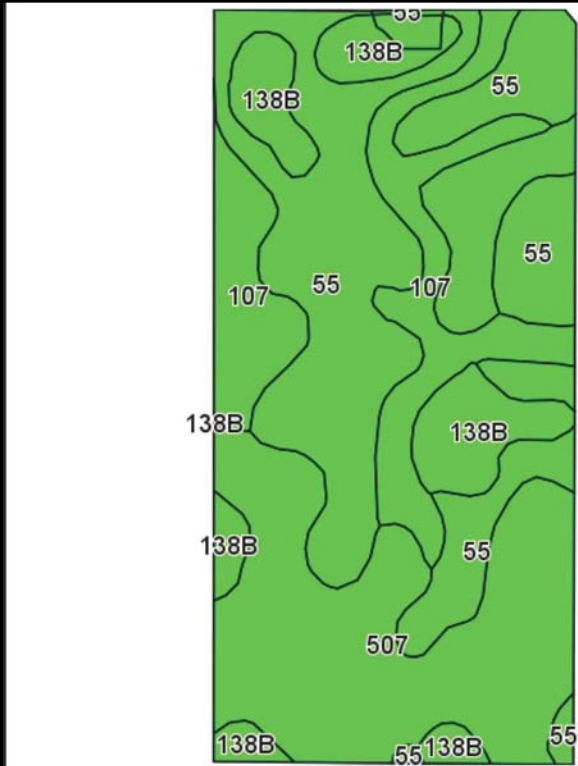
For additional information, contact Marv Hantrods:

415 S. 11th Street, Nevada, IA 50201
Telephone: 515-382-1500 or 800-593-5263
www.Hertz.ag



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



State: Iowa
County: Story
Location: 8-82N-21W
Township: Collins
Acres: 73.8
Date: 2/19/2013



Maps provided by:



©AgriData, Inc 2012
www.AgrDataInc.com

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

Code	Soil Description	Acres	Percent of field	CSR Legend	Non-Irr Class	CSR*	Corn	Soybeans
55	Nicollet loam, 1 to 3 percent slopes	27.2	36.9%		I	94	217	59
507	Canisteo clay loam, 0 to 2 percent slopes	24.9	33.7%		IIw	84	203	55
107	Webster clay loam, 0 to 2 percent slopes	12.4	16.8%		IIw	89	210	57
138B	Clarion loam, 2 to 5 percent slopes	9.3	12.6%		Ile	86	206	56
Weighted Average						88.8	209.7	56.9

WE ARE PLEASED TO OFFER THESE SERVICES

Sales • Acquisition • Auctions • Investment Analysis • Exchanging • Farm and Ranch Management • Appraisals