



FARM REAL ESTATE AUCTION

Schrock Trust Farm 115 Acres m/l Johnson County, Iowa

Parcel #1 – 78 Acres m/l – Johnson County, Iowa

Parcel #2 – 37 Acres m/l – Johnson County, Iowa

***Sale held at St. Mary's Hall
133 E. Main Street, Oxford, Iowa 52322
March 13, 2013 starting at 10:00 A.M.***

- FARM LOCATION:** From Iowa City - Intersection of Interstate 80 and Interstate 380: Go 8 ½ miles west on Interstate 80, then 2 miles south on Black Hawk Avenue.
- LEGAL DESCRIPTION:** The N ½ of the NE ¼ and the NE ¼ of the NW ¼ except the house and buildings; all located in Section 17, Township 79 North, Range 8 West of the 5th P.M., Johnson County, Iowa.
- TAXES:** 2011-2012, payable 2012-2013 - \$1,854 – net – \$16.38 per taxable acre. There are 113.22 taxable acres.
- FSA INFORMATION:**
- | | |
|---|----------------------|
| Farm #507 – Tract #345 | |
| Cropland | 109.8 Acres |
| Corn Base | 68.2 Acres |
| Direct and Counter Cyclical Corn Yield | 117/117 Bushels/Acre |
| Soybean Base | 32.7 Acres |
| Direct and Counter Cyclical Soybean Yield | 37/37 Bushels/Acre |
- This farm is classified as Highly Erodible Land (HEL). There are 5.1 acres of cropland being certified as grass waterways.
- AVERAGE CSR:** ArcView Software indicates an average CSR of 61.7 on the cropland acres. The Johnson County Assessor indicates a CSR of 61.8 on the entire farm.
- DATE OF CLOSING:** April 20, 2013
- POSSESSION:** At closing.
- METHOD OF SALE:** These properties will be offered separately as Parcel #1 and Parcel #2. The parcels will sell individually and will not be combined in any way. The bids will be dollars per acre and will be multiplied by the advertised 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 each parcel of real estate to pay 10% of the purchase price to the Agent's real estate trust account on March 13, 2013. Buyer will sign a Real Estate Sales Agreement providing full cash settlement on or before April 20, 2013. Successful bidders are purchasing with no financing contingencies and must be prepared for cash settlement of their purchase on or before April 20, 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.

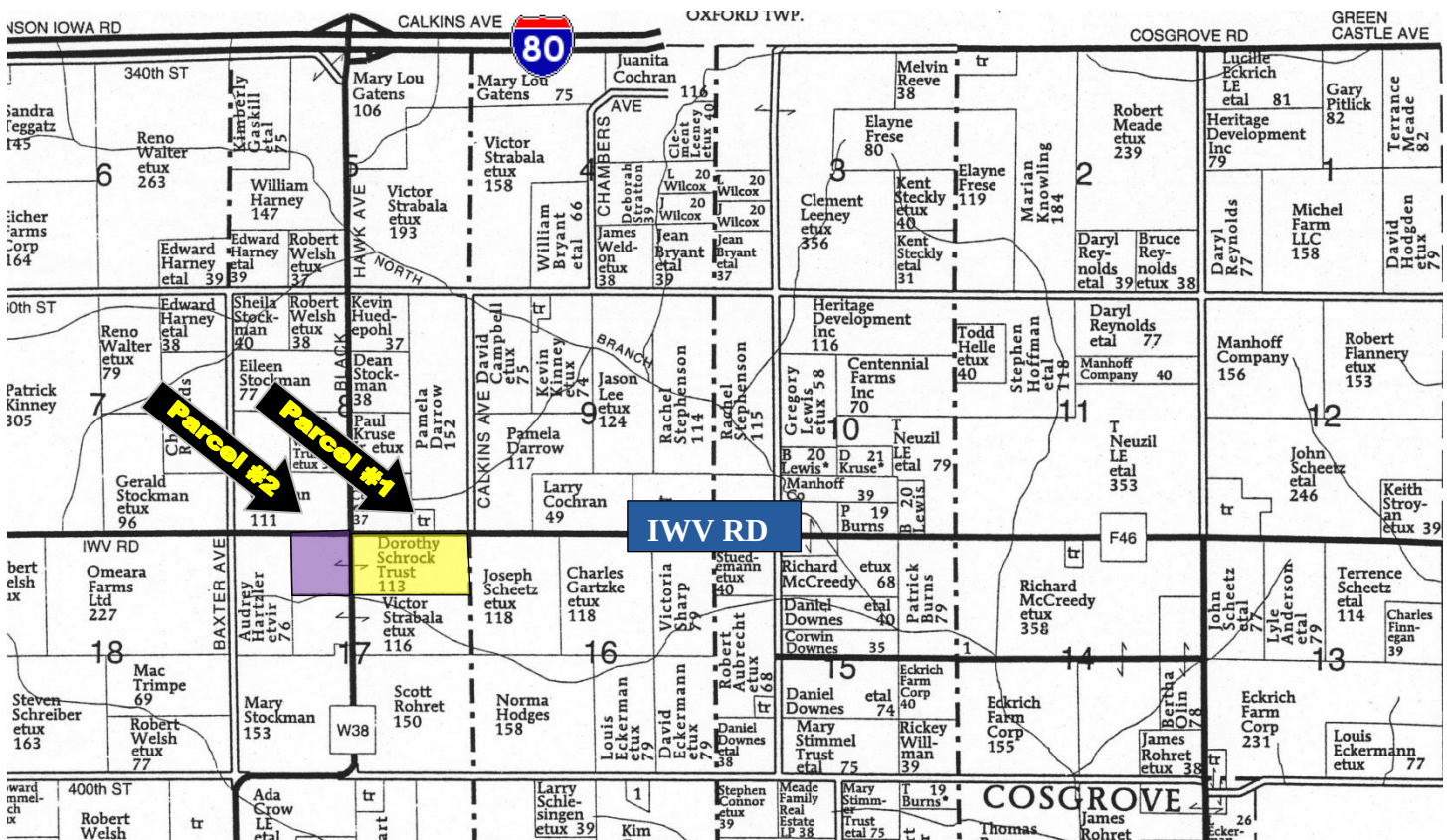
SELLERS:

Dorothy Schrock Trust, Hills Bank & Trust Company, Trustee

PLAT MAP

Hardin Township

Sect. 17, T79N-R8W, Johnson County, Iowa



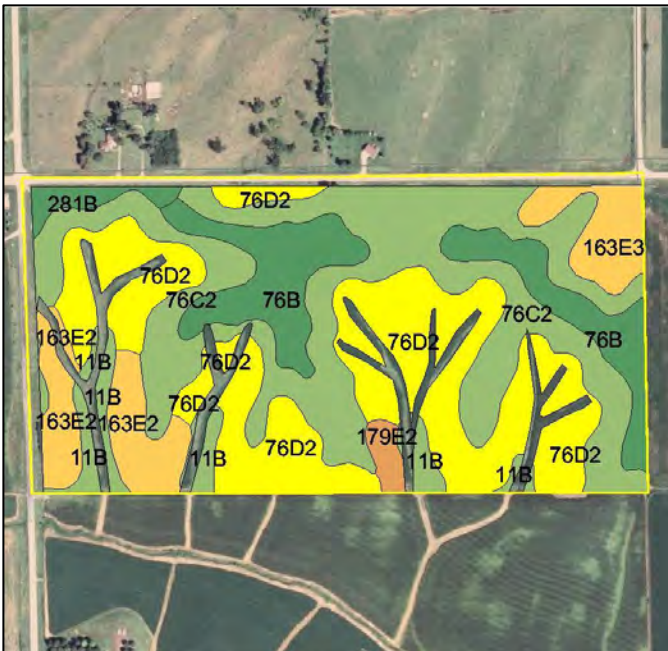
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PARCEL #1

78 Acres m/l

- FARM LOCATION:** From Iowa City - Intersection of Interstate 80 and Interstate 380: Go 8 ½ miles west on Interstate 80, then 2 miles south on Black Hawk Avenue.
- LEGAL DESCRIPTION:** The N ½ of the NE ¼ of Section 17, Township 79 North, Range 8 West of the 5th P.M., Johnson County, Iowa.
- TAXES:** 2011-2012, payable 2012-2013 – \$1,274.00 - net - \$16.55 per taxable acre. There are 77 taxable acres.
- CROPLAND:** There are 76 acres of cropland according to the Johnson County FSA. There are 5.1 acres of cropland being certified as grass waterway.
- AVERAGE CSR*:** ArcView Software indicates a CSR of 62.7. The Johnson County Assessor indicates an average CSR of 62.4 on the entire farm.
- BUILDINGS:** None.
- POSSESSION:** At closing.
- PIPELINE:** There is a gas pipeline crossing through this farm.
- BROKERS COMMENTS:** This is a Good Quality Johnson County Farm located along the IWW Road. Johnson County would allow two single family homes to be built on this farm.

*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		70.9	Average CSR		62.7		
Soil Label	Soil Name	CSR	Corn Yield	Soybean Yield	Acres		
11B	Colo-Ely complex, 2 to 5 percent	70	177	48	3.08		
163E2	Fayette silt loam, 14 to 18 percent	48	147	40	5.05		
163E3	Fayette silty clay loam, 14 to 18 percent	45	143	39	3.19		
179E2	Gara loam, 14 to 18 percent slope	33	127	34	0.84		
281B	Otley silty clay loam, 2 to 5 percent	90	204	55	1.15		
76B	Ladoga silt loam, 2 to 5 percent	85	197	53	9.99		
76C2	Ladoga silt loam, 5 to 9 percent	65	170	46	24.67		
76D2	Ladoga silt loam, 9 to 14 percent	55	156	42	22.92		



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PARCEL #2

37 Acres m/l

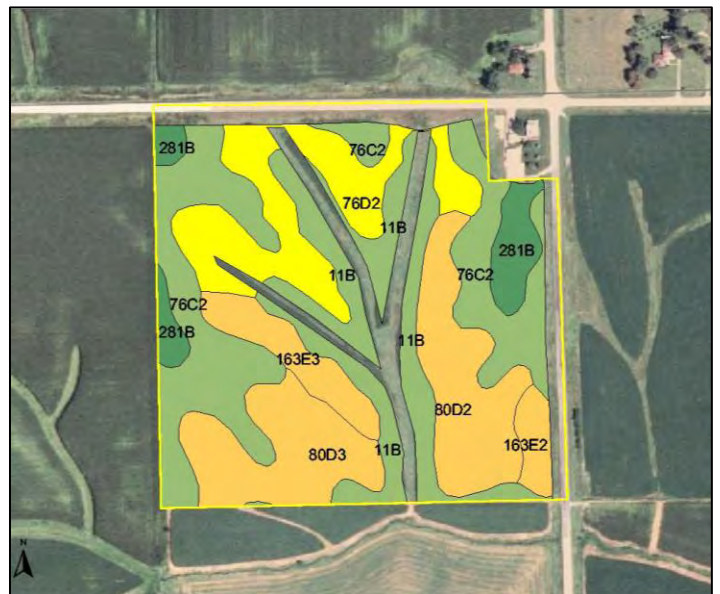
FARM LOCATION:	From Iowa City - Intersection of Interstate 80 and Interstate 380: Go 8 ½ miles west on Interstate 80, then 2 miles south on Black Hawk Avenue.
LEGAL DESCRIPTION:	The NE ¼ of the NW ¼ of Section 17, Township 79 North, Range 8 West of the 5 th P.M., except the house and buildings.
TAXES:	2011-2012, payable 2012-2013 – \$580 net - \$16.00 per taxable acre. There are 36.22 taxable acres.
CROPLAND:	There are 33.74 acres of cropland according to the Johnson County FSA.
AVERAGE CSR*:	ArcView Software indicates a CSR of 59.7. The Johnson County Assessor indicates an average CSR of 60.4 on the entire farm.
BUILDINGS:	None.
POSSESSION:	At closing.
PIPELINE:	There is a gas pipeline crossing through the south end of this farm.
POTENTIAL BUILDING SITE:	The one time Farmstead Split has been granted to this parcel. Johnson County would allow one single family home to be constructed on this farm.
BROKERS COMMENTS:	This is a Good Quality Johnson County Farm located on the IWV Road west of Iowa City. This would make an attractive home site in rural Johnson County!

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

GIS MAP



CSR MAP



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AERIAL MAP



FSA MAP



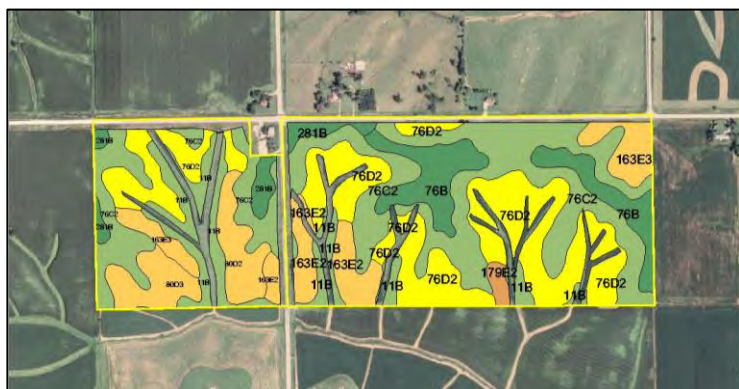
GIS MAP



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	104.6	Average CSR	61.7	Corn Yield	Soybean Yield	Acres
Soil Label	Soil Name	CSR				
11B	Colo-Ely complex, 2 to 5 percent	70	177	48	8.93	
163E2	Fayette silt loam, 14 to 18 percer	48	147	40	5.86	
163E3	Fayette silty clay loam, 14 to 18 p	45	143	39	5.07	
179E2	Gara loam, 14 to 18 percent slop	33	127	34	0.84	
281B	Otley silty clay loam, 2 to 5 perce	90	204	55	3.10	
76B	Ladoga silt loam, 2 to 5 percent	85	197	53	9.99	
76C2	Ladoga silt loam, 5 to 9 percent	65	170	46	33.64	
76D2	Ladoga silt loam, 9 to 14 percent	55	156	42	28.59	
80D2	Clinton silt loam, 9 to 14 percent	50	150	41	4.31	
80D3	Clinton silty clay loam, 9 to 14 pe	45	143	39	4.26	

0 - 20

21 - 30

31 - 40

41 - 50

51 - 60

61 - 70

71 - 80

81 - 90

91 - 100

WE ARE PLEASED TO OFFER THESE SERVICES

APPRAISALS ✦ REAL ESTATE SALES ✦ FARM MANAGEMENT

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

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

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PHOTOS



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