



**340 Tower Park Drive P.O. Box 2396
Waterloo, IA 50704-2396
Ph: 319-234-1949 • Fax: 319-234-2060**

**WE ARE PLEASED TO PRESENT
FOR SALE BY PUBLIC AUCTION**

**Friday, March 1, 2013, 10:00 a.m.
Greene Community Center
202 West South St. Greene, IA**

EDNA M.H. HAUSER KOHLS TRUST

Butler County, Iowa

Tract 1: 116.5 Taxable Acres m/l

Tract 2: 55.84 Taxable Acres m/l

LOCATION: Northeast corner of Butler County on County Pavement C13, approximately 5 miles Northwest of Plainfield.

LEGAL:

Tract 1: W ½ NW ¼ and SE NW Section 9, Township 93 North, Range 15 West of the 5th P.M

Tract 2: Fractional W ½ NW ¼ Section 10, Township 93 North, Range 15 West of the 5th P.M.

RE TAXES:

Tract 1: 2011-2012, payable 2012-2013 - \$2,574 net, on 116.5 taxable acres, \$22.09 per acre.

Tract 2: 2011-2012, payable 2012-2013 - \$1,074 net, on 55.84 taxable acres, \$19.23 per acre.

POSSESSION AND CLOSING: Closing on or before April 15, 2013 (Possession subject to cropland lease to March 1, 2014).

SCHOOL DIST: Nashua-Plainfield School District

COMMENTS: Opportunity to purchase 1 or 2 tracts less than 1 mile apart. Both Tracts are leased for the 2013 crop year. Buyer to receive entire 2013 crop year rent in the amount of \$54,600 to be credited at closing.

FSA INFORMATION: FSA #4848

Tract 1

Crop	Base Acres	DP Yield	CC Pay Yield
Corn	67.2	114	114
Soybeans	48.3	41	41
Total Base Acres	115.5		

Total Crop FSA Cropland Acres

115.5

FSA INFORMATION: FSA #4848

Tract 2

Crop	Base Acres	DP Yield	CC Pay Yield
Corn	27.7	114	114
Soybeans	23.7	41	41
Total Base Acres	51.4		

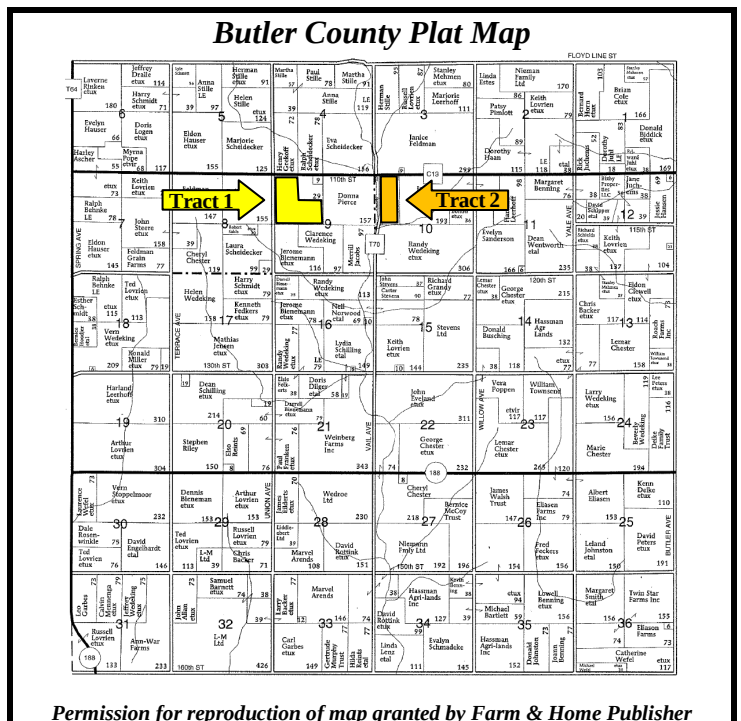
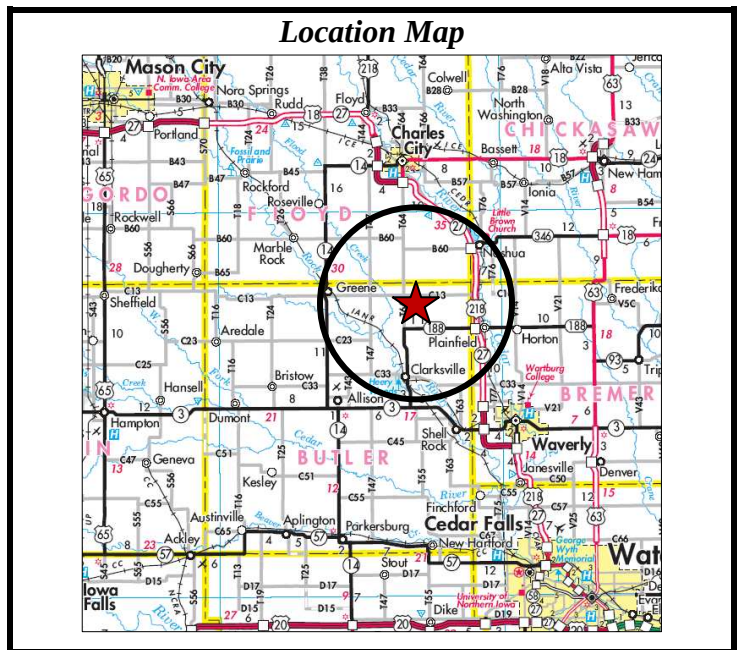
Total Crop FSA Cropland Acres

51.4

HIGHLY ERODIBLE CLASSIFICATION:

All cropland is classified as Non-Highly Erodible Land (NHEL).

**BUILDINGS – GRAIN STORAGE – WELL – (CRP)
CONSERVATION RESERVE PROGRAM: None**



Permission for reproduction of map granted by Farm & Home Publisher

The information gathered for this brochure is from sources deemed reliable, but cannot be guaranteed by Hertz Farm Management, Inc. or its staff. REID #050-691-1-(2)

METHOD OF SALE: This property will be offered separately as Tract #1 consisting of 116.5 taxable acres, then Tract #2 consisting of 55.84 taxable acres. The tracts will not be combined.

TERMS: High bidder(s) of real estate to pay 10% of the purchase price to the Agent's real estate trust account on March 1, 2013. Buyer(s) will sign a Real Estate Sales Agreement providing for a full cash settlement on or before April 15, 2013. Successful bidder(s) are purchasing with no financing contingencies and must be prepared for cash settlement of their purchase. Final settlement and payment of the balance of the purchase price to be by cashier's check or wire transfer at closing on April 15, 2013. Seller reserves 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, 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 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 Hertz Farm Management and their representatives are Agents of the Seller.

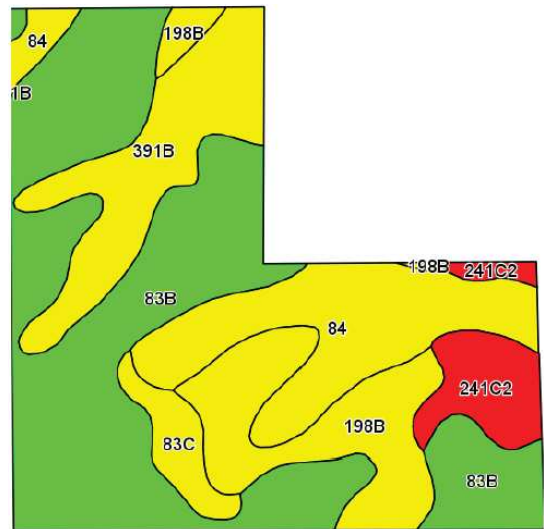
AERIAL MAP

TRACT 1

SOILS MAP



CSR – 76.58 per County Assessor
CSR – 76.5 per AgriData, Inc.



Code	Soil Description	Ac	% of Field	CSR Legend	Non-Irr Class	Irr Class	CSR*
83B	Kenyon loam, 2 to 5 percent slopes	53.1	45.6%		Ile		85
84	Clyde silty clay loam, 0 to 3 percent slopes	20.3	17.4%		Ilw		75
198B	Floyd loam, 1 to 4 percent slopes	16.5	14.2%		Ilw		75
391B	Clyde-Floyd complex, 1 to 4 percent slopes	15.7	13.4%		Ilw		72
241C2	Saude-Burkhardt complex, 2 to 9 percent slopes, moderately eroded	7	6.0%		Ive	Ile	33
83C	Kenyon loam, 5 to 9 percent slopes	3.9	3.4%		Ille		70
Weighted Average							76.5

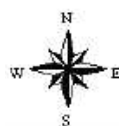
AERIAL MAP

TRACT 2

SOILS MAP



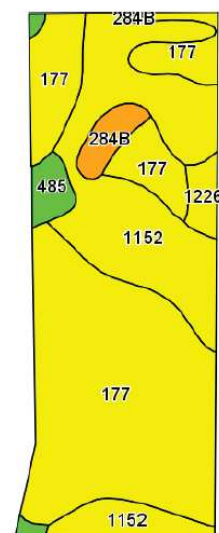
CSR – 66.66 per County Assessor
CSR – 65.4 per AgriData, Inc.



Maps provided by:



©AgriData, Inc 2012
www.AgriDataInc.com



Code	Soil Description	Ac	% of Field	CSR Legend	Non-Irr Class	CSR*
1177	Saude loam, 0 to 2 percent slopes	32.5	58.1%		Ils	63
1152	Marshan clay loam, 0 to 2 percent slopes	18.7	33.5%		Ilw	68
485	Spillville loam, 0 to 2 percent slopes	1.8	3.2%		Ilw	92
284B	Flagler sandy loam, 2 to 5 percent slopes	1.6	2.9%		Ille	50
1226	Lawler loam, 24 to 40 inches to sand and gravel, 0 to 2 percent slopes	1.2	2.2%		Ils	72
Weighted Average						65.4

The information gathered for this brochure is from sources deemed reliable, but cannot be guaranteed by Hertz Farm Management, Inc. or its staff.