



FARM REAL ESTATE AUCTION

***Joyce A. Huedepohl Revocable Trust Farm
77 Acres m/l
Iowa County, Iowa***

***Sale held at Conroy Hilton Hall
550 Seventh Avenue, Conroy, Iowa 52220***

February 27, 2013 – Starting at 10:00 a.m.

FARM LOCATION: From Williamsburg: One (1) mile north on Highway V77 and 1 mile east on 210th Street.

LEGAL DESCRIPTION: The S ½ SW ¼ except the house, buildings, and 2.76 acres; all located in Section 26, Township 80 North, Range 10 West of the 5th P.M., Iowa County, Iowa.

FSA INFORMATION:

Farm #6361 – Tract #5210	
Cropland	74.2 Acres
Corn Base	60.4 Acres
Direct and Counter Cyclical Corn Yield	123/123 Bushels/Acre
Soybean Base	6.8 Acres
Direct and Counter Cyclical Soybean Yield	46/46 Bushels/Acre

This farm is considered as Highly Erodible Land (HEL) – There are 2.54 acres certified as grass.

AVERAGE CSR:* ArcView Software indicates an average CSR of 70.8 on the cropland acres. The Iowa County Assessor indicates a CSR of approximately 71.3 on the entire farm.

TAXES: 2011-2012, payable 2012-2013 – \$1,818.00 - net – \$24.42 per taxable acre. There are 74.46 taxable acres.

POSSESSION: At closing.

DATE OF CLOSING: March 27, 2013.

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

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.

METHOD OF SALE:

This farm will be offered at public auction as one parcel containing 77 acres. The bids will be dollars per acre and will be multiplied by the advertised acres to determine the total sales price.

TERMS:

High bidder for the parcel of real estate to pay 10% of the purchase price to the Agent's real estate trust account on February 27, 2013. Buyer will sign a Real Estate Sales Agreement providing full cash settlement on or before March 27, 2013. Successful bidders are purchasing with no financing contingencies and must be prepared for cash settlement of their purchase on or before March 27, 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, 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 their representatives are Agents of the Seller.

SELLERS:

Joyce A. Huedepohl Revocable Trust

BROKER'S COMMENTS:

This is a good Iowa County Farm located in a strong area! It lays nice with good eye appeal.

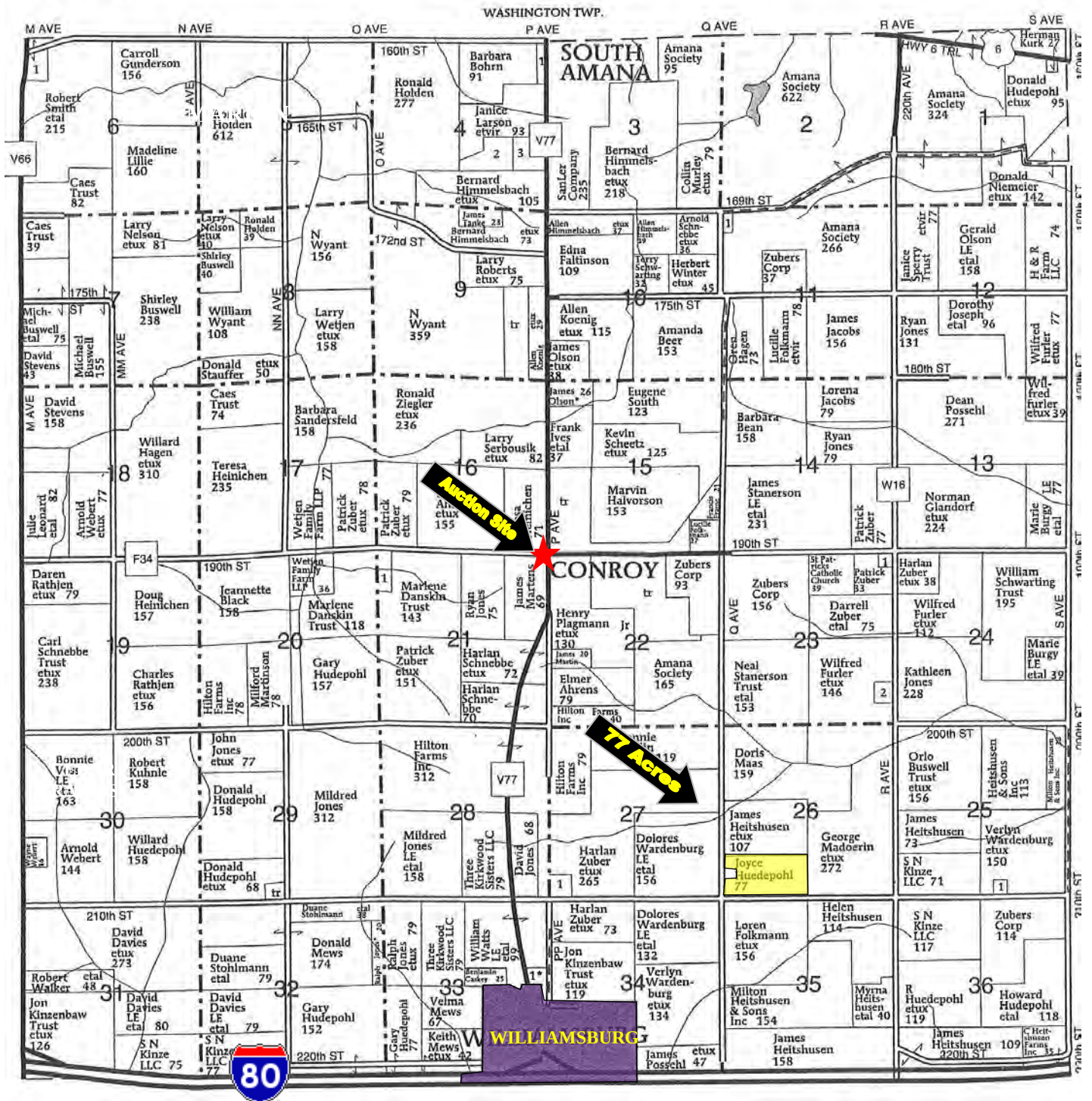


PLAT MAP

T-80-N

HILTON PLAT

R-10-W



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AERIAL MAP



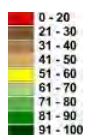
CSR: Calculated using ArcView 3.2 software

*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		74.2	Average CSR	70.8		
Soil Label	Soil Name		CSR	Corn Yield	Soybean Yield	Acres
281B	Otley silty clay loam, 2 to 5 per		90	208	56	25.41
281C2	Otley silty clay loam, 5 to 9 per		70	181	49	15.58
281D2	Otley silty clay loam, 9 to 14 per		60	167	45	22.38
281E2	Otley silty clay loam, 14 to 18 per		50	154	42	2.86
911B	Colo-Ely complex, 2 to 5 percent		68	178	48	5.26
93D2	Shelby-Adair complex, 9 to 14 per		35	133	36	0.21
93E2	Shelby-Adair complex, 14 to 18 per		15	106	29	2.72



WE ARE PLEASED TO OFFER THESE SERVICES

APPRAISALS ✦ REAL ESTATE SALES ✦ FARM MANAGEMENT

FOR MORE INFORMATION EMAIL: TROYL@HERTZ.AG

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