



FARM REAL ESTATE AUCTION

**Reth Farm
181 Acres m/l
Delaware County, Iowa**

OPEN HOUSE
Thurs., January 31st
4-6 p.m.

**Sale held at: St. John's Catholic Church – Parish Hall
303 South Street, Delhi, IA 52223
February 15, 2013 – Starting at 10:00 a.m.**

OWNER:	Nida Reth Estate.	
FARM LOCATION:	From Delhi: 1 ½ miles south on Pioneer Road.	
ADDRESS:	2672 Pioneer Road, Delhi, IA 52223	
LEGAL DESCRIPTION:	The SW ¼ NW ¼ and that part of the SW ¼ of Section 27, Township 88 North, Range 4 West of the 5 th P.M., Delaware County, Iowa. The exact legal description will be taken from the Abstract.	
TAXES:	2010-2011, payable 2011-2012 – \$2,832.00 - net. There are 178.33 taxable acres. Fifty (50) acres are enrolled in the Forest Reserve Program.	
FSA INFORMATION:	Farm #596 – Tract #2173 Cropland	94.5 Acres
	There are 10.9 acres of cropland being certified as grass.	
AVERAGE CSR:*	ArcView Software indicates a CSR of 52.3 on the cropland acres. The Delaware County Assessor indicates a CSR of 52.63 on the entire farm.	
METHOD OF SALE:	This property will be offered as a single Parcel consisting of 181 acres. The bids will be dollars per acre and will be multiplied by 181 acres to determine the total sales price.	
TERMS:	High bidder to pay 10% of the purchase price to the Agent's real estate trust account on February 15, 2013. Buyer will sign a Real Estate Sales Agreement providing full cash settlement on or before March 20, 2013. Real Estate taxes will be prorated to closing. Successful bidders are purchasing with no financing contingencies and must be prepared for cash settlement of their purchase on March 20, 2013. Final settlement and payment of the balance of the purchase price to be by cashier's check or wire transfer. Seller reserves the right to reject any and all bids.	

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.

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.

HOUSE:

Attractive 1 ½ story home consisting of 1,791 finished square feet. Includes three bedrooms and one bathroom.

SEPTIC:

The Seller is an Estate and is exempt from the Time of Transfer Inspection.

DRILLED WELL:

Located east of the house.

BUILDINGS:

There are a couple older outbuildings.

AGENCY:

Hertz Real Estate Services/Hertz Farm Management, Inc. and their representatives are Agents of the Seller.

DATE OF CLOSING:

March 20, 2013.

POSSESSION:

At closing.

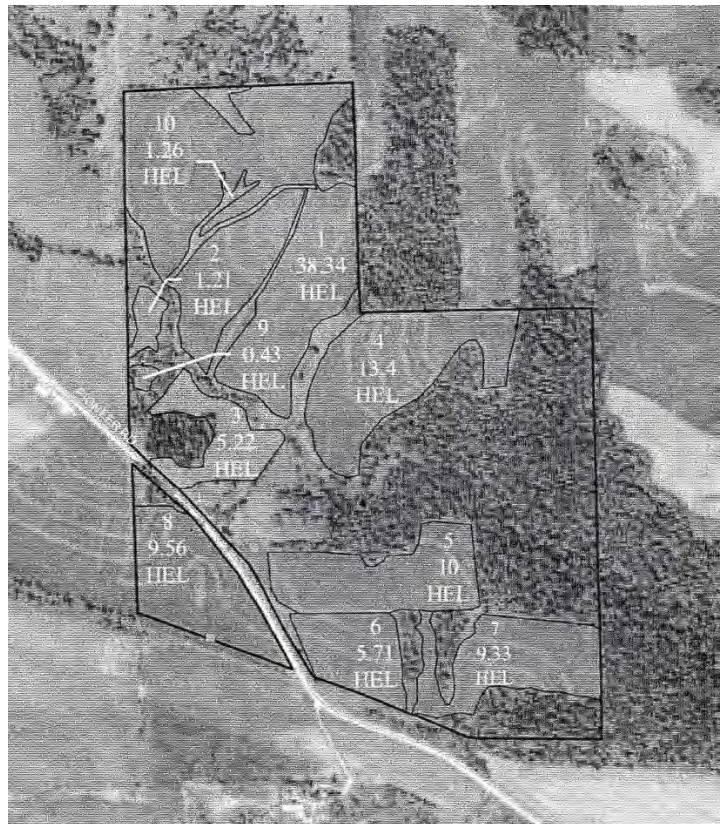
BROKER'S COMMENTS:

This is a good quality Delaware County farm located in a strong area. Includes 94.5 acres cropland with the balance in mature timber. Nice house and outbuildings.

Assessor Map

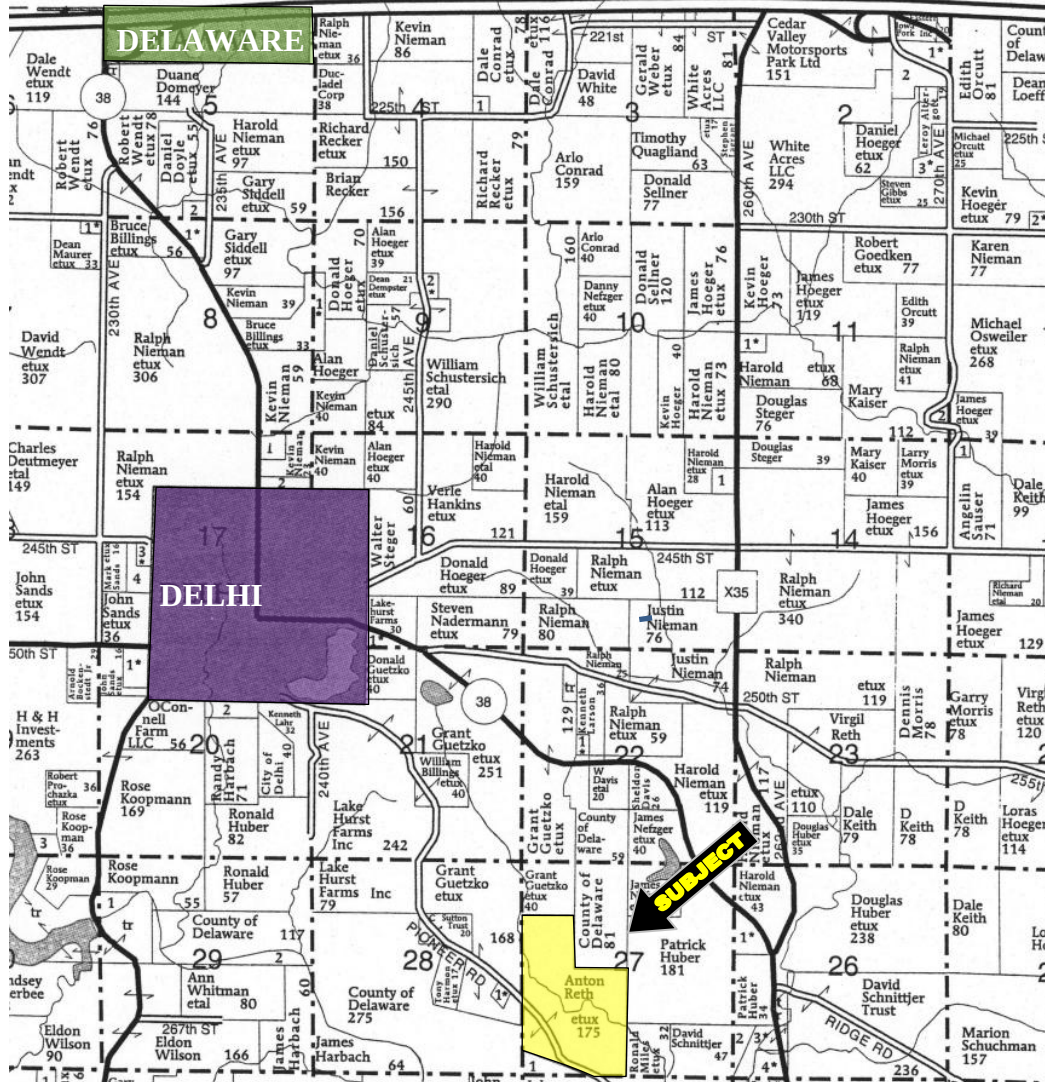


FSA Map



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.

Plat Map Delhi Township - Delaware County, Iowa

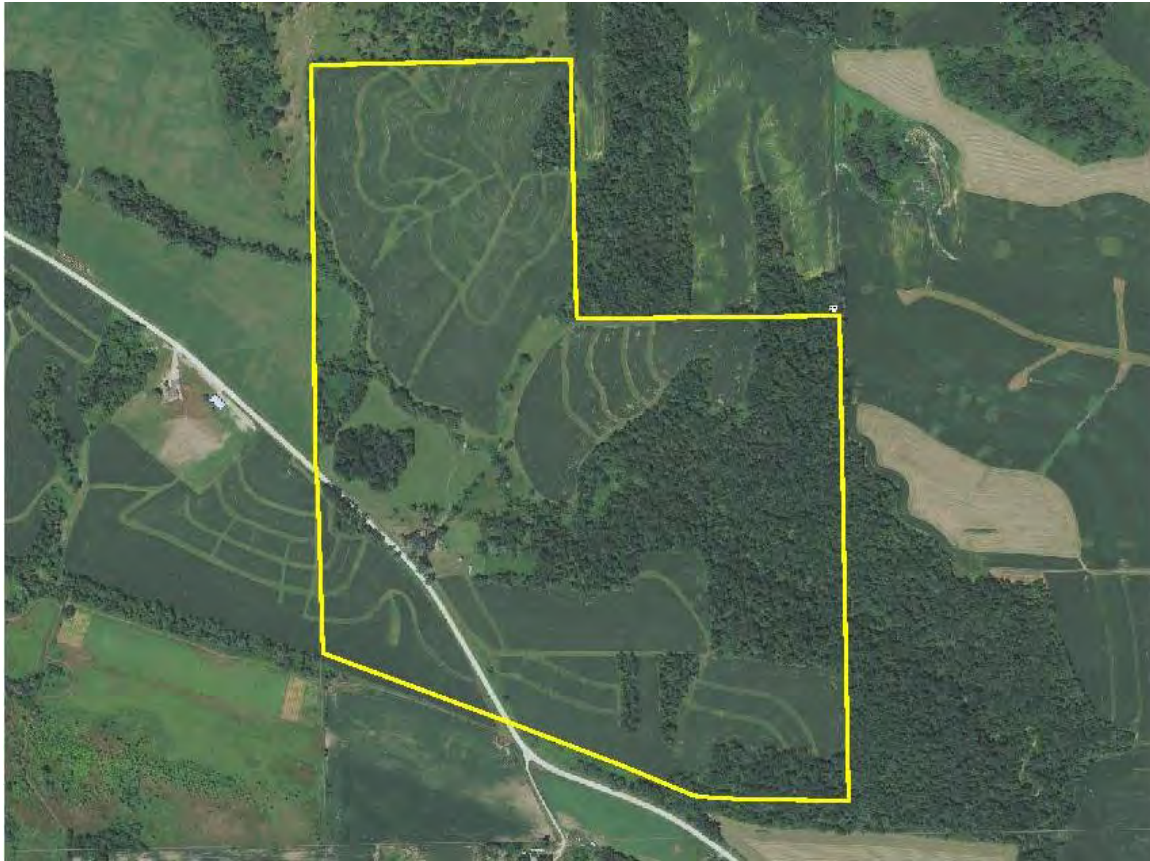


Permission for reproduction of map granted by Farm & Home Publishers



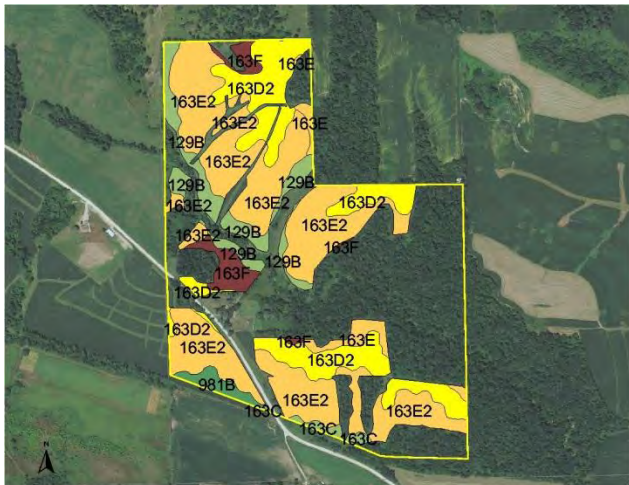
The information gathered for this brochure is from sources deemed reliable, but cannot be guaranteed by Hertz Real Estate Services or its staff. All acres are considered more or less.

Aerial Map

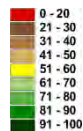


CSR: Calculated using ArcView 3.2 software

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



Measured Tillable Acres	94.5	Average CSR	52.3	Corn Yield	Soybean Yield	Acres
Soil Label	Soil Name	CSR				
129B	Arenzville-Chaseburg silt loams,	63	173	47	8.73	
163C	Fayette silt loam, 5 to 9 percent	70	183	49	1.11	
163D2	Fayette silt loam, 9 to 14 percent	58	166	45	22.89	
163E	Fayette silt loam, 14 to 18 percent	50	156	42	2.97	
163E2	Fayette silt loam, 14 to 18 percent	48	153	41	50.57	
163F	Fayette silt loam, 18 to 25 percent	30	129	35	4.43	
981B	Worthen silt loam, 2 to 5 percent	90	210	57	2.08	



WE ARE PLEASED TO OFFER THESE SERVICES

APPRAISALS ✕ REAL ESTATE SALES ✕ FARM MANAGEMENT

FOR MORE INFORMATION EMAIL: **TROY R. LOUWAGIE** AT TROYL@HERTZ.AG

102 PALISADES ROAD ✕ MT. VERNON IA ✕ 52314 ✕ PHONE: 319-895-8858 ✕ WWW.HFMGT.COM

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.

PHOTOS



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.