



FARM REAL ESTATE AUCTION

Machula Farm, L.L.C.

91 Acres m/l

Linn County, Iowa

Sale held at Knights of Columbus Building

810 Vernon Valley Drive, Cedar Rapids, IA 52403

(This is at the NW corner of the Intersection of Highway 13 & Mt. Vernon Road.)

February 8, 2013 – Starting at 10:00 a.m.

FARM LOCATION:

From Cedar Rapids: Intersection of Highway 13 and Mount Vernon Road, 2 ½ miles east on Mount Vernon Road, 1 mile north on O'Connor Road and ½ mile east on Linn Ridge Road. The farm is located on the south side of the road.

LEGAL DESCRIPTION:

The E½ of the NW¼ of Section 24, Township 83 North, Range 6 West of the 5th P.M. Linn County, Iowa, and Parcel A Plat of Survey #1816 located in the SE¼ of the SW¼ of Section 13, Township 83 North, Range 6 West of the 5th P.M., Linn County, Iowa.

FSA INFORMATION:

Farm #2249 – Tract #1432

Cropland	87.1 Acres
Corn Base	55 Acres
Direct and Counter Cyclical Corn Yield	125/125 Bushels/Acre
Soybean Base	23 Acres
Direct and Counter Cyclical Soybean Yield	34/34 Bushels/Acre

There are 6 acres of cropland currently being certified as hay.

AVERAGE CSR:*

ArcView Software indicates an average CSR of 65.6 on the cropland acres. The Linn County Assessor indicates a CSR of approximately 61 on the entire farm.

TAXES:

2011-2012, payable 2012-2013 – Estimated \$2,088.00 - net – \$23.00 per taxable acre. There are 90.81 taxable acres.

POSSESSION:

At closing.

DATE OF CLOSING:

March 15, 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 91 acres. The bids will be dollars per acre and will be multiplied by 91 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 8, 2013. Buyer will sign a Real Estate Sales Agreement providing full cash settlement on or before March 15, 2013. Successful bidders are purchasing with no financing contingencies and must be prepared for cash settlement of their purchase on or before March 15, 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:

Machula Farm, L.L.C.

BROKER'S COMMENTS:

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



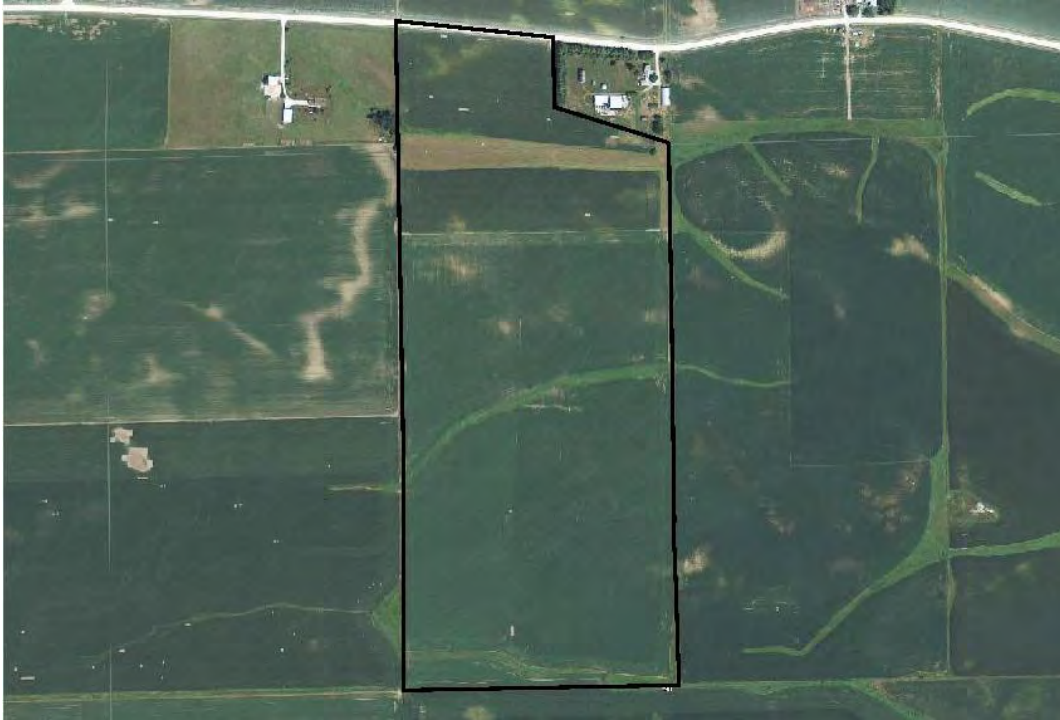
PLAT MAP

Permission for reproduction of map granted by Farm & Home Publishers

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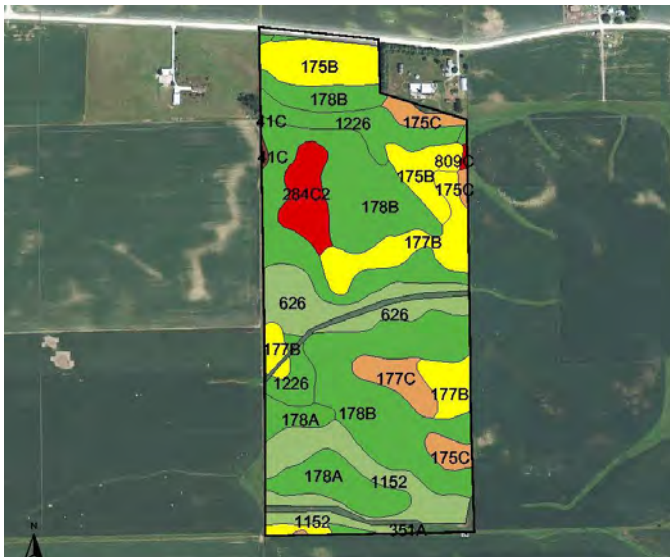
AERIAL MAP



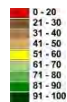
CSR: Calculated using ArcView 3.2 software

**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	87.0	Average CSR	65.6	Corn Yield	Soybean Yield	Acres
Soil Label	Soil Name	CSR				
1152	Marshan clay loam, 0 to 2 percer	70	179	48	8.13	
1226	Lawler loam, 0 to 2 percent slope	73	183	49	6.28	
175B	Dickinson fine sandy loam, 2 to 5	55	158	43	7.52	
175C	Dickinson fine sandy loam, 5 to 9	40	138	37	2.75	
177B	Saude loam, 2 to 5 percent slope	60	165	45	8.99	
177C	Saude loam, 5 to 9 percent slope	40	138	37	2.48	
178A	Waukee loam, 0 to 2 percent slo	79	191	52	6.29	
178B	Waukee loam, 2 to 5 percent slo	74	184	50	33.49	
284C2	Flagler sandy loam, 5 to 9 percer	15	104	28	3.58	
351A	Atterberry silt loam, sandy substr	73	183	49	0.49	
41C	Sparta loamy fine sand, 5 to 9 pe	25	118	32	0.16	
626	Hayfield loam, 0 to 2 percent slo	67	168	45	6.75	
809C	Bertram sandy loam, 5 to 9 percer	9	96	26	0.12	



WE ARE PLEASED TO OFFER THESE SERVICES

APPRAISALS ✦ REAL ESTATE SALES ✦ FARM MANAGEMENT

FOR MORE INFORMATION EMAIL: TROYL@HERTZ.AG

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