

FARM REAL ESTATE AUCTION

212.9 Acres, m/l - Marshall County, Iowa

Thursday, January 17, 2013 at 10:00 a.m.

Sale held at the Consumer's Energy Community Room

2074 242nd St., Marshalltown, IA 50158 (Hwys. 30/330 Intersection)

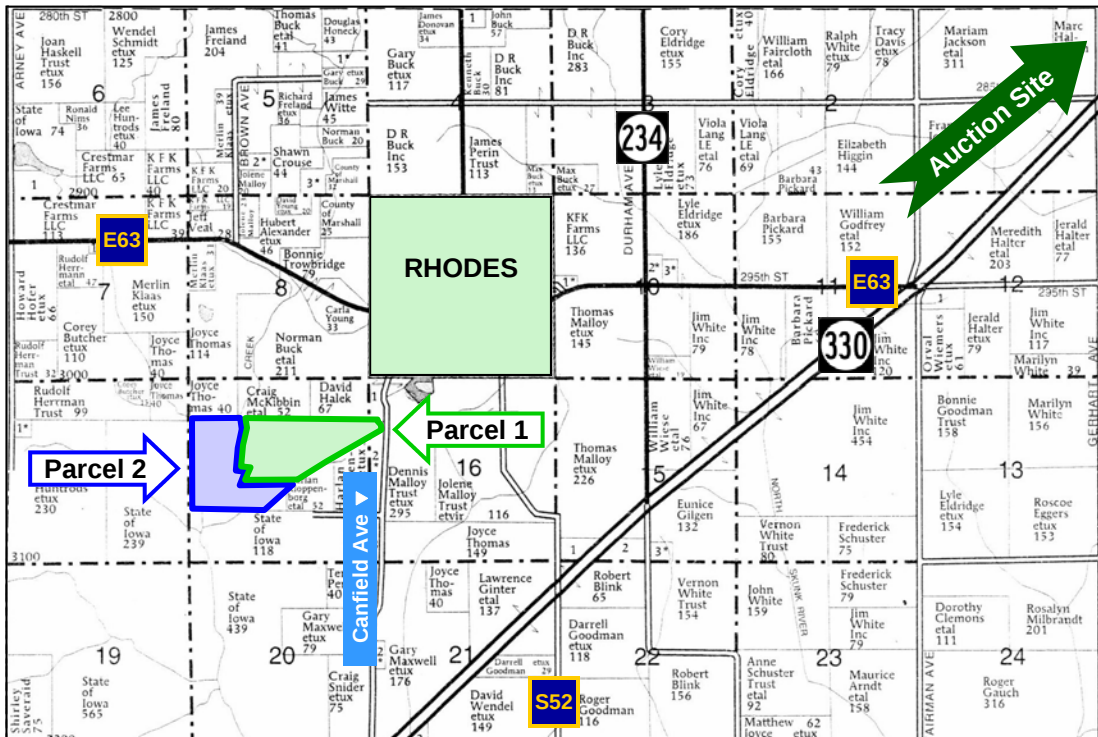
LOCATION: One-half mile south of Rhodes on Canfield Ave.

LEGAL DESCRIPTION:

Parcels "B" and "C", Except Heart of Iowa Bike Trail, Sections 16 & 17, Township 82 North, Range 20 West of the 5th p.m. (Eden Twp.)

METHOD OF SALE:

- Parcels will be offered individually and then in combination with the property selling in the manner resulting in the highest total price.
- Bidding will be by \$ per acre
- Sellers reserve the right to refuse any and all bids.



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SELLER: Donald and Norman Buck, Margaret Wolf and the Buck Family Trust

AGENCY: Hertz Real Estate Services and their representatives are agents of the Seller.

TERMS AND POSSESSION: 10% down payment required the day of sale. Successful bidders are purchasing with no financing contingencies and must be prepared for cash settlement of their purchase on February 19, 2013. Final settlement will require certified check or wire transfer. Closing and possession will occur February 19, 2013, subject to the existing lease which expires March 1, 2013. Taxes will be prorated to February 19, 2013.

	PARCEL 1	PARCEL 2	COMBINED PARCELS
Net Taxable Acres:	116.06	96.84	212.90
Taxes Payable 2012-2013:	\$1,950 (\$16.80/Net Tax. Ac.)	\$682 (\$7.04/Net Tax. Ac.)	\$2,632 (\$12.36/Net Tax. Ac.)
FSA Farm #4305, Tract 568			
Crop Acres*:	76.4	0.00	76.4
Corn Base*:	42.1	n/a	42.1
Corn Yields (Direct/C.C.):	121/121	n/a	121/121
Bean Base*:	9.9	n/a	9.9
Bean Yields (Direct/C.C.):	42/42	n/a	42/42
*Final crop and base acres will be determined by the local FSA office.			
Primary Soil Types:	Downs & Tama	n/a	Downs & Tama
CSR per County Assessor:	53.0	n/a	53.0
CSR per AgriData, Inc.:	70.0	n/a	70.0
Buildings/Improvements:	Barn, Crib, Machine Shed, Boxcar shed and 12' x 10' Shed	None	Barn, Crib, Machine Shed, Boxcar shed and 12' x 10' Shed
COMMENTS	Good mix of timber recreation and tillable acres. There are 10 acres of wildlife management in the timbered area.		

For additional information, contact Marv Huntrods

415 S. 11th St., PO Box 500, Nevada, IA 50201-0500

Telephone: 515-382-1500 or 800-593-5263

www.Hertz.ag



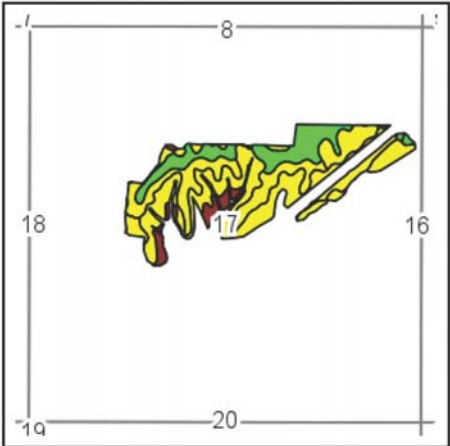
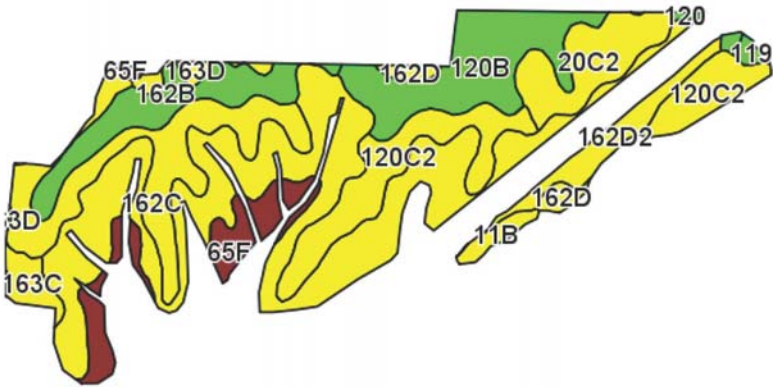
The information in this brochure is from sources deemed to be reliable but it cannot be guaranteed by Hertz Real Estate Services, Inc. or its staff.

AERIAL & SOIL MAPS



Drawn property borders are an approximate representation.

Soil Map for Parcel 1 Cropland



State: Iowa
County: Marshall
Location: 17-82N-20W
Township: Eden
Acres: 73.8
Date: 12/14/2012



Maps provided by:



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Field borders provided by Farm Service Agency as of 5/21/2008.
Soils data provided by USDA and NRCS.

Code	Soil Description	Acres	Percent of field	CSR Legend	Non-Irr Class	CSR*
162D2	Downs silt loam, 9 to 14 percent slopes, moderately eroded	27	36.5%		IIIe	63
162C	Downs silt loam, 5 to 9 percent slopes	9.3	12.6%		IIIe	75
120C2	Tama silty clay loam, 5 to 9 percent slopes, moderately eroded	9.1	12.4%		IIIe	78
120B	Tama silty clay loam, 2 to 5 percent slopes	8.7	11.8%		Ile	95
162B	Downs silt loam, 2 to 5 percent slopes	5.7	7.7%		Ile	90
20C2	Killduff silty clay loam, 5 to 9 percent slopes, moderately eroded	5.1	6.9%		IIIe	73
65F	Lindley loam, 18 to 25 percent slopes	4.5	6.1%		VIIe	10
163C	Fayette silt loam, 5 to 9 percent slopes	1.3	1.8%		IIIe	70
162D	Downs silt loam, 9 to 14 percent slopes	1	1.3%		IIIe	65
11B	Colo-Ely complex, 2 to 5 percent slopes	0.9	1.2%		IIIe	68
163D	Fayette silt loam, 9 to 14 percent slopes	0.8	1.1%		IIIe	60
119	Muscatine silty clay loam, 1 to 3 percent slopes	0.3	0.4%		I	100
120	Tama silty clay loam, 0 to 2 percent slopes	0.1	0.1%		I	100
Weighted Average						70

ANNOUNCEMENTS: Information provided herein was obtained from sources deemed reliable but the Auctioneer makes no guarantees as to its accuracy. Prospective bidders are urged to fully inspect the property and to rely on their own conclusions. Announcements made the day of the auction will take precedence over previously printed material or oral statements. Bidding increments are at the discretion of the Auctioneer. Acreage figures are based on information currently available but are not guaranteed.