



**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, February 1, 2013, 10:00 a.m.
Denver Community Center
100 Washington Street - Denver**

**Parcel 1: 110.8 Taxable Acres m/l
Parcel 2: 37.49 Taxable Acres m/l
BREMER COUNTY, IOWA**

OWNER: Grappendorf Family Trust

LOCATION OF LAND: 3 miles southeast of Denver or
5 miles southwest of Readlyn

LEGAL: Parcel 1: The N $\frac{1}{2}$ NW $\frac{1}{4}$ (except acreage in
Northeast corner) and the NW $\frac{1}{4}$ NE $\frac{1}{4}$ of Section 33,
Township 91 North, Range 12 West of the 5th P.M.,
Bremer County, Iowa

Parcel 2: The NE $\frac{1}{4}$ NE $\frac{1}{4}$ of Section 33, Township 91
North, Range 12 West of the 5th P.M., Bremer County, IA

RE TAXES: 2011-2012, payable 2012-2013

Parcel 1: \$3,022 net on 110.8 taxable acres, \$27.27 per
acre

Parcel 2: \$320 net on 37.49 taxable acres, \$8.54 per acre

POSSESSION: March 5, 2013

CURRENT LEASE: Both Parcels Available 2013.

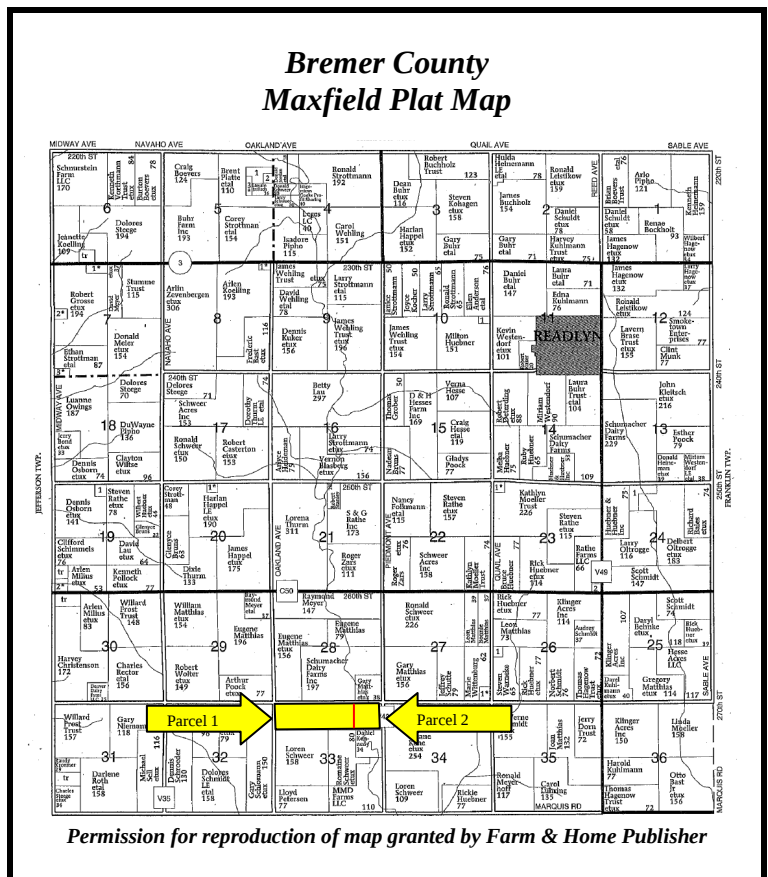
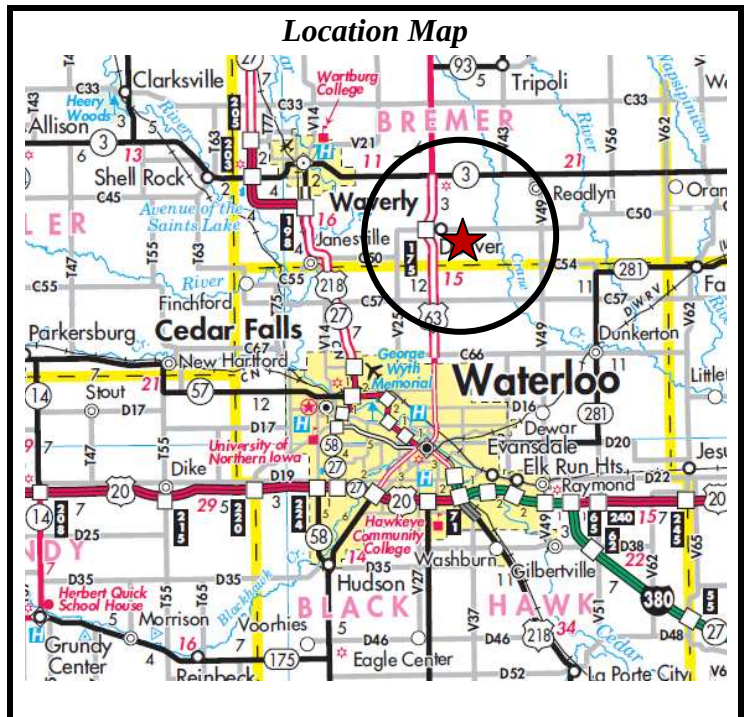
SCHOOL DIST: Parcel 1: Denver Community Schools
Parcel 2: Wapsie Valley Community Schools

WELL: None

BUILDINGS: None

DRAINAGE: Tile map available on web-site as pdf
attachment or by request.

GRAIN STORAGE: None



*The information gathered for this brochure is from sources deemed reliable, but cannot be
guaranteed by Hertz Farm Management, Inc. or its staff. REID #050-701-1 thru 2*



FSA INFORMATION: FSA #4617

	<u>Base Acres</u>	<u>Direct Payment Yield</u>	<u>Counter Cyclical Payment Yield</u>
Corn	89.5	134	134
Soybeans	<u>32.9</u>	46	46
Total Cropland	122.4		

**SOIL TYPES &
PRODUCTIVITY:**

Parcel 1: Primary soils are Maxmore and Klingmore.
(See Soils Map for details)

- CSR: 93.66 per County Assessor, based on net taxable acres
- CSR: 93.7 per AgriData, Inc. 2012, based on FSA crop acres

Parcel 2: Primary cropland soils are Hayfield and Waukee.
(See Soils Map for details)

- CSR: 31.02 per County Assessor, based on net taxable acres
- CSR: 74.9 per AgriData, Inc. 2012, based on FSA crop acres

**HIGHLY ERODIBLE
CLASSIFICATION:**

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

COMMENTS:

Parcel 1: Very high quality farmland, nearly all tillable, well drained.

Parcel 2: Recreational area along Crane Creek with some cropland.

METHOD OF SALE:

This property will be offered separately as Parcel 1 consisting of 110.8 taxable acres, then Parcel 2 consisting of 37.49 taxable acres. The parcels 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 February 1, 2013. Buyer(s) will sign a Real Estate Sales Agreement providing for a full cash settlement on or before March 5, 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 March 5, 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.

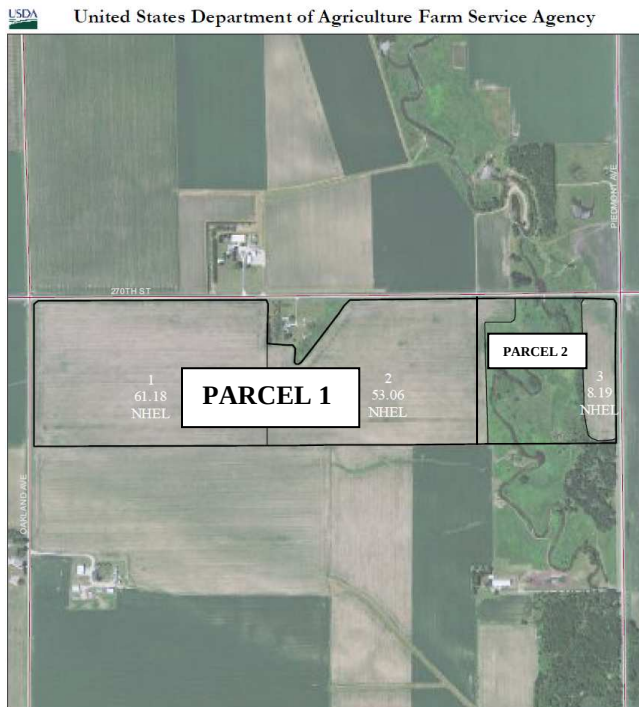
AGENCY:

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

FSA AERIAL MAP

AERIAL MAP

Parcel 1

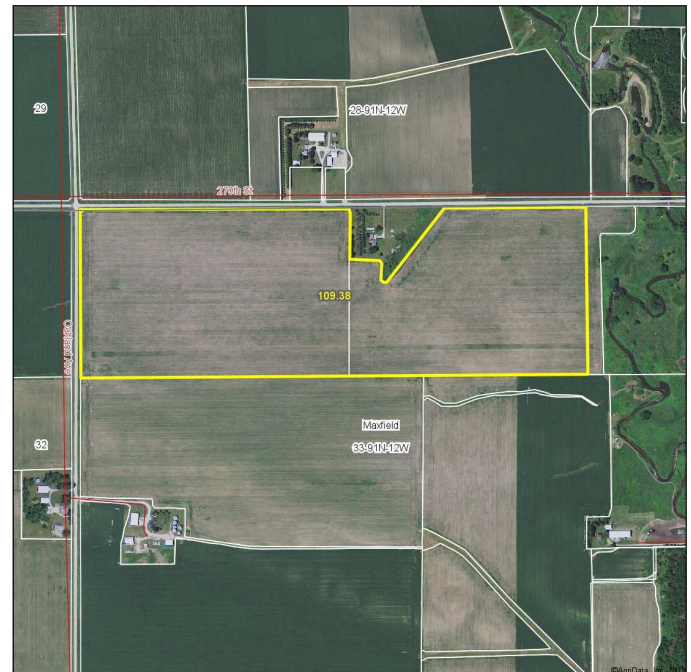


BREMER
Maxfield
Sec: 33
2012 Crop Year

Farm Number 4617
Tract Number 1357
Total Area 146.95
Total CRP 0
Cropland 122.42

Legend
2011 Ortho Photography
● Restricted Use
● Limited Restrictions
● Easement from Conservation
● Compliance Permittances
□ CLU Field Boundary
□ Tract Boundary
□ Iowa Roads
□ CRP

Apr 30, 2012



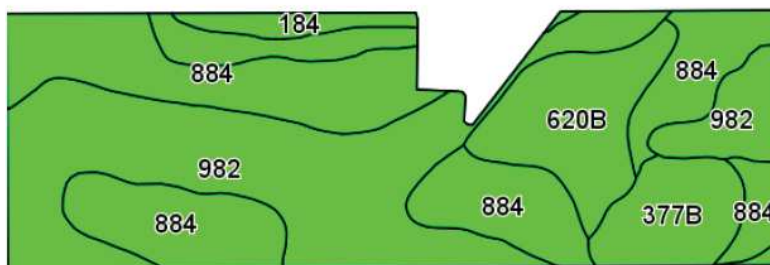
Hertz
Farm Management, Inc.
Caring for the land and your farm.
Maps provided by:
surety
©AgriData, Inc. 2012
www.AgriDataInc.com

33-91N-12W
Bremer County
Iowa

map center: 42° 39' 14.18, 92° 16' 12.87
scale: 8989
1/7/2013

Field borders provided by Farm Service Agency as of 5/21/2008. Aerial photography provided by Aerial Photography Field Office.

SOILS MAP



Maps provided by:

surety
CUSTOMIZED ONLINE MAPPING
©AgriData, Inc 2012
www.AgriDataInc.com

Code	Soil Description	Acres	Percent of field	CSR Legend	Non-Irr Class	CSR*	Corn	Soybeans
982	MAXMORE SILTY CLAY LOAM, 0 TO 2 PERCENT SLOPES	45.9	41.9%		IIw	93	216	58
884	KLINGMORE SILTY CLAY LOAM, 1 TO 3 PERCENT SLOPES	40.9	37.4%		I	95	218	59
620B	PORT BYRON SILT LOAM, 2 TO 5 PERCENT SLOPES	12.1	11.0%		IIe	95	218	59
377B	DINSDALE SILTY CLAY LOAM, 2 TO 5 PERCENT SLOPES	7.8	7.2%		IIe	90	212	57
184	KLINGER SILTY CLAY LOAM, 1 TO 3 PERCENT SLOPES	2.7	2.5%		I	90	212	57
Weighted Average						93.7	216.6	58.4

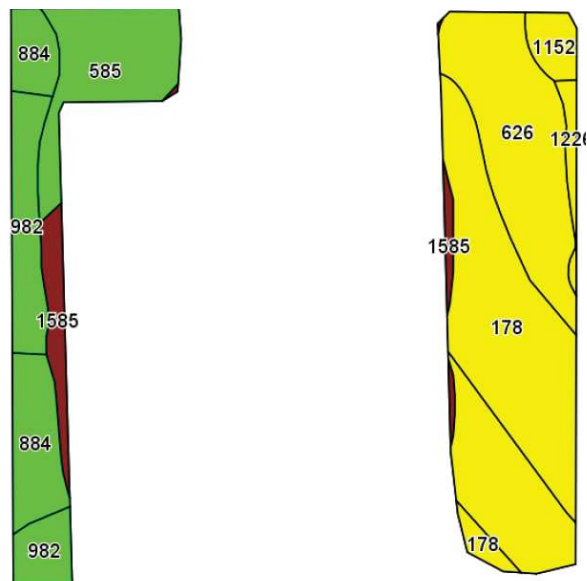
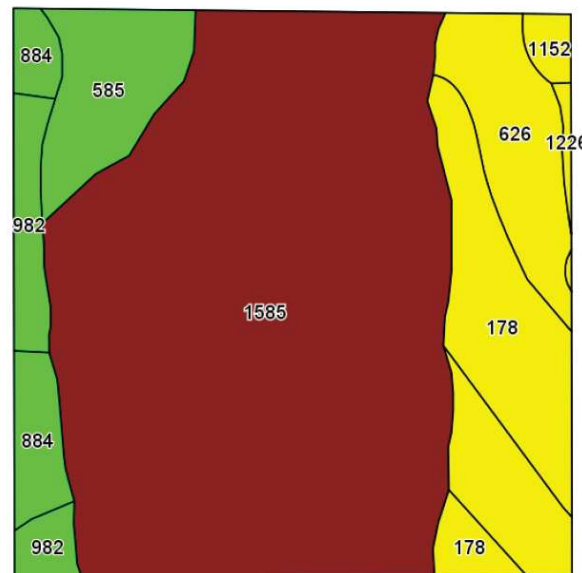
The information gathered for this brochure is from sources deemed reliable, but cannot be guaranteed by Hertz Farm Management, Inc. or its staff.

AERIAL MAP

SOILS MAPS

Parcel 2

Entire Property



Soils Chart below reflects cropland only

Code	Soil Description	Acres	Percent of field	CSR Legend	Non-Irr Class	CSR*	Corn	Soybeans
626	HAYFIELD LOAM, 0 TO 2 PERCENT SLOPES, RARELY FLOODED	4.1	31.9%		IIIs	67	180	49
178	WAUKEE LOAM, 0 TO 2 PERCENT SLOPES, RARELY FLOODED	3.4	25.9%		IIIs	79	197	53
585	SPILLVILLE-COLAND COMPLEX, 0 TO 2 PERCENT SLOPES, OCCASIONALLY FLOODED	1.6	12.2%		IIW	86	171	46
982	MAXMORE SILTY CLAY LOAM, 0 TO 2 PERCENT SLOPES	1.4	10.5%		IIW	93	216	58
884	KLINGMORE SILTY CLAY LOAM, 1 TO 3 PERCENT SLOPES	1.3	10.2%		I	95	218	59
1585	SPILLVILLE, CHanneled-COLAND, CHanneled-AQUOLLS, PONDED, COMPLEX, 0 TO 2 PERCENT SLOPES, FREQUENTLY FLOODED	0.6	4.9%		Vw	5	97	26
1152	MARSHAN CLAY LOAM, 0 TO 2 PERCENT SLOPES, RARELY FLOODED	0.4	2.8%		IIW	68	182	49
1226	LAWLER LOAM, 0 TO 2 PERCENT SLOPES, RARELY FLOODED	0.2	1.4%		IIIs	72	187	50
Weighted Average						74.9	186.7	50.4

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