



**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**

**147.5 ACRES M/L
BUTLER COUNTY, IOWA**

**OWNER: Alice M. Johnson Estate
Johnson, Dreesman and Roster Families**

AUCTION TIME & LOCATION:

10:00 a.m., Tuesday, December 11, 2012
MidWest One Bank, 1001 Iowa 57, Parkersburg, IA 50665

FARM LOCATIONS:

- Tract #1** - 51.0 acres m/l approximately 1 ½ miles W/SW of Allison
- Tract #2** - 58.5 acres m/l approximately 1 ½ miles W/SW of Allison
- Tract #3** - 109.5 acres m/l (See Tracts 1 and 2)
- Tract #4** - 38.0 acres m/l approximately 2 miles SW of Allison

LEGAL:

- Tract #1** - NW ¼ of the SW ¼ and the W 12 Acres of the NE ¼ of the SW ¼ of Section 34, Township 92 North, Range 17 West of the 5th P.M.
- Tract #2** - S 20 Acres SE NE, NE SE Section 33, Township 92 North, Range 17 West of the 5th P.M.
- Tract #3** - Combination of Tracts 1 and 2.
- Tract #4** - SE SW Section 3, Township 91 North, Range 17 West of the 5th P.M.

RE TAXES: 2011-2012 payable 2012-2013

- Tract #1:** \$1,076 net on 51 taxable acres m/l, \$21.10/acre
- Tract #2:** \$1,268 net on 58.5 taxable acres m/l, \$21.68/acre
- Tract #3:** \$2,344 net on 109.5 taxable acres m/l, \$21.41/acre
- Tract #4:** \$750 net on 38 taxable acres m/l, \$19.74/ acre

POSSESSION/CLOSING: On or before December 27, 2012, or upon the tender of an abstract showing marketable title, whichever is the latter.

CURRENT LEASES: None

SCHOOL DIST: North Butler School District

WELL: Abandoned well on Tract #2.

BUILDINGS: One building on Tract #2

GRAIN STORAGE: None

CSR INFORMATION:

- Tract #1:** 72.6 per AgriData, Inc. 2012, County Assessor
- Tract #2:** 74.2 per AgriData, Inc. 2012, County Assessor
- Tract #3:** 73.5 per AgriData, Inc. 2012, County Assessor
- Tract #4:** 66.0 per AgriData, Inc. 2012
68.3 as per County Assessor

METHOD OF SALE: This property will be offered separately as **Tract #1** consisting of 51 acres m/l of bareland, then **Tract #2** consisting of 58.5 acres m/l of bareland, then as **Tract #3** consisting of 109.5 acres m/l (a combination of **Tract #1** and **#2**), then **Tract #4** consisting of 38 acres m/l of bareland.

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

TERMS: High bidder of real estate to pay 10% of the purchase price to the Agent's real estate trust account on December 11, 2012. Buyer will sign a Real Estate Sales Agreement providing for a full cash settlement on or before December 27, 2012, or upon the tender of an abstract showing marketable title, whichever is the latter. Successful bidders 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 or before December 27, 2012, or upon the tender of an abstract showing marketable title, whichever is the latter. 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.

FSA INFORMATION

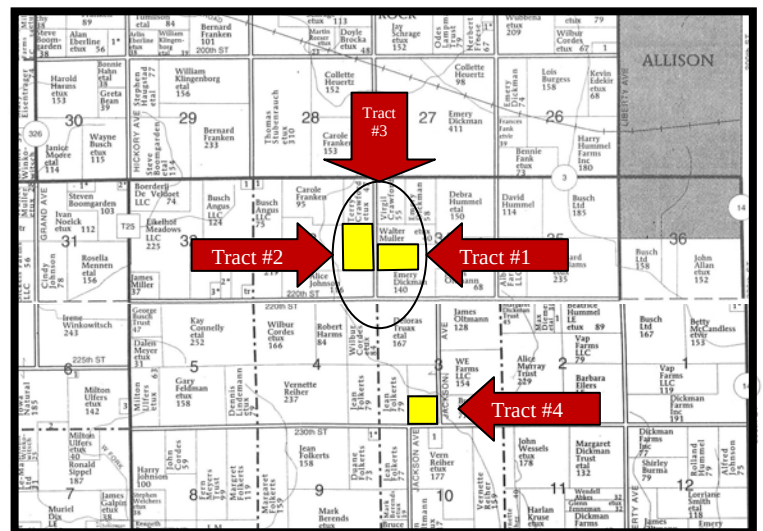
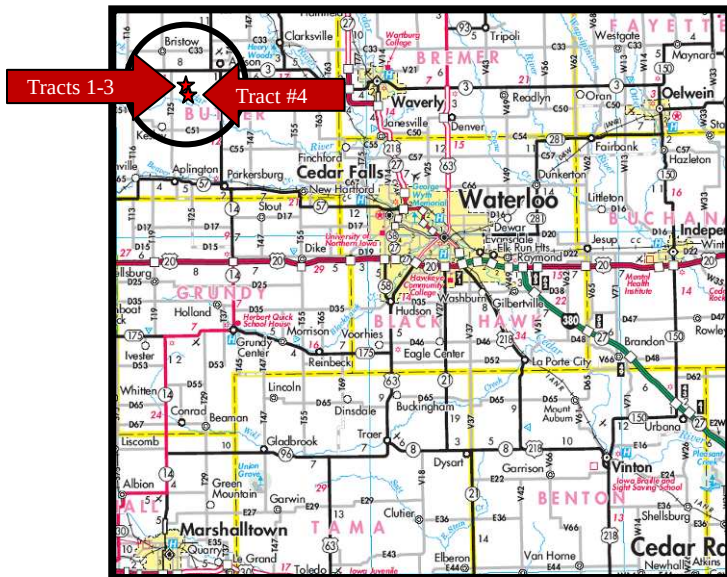
FSA# 3423 **Tracts #1-3** - FSA# 3422 **Tract #4**

Tract #	Total Base Acres	Base Acres Corn	Base Acres Soybean	Direct Payment Yield Corn	Direct Payment Yield Soybean	CC Payment Yield Corn	CC Payment Yield Soybean	Cropland Acres
Tract #1	48.2	24.5	23.7	116	38	159	46	48.5 m/l
Tract #2	51.4	29.3	22.1	116	38	159	46	53.4 m/l
Tract #3	99.6	53.8	45.8	116	38	159	46	101.9 m/l
Tract #4	20.8	16.6	4.2	116	47	116	47	21 m/l

HIGHLY ERODIBLE CLASSIFICATION: Tract #1 - all cropland NHEL, Tract #2 - 31.5 acres HEL, 27 acres m/l NHEL, Tract #3 - 78 acres m/l NHEL, 31.5 acres m/l HEL. Tract #4 all cropland NHEL.

LOCATION MAP

PLAT MAP



Permission for reproduction of map granted by Farm & Home Publisher

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

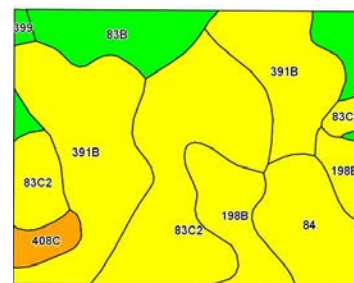
Aerial Map

Tract #1 – 51 acres m/l

Soils Map



Maps provided by:



Code	Soil Description	Non-Irr Class	Ac	% of Field	CSR Legend	CSR
391B	Clyde-Floyd complex, 1 to 4 percent slopes	llw	16.5	32.2%		72
83C2	Kenyon loam, 5 to 9 percent slopes, moderately eroded	llle	15.3	30.1%		68
83B	Kenyon loam, 2 to 5 percent slopes	lle	6.5	12.8%		85
84	Clyde silty clay loam, 0 to 3 percent slopes	llw	5.6	10.9%		75
198B	Floyd loam, 1 to 4 percent slopes	llw	5.5	10.8%		75
408C	Olin fine sandy loam, 5 to 9 percent slopes	llle	1.3	2.5%		52
399	Readlyn silty clay loam, 1 to 3 percent slopes	I	0.3	0.6%		90
Weighted Average						72.6

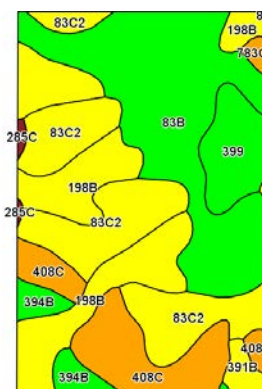
Aerial Map

Tract #2 - 58.5 acres m/l

Soils Map



Maps provided by:



Code	Soil Description	Non-Irr Class	Ac	% of Field	CSR Legend	CSR
83B	Kenyon loam, 2 to 5 percent slopes	lle	17.8	30.4%		85
83C2	Kenyon loam, 5 to 9 percent slopes, moderately eroded	llle	13.4	22.9%		68
198B	Floyd loam, 1 to 4 percent slopes	llw	12.3	21.1%		75
408C	Olin fine sandy loam, 5 to 9 percent slopes	llle	7.5	12.7%		52
399	Readlyn silty clay loam, 1 to 3 percent slopes	I	3.8	6.5%		90
394B	Ostrander loam, 2 to 5 percent slopes	lle	2.1	3.6%		85
391B	Clyde-Floyd complex, 1 to 4 percent slopes	llw	1	1.7%		72
783C2	Cresco loam, 5 to 9 percent slopes, moderately eroded	llle	0.4	0.6%		40
285C	Burkhardt sandy loam, 2 to 9 percent slopes	llle	0.2	0.4%		5
Weighted Average						74.2

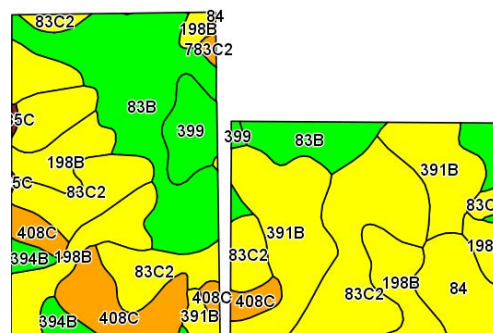
Aerial Map

Tract #3 - 109.5 acres m/l

Soils Map



Maps provided by:

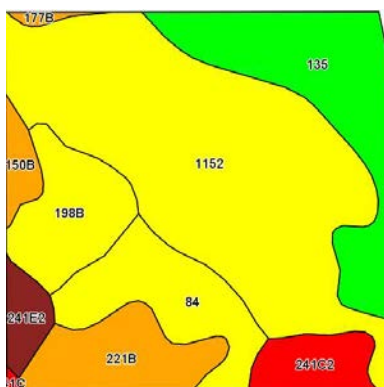


Code	Soil Description	Non-Irr Class	Ac	% of Field	CSR Legend	CSR
83C2	Kenyon loam, 5 to 9 percent slopes, moderately eroded	IIIe	28.9	26.3%		68
83B	Kenyon loam, 2 to 5 percent slopes	Ile	24.3	22.2%		85
198B	Floyd loam, 1 to 4 percent slopes	IIw	17.9	16.3%		75
391B	Clyde-Floyd complex, 1 to 4 percent slopes	IIw	17.5	15.9%		72
408C	Olin fine sandy loam, 5 to 9 percent slopes	IIIe	8.7	7.9%		52
84	Clyde silty clay loam, 0 to 3 percent slopes	IIw	5.6	5.2%		75
399	Readlyn silty clay loam, 1 to 3 percent slopes	I	4.1	3.7%		90
394B	Ostrander loam, 2 to 5 percent slopes	Ile	2	1.9%		85
783C2	Cresco loam, 5 to 9 percent slopes, moderately eroded	IIIe	0.3	0.3%		40
285C	Burkhardt sandy loam, 2 to 9 percent slopes	IIIe	0.2	0.2%		5
Weighted Average						73.5

Aerial Map

Tract #4 – 38 acres m/l

Soils Maps



Maps provided by:



North 21 acres m/l tillable – CSR 71.2

Code	Soil Description	Non-Irr Class	Ac	% of Field	CSR Legend	CSR
1152	Marshan clay loam, 0 to 2 percent slopes	IIw	17.2	45.2%		68
135	Coland clay loam, 0 to 2 percent slopes	IIw	6.4	17.0%		80
84	Clyde silty clay loam, 0 to 3 percent slopes	IIw	4.1	10.8%		75
198B	Floyd loam, 1 to 4 percent slopes	IIw	3.3	8.7%		75
221B	Palms muck, 2 to 5 percent slopes	IIIw	3.2	8.5%		45
241C2	Saude-Burkhardt complex, 2 to 9 percent slopes, moderately eroded	Ive	1.7	4.6%		33
241E2	Saude-Burkhardt complex, 9 to 18 percent slopes, moderately eroded	Ve	1	2.6%		5
150B	Hanska loam, 1 to 4 percent slopes	IIw	0.8	2.0%		59
177B	Saude loam, 2 to 5 percent slopes	Ile	0.2	0.5%		58
41C	Sparta loamy fine sand, 5 to 9 percent slopes	IVs	0.1	0.2%		25
Weighted Average						66