



FARM REAL ESTATE AUCTION

***Ahrichs Farm
132.88 Acres m/l
Jones County, Iowa***

200200

***Parcel #1 – 75.4 Acres m/l – Jones County, Iowa
Parcel #2 – 38.74 Acres m/l – Jones County, Iowa
Parcel #3 – 18.74 Acres m/l – Jones County, Iowa***

***Sale held at Veteran's Memorial Hall
220 East 1st Street, Monticello, IA 52310
Friday, November 30, 2012 starting at 10:00 A.M.***

FARM LOCATION: From Monticello: 2 miles southwest of Monticello along Highway 151.

ADDRESS: 17616 Langworthy Road, Monticello, Iowa 52310

FSA INFORMATION:

Farm #3385 – Tract #707	
Cropland	110.2 Acres*
Corn Base	74.5 Acres
Direct and Counter Cyclical Corn Yield	123/123 Bushels/Acre
Soybean Base	30.9 Acres
Direct and Counter Cyclical Soybean Yield	41/41 Bushels/Acre

*The cropland includes 1.5 acres of CRP.

AVERAGE CSR: ArcView Software indicates an average CSR of 81.2 on the cropland acres. The Jones County Assessor indicates a CSR of 73.7 on the entire farm.

DATE OF CLOSING: December 21, 2012.

POSSESSION: At closing, subject to the 2012 Cash Rent Lease.

METHOD OF SALE: These properties will be offered separately as Parcel #1, Parcel #2 and Parcel #3. The parcels will sell individually and will not be combined in any way. The bids will be dollars per acre and will be multiplied by the advertised acres to determine the total sales price.

TERMS: High bidder for each parcel of real estate to pay 10% of the purchase price to the Agent's real estate trust account on November 30, 2012. Buyer will sign a Real Estate Sales Agreement providing full cash settlement on or before December 21, 2012. Successful bidders are purchasing with no financing contingencies and

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must be prepared for cash settlement of their purchase on or before December 21, 2012. 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. Any announcements made auction day by the Auctioneer will take precedence over any previously 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:

Ahlich Family.



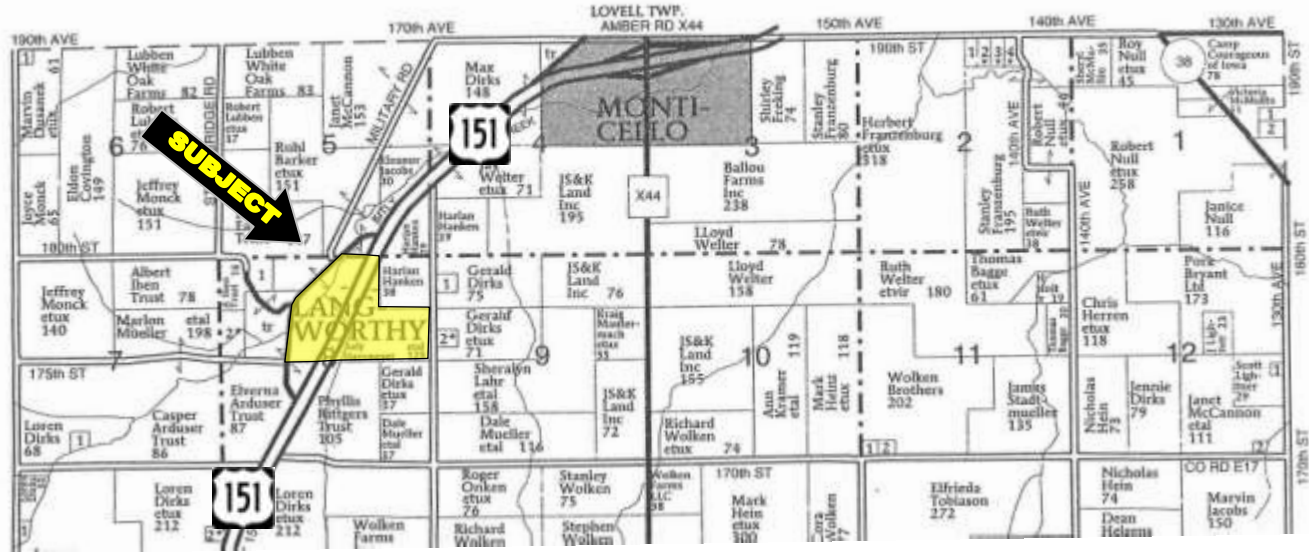
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PLAT MAP

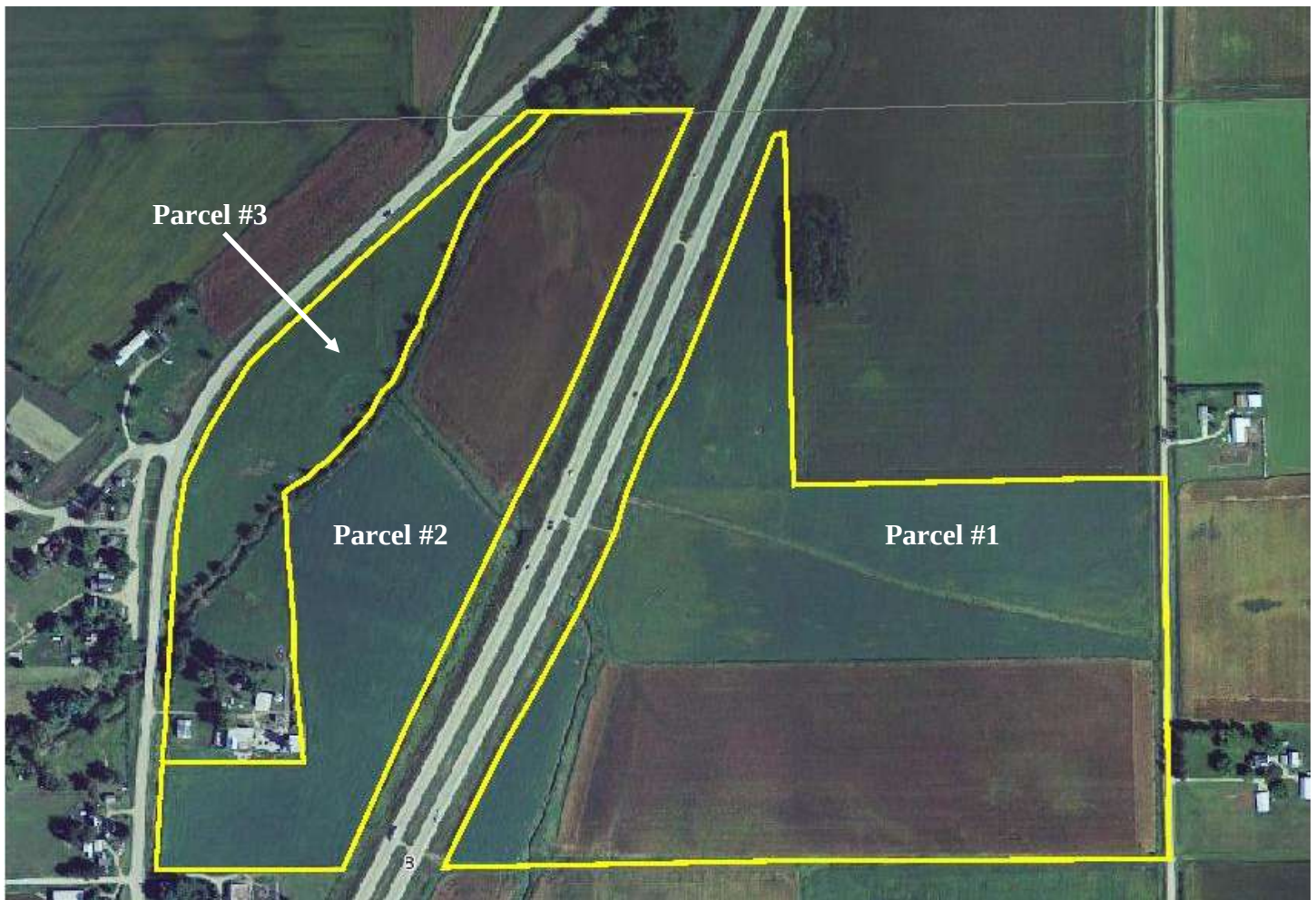
T-85-N

WAYNE PLAT

R-3-W



AERIAL MAP



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PARCEL #1

75.4 Acres m/l

LEGAL DESCRIPTION:	SE ¼ NE ¼ and that part of the W ½ NE ¼ lying east of Highway 151, all in Section 8, Township 85 North, Range 3 West of the 5 th P.M., Jones County, Iowa. The exact legal description and acres will be determined by a survey.
TAXES:	Estimated 2011-2012, payable 2012-2013 – \$2,072 net - \$28.00 per taxable acre. There are 73.51 taxable acres.
CROPLAND:	There are 72.8 estimated cropland acres. This farm is classified as Non Highly Erodible Land (NHEL).
CONSERVATION RESERVE PROGRAM (CRP):	There are 1.5 acres in the CRP Program at \$170.32 per acre for a total annual payment of \$255.00. This contract expires September 30, 2018. Buyer to receive 100% of the October 1, 2013 CRP Payment.
AVERAGE CSR*:	ArcView Software indicates a CSR of 83.4.
BUILDINGS:	None.
BROKERS COMMENTS:	This is a High Quality Jones County Farm with good soils located in a strong area!

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



CSR

Measured Tillable Acres		72.5	Average CSR	83.4	Corn	Soybean	
Soil Label		Soil Name	CSR	Yield	Yield	Acres	
119B	Muscatine silt loam, 1 to 4 perce		95	212	57	3.20	
11B	Colo-Ely silty clay loams, 2 to 5 p		68	176	48	8.16	
120B	Tama silt loam, 2 to 5 percent sk		95	212	57	9.76	
120C	Tama silt loam, 5 to 9 percent sk		80	192	52	0.93	
184B	Klinger silt loam, 1 to 4 percent s		90	206	56	10.77	
198B	Floyd loam, 1 to 4 percent slope		75	185	50	0.30	
246	Curran silt loam, 0 to 2 percent s		75	185	50	13.30	
246B	Curran silt loam, 2 to 5 percent s		70	179	48	1.88	
377B	Dinsdale silt loam, 2 to 5 percent		90	206	56	9.09	
377C	Dinsdale silt loam, 5 to 9 percent		75	185	50	2.54	
480D	Orwood silt loam 9 to 14 percent		55	158	43	0.23	
933	Sawmill silty clay loam, 0 to 2 pe		80	192	52	8.51	
976	Raddle silt loam, 0 to 2 percent s		95	212	57	3.79	



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PARCEL #2

38.74 Acres m/l

LEGAL DESCRIPTION:	That part of the E ½ NW ¼ of Section 8, Township 85 North, Range 3 West of the 5 th P.M., Jones County, Iowa. The exact legal description and acres will be determined by a survey.
TAXES:	Estimated: 2011-2012, payable 2012-2013 - \$884.00 net.
CROPLAND:	There are 34.0 estimated cropland acres.
AVERAGE CSR*:	ArcView Software indicates a CSR of 76.7.
BUILDINGS:	None.
BROKERS COMMENTS:	This is a High Quality Jones County farm located in a strong area!

*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		33.9	Average CSR	76.7		
				Corn	Soybean	
Soil Label	Soil Name	CSR	Yield	Yield	Acres	
1152	Marshan clay loam, 0 to 2 percent slopes	69	177	48	3.45	
120B	Tama silt loam, 2 to 5 percent slopes	95	212	57	5.38	
142	Chaseburg silt loam, 0 to 2 percent slopes	83	196	53	0.45	
198B	Floyd loam, 1 to 4 percent slopes	75	185	50	0.02	
315	Perks-Chaseburg complex, 0 to 2 percent slopes	20	111	30	0.78	
480C	Orwood silt loam, 5 to 9 percent slopes	65	172	46	4.81	
480D	Orwood silt loam 9 to 14 percent slopes	55	158	43	4.10	
480E	Orwood silt loam, 14 to 18 percent slopes	45	145	39	0.32	
485	Spillville loam, 0 to 2 percent slopes	92	208	56	6.35	
933	Sawmill silty clay loam, 0 to 2 percent slopes	80	192	52	8.28	



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PARCEL #3
18.74 Acres m/l

LEGAL DESCRIPTION:	That part of the E ½ NW ¼ of Section 8, Township 85 North, Range 3 West of the 5 th P.M., Jones County, Iowa. The exact legal description and acres will be determined by a survey.
ADDRESS:	17616 Langworthy Road, Monticello, Iowa 52310.
TAXES:	Estimated: 2011-2012, payable 2012-2013 - \$1,500.
PASTURE:	There are 15.8 acres of good quality pasture.
HOUSE:	There is a 1 ½ story home.
SEPTIC SYSTEM:	The existing septic system does not meet county code. Buyer is responsible to install a new septic system or demolish the house by April 1, 2013.
WELL:	The well is located northwest of the house.
BUILDINGS:	There are various livestock buildings including a barn and machine shed.
SHOP:	There is a nice 50' x 50' machine shed/shop that is insulated.
GRAIN BIN:	17' diameter.
BROKERS COMMENTS:	This would make an ideal cattle farm or an attractive building site. There is a small creek running though this farm!



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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	108.4	Average CSR	81.2	Corn Yield	Soybean Yield	Acres
Soil Label	Soil Name	CSR				
1152	Marshan clay loam, 0 to 2 percent slope	69	177	48	3	
119B	Muscataine silt loam, 1 to 4 percent slope	95	212	57	3	
11B	Colo-Ely silty clay loams, 2 to 5 percent slope	68	176	48	8	
120B	Tama silt loam, 2 to 5 percent slope	95	212	57	15	
120C	Tama silt loam, 5 to 9 percent slope	80	192	52	0	
142	Chaseburg silt loam, 0 to 2 percent slope	83	196	53	0	
184B	Klinger silt loam, 1 to 4 percent slope	90	206	56	10	
198B	Floyd loam, 1 to 4 percent slopes	75	185	50	0	
246	Curran silt loam, 0 to 2 percent slope	75	185	50	13	
246B	Curran silt loam, 2 to 5 percent slope	70	179	48	1	
315	Perks-Chaseburg complex, 0 to 2 percent slope	20	111	30	0	
377B	Dinsdale silt loam, 2 to 5 percent slope	90	206	56	9	
377C	Dinsdale silt loam, 5 to 9 percent slope	75	185	50	2	
480C	Orwood silt loam, 5 to 9 percent slope	65	172	46	4	
480D	Orwood silt loam 9 to 14 percent slope	55	158	43	4	
480E	Orwood silt loam, 14 to 18 percent slope	45	145	39	0	
485	Spillville loam, 0 to 2 percent slope	92	208	56	6	
933	Sawmill silty clay loam, 0 to 2 percent slope	80	192	52	18	
976	Raddle silt loam, 0 to 2 percent slope	95	212	57	3	

***CSR/CSR2 UPDATE:** The State of Iowa has historically used Corn Suitability Rating (CSR) as its soil productivity index. To better recognize soil type variability, the USDA Natural Resources Conservation Services (NRCS) is in the process of reclassifying soil map units in various Iowa counties. In recognition of this change and in an effort to make the CSR more consistent across the state, Iowa State University has developed a new formula called **CSR2**, which does not directly correlate to the previous CSR values, but *replaces* them. There may be a significant difference between the old CSR value and the new CSR2 value on any given farm. We are providing both CSR and CSR2 soil maps during this transition period to illustrate any changes. For additional information regarding CSR2, please see the link on our website at www.HERTZ.ag.

Measured Tillable Acres	108.4	Ave. CSR2*	80.8			
Soil Label	Soil Name	CSR2	Percent of Field	Non_Irr Class	Acres	
1152	Marshan clay loam, 0 to 2 percent	54	0.1	IIw	3.5	
119B	Muscataine silt loam, 1 to 4 percent	95	3.7	IIe	3.2	
11B	Colo-Ely silty clay loams, 2 to 5	76	5.3	IIe	8.2	
120B	Tama silt loam, 2 to 5 percent slopes	91	8.3	IIe	15.2	
120C	Tama silt loam, 5 to 9 percent slopes	86	4.1	IIIe	0.9	
142	Chaseburg silt loam, 0 to 2 percent	70	1.0	IIw	0.5	
184B	Klinger silt loam, 1 to 4 percent slopes	91	4.4	IIe	10.8	
198B	Floyd loam, 1 to 4 percent slopes	85	2.4	IIw	0.3	
246	Curran silt loam, 0 to 2 percent slopes	75	0.6	IIw	13.3	
246B	Curran silt loam, 2 to 5 percent slopes	70	0.4	IIe	1.9	
315	Perks-Chaseburg complex, 0 to 2	29	1.0	IIw	0.8	
377B	Dinsdale silt loam, 2 to 5 percent	91	10.6	IIe	9.1	
377C	Dinsdale silt loam, 5 to 9 percent	86	2.3	IIIe	2.5	
480C	Orwood silt loam, 5 to 9 percent	76	0.1	IIIe	4.8	
480D	Orwood silt loam 9 to 14 percent	52	0.3	IIIe	4.4	
480E	Orwood silt loam, 14 to 18 percent	40	0.2	IVe	0.4	
485	Spillville loam, 0 to 2 percent slopes	86	0.6	IIw	6.4	
933	Sawmill silty clay loam, 0 to 2 percent	76	12.7	IIw	18.6	
976	Raddle silt loam, 0 to 2 percent slopes	100	0.1	I	3.8	

CSR2* MAP



010-1364-1

WE ARE PLEASED TO OFFER THESE SERVICES

APPRAISALS ✦ REAL ESTATE SALES ✦ FARM MANAGEMENT

FOR MORE INFORMATION CONTACT TROY R. LOUWAGIE – EMAIL: TROYL@HERTZ.AG

102 PALISADES ROAD ✦ MT. VERNON IA ✦ 52314 ✦ PHONE: 319-895-8858 ✦ WWW.HERTZ.AG ✦

PHOTOS



Parcel #3



Parcel #3



Parcel #3



Parcel #3



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