



**FARM REAL ESTATE
AUCTION**

**Novak Farm
68 Acres m/l**

Linn County, Iowa

**College
Township**

**Sale held at Horseman's Club
11801 Club Road SW, Cedar Rapids, IA 52404
(The Horseman's Club is located 1 mile south of the farm)
December 12, 2012 - Starting at 10:00 a.m.**

- FARM LOCATION:** From the Intersection of Interstate 380 and Wright Brothers Blvd.: 1 ½ miles east on Wright Brothers Blvd. and ½ mile south on Club Road.
- ADDRESS:** 10404 Club Road, Cedar Rapids, IA 52404
- LEGAL DESCRIPTION:** The E ½ of the SW ¼ of Section 27, Township 82 North, Range 7 West of the 5th P.M., Linn County, Iowa, EXCEPT Lot One in D&S Novak Addition to Linn County, Iowa and EXCEPT the South 360 feet of the West 200 feet of the E ½ of the SW ¼ of said Section 27.
- FSA INFORMATION:**
- | | |
|----------|-------------|
| Cropland | 55.70 Acres |
|----------|-------------|
- AVERAGE CSR:** ArcView Software indicates an average CSR of 80 on the cropland acres. The Linn County Assessor indicates a CSR of 74.0 on the entire farm.
- TAXES:** 2011-2012, payable 2012-2013 – Estimated \$2,726.00 - net. There are 67.1 taxable acres.
- SCHOOL DISTRICT:** College Community School District.
- POSSESSION:** At closing, subject to the 2012 Cash Rent Lease.
- HOUSE:** Two-story country home consisting of 1,536 finished square feet. The interior of the house would be considered in below average condition.
- GARAGE:** 24' x 24'; detached garage, concrete floor.
- WELL:** The well is located in the southwest corner of the house.
- SEPTIC SYSTEM:** The septic system is located southwest of the house. The Seller is an estate and is
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exempt from the Time of Transfer Inspection.

LP TANK:

The LP tank is rented from AgVantage FS.

SOLID WASTE:

There is some old junk located along the creek.

SEPTIC SYSTEM EASEMENT:

There is a ranch house and 10.46 acres excepted out of the northeast portion of this farm. A portion of the leach field of this house is on these 68 acres. There is a recorded easement for this leach field.

CREEK:

There is an attractive creek running through this farm.

DATE OF CLOSING:

January 23, 2013.

METHOD OF SALE:

This farm will be offered at public auction as one parcel containing 68 acres. The bids will be dollars per acre and will be multiplied by 68 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 December 12, 2012. Buyer will sign a Real Estate Sales Agreement providing full cash settlement on or before January 23, 2013. Successful bidders are purchasing with no financing contingencies and must be prepared for cash settlement of their purchase on or before January 23, 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.

SELLER:

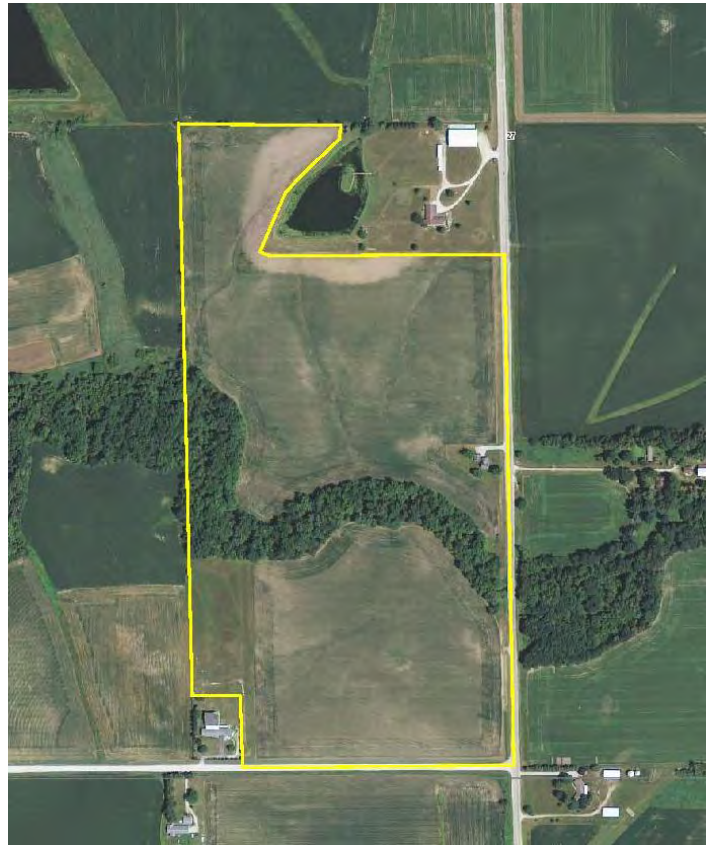
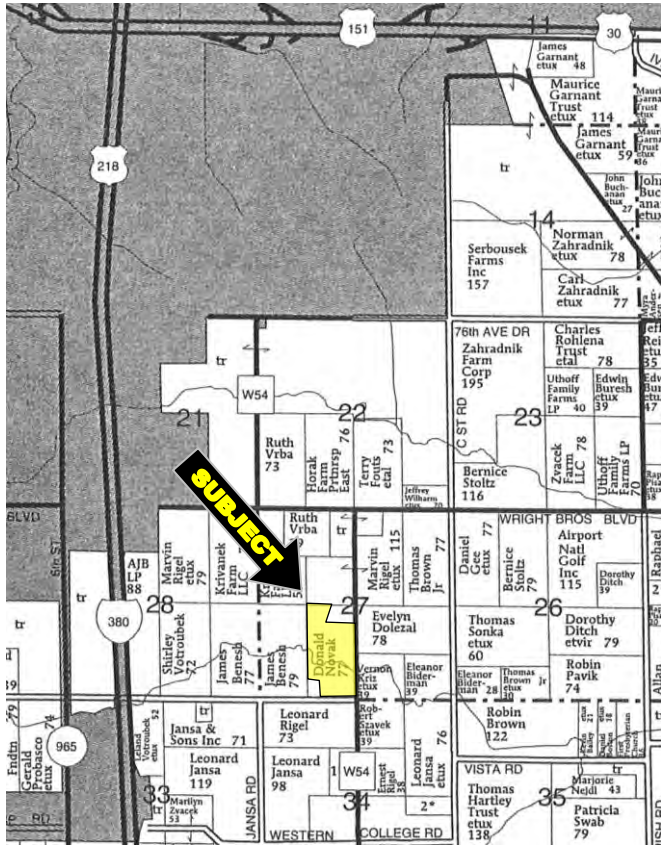
Donald Luther Novak Estate.

BROKER'S COMMENTS:

This is a high quality Linn County farm with good soils located in a strong area. It includes a house and garage.



PLAT MAP

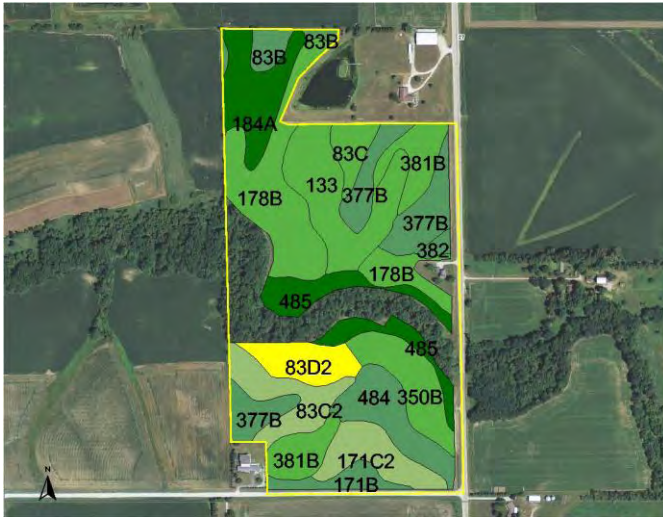


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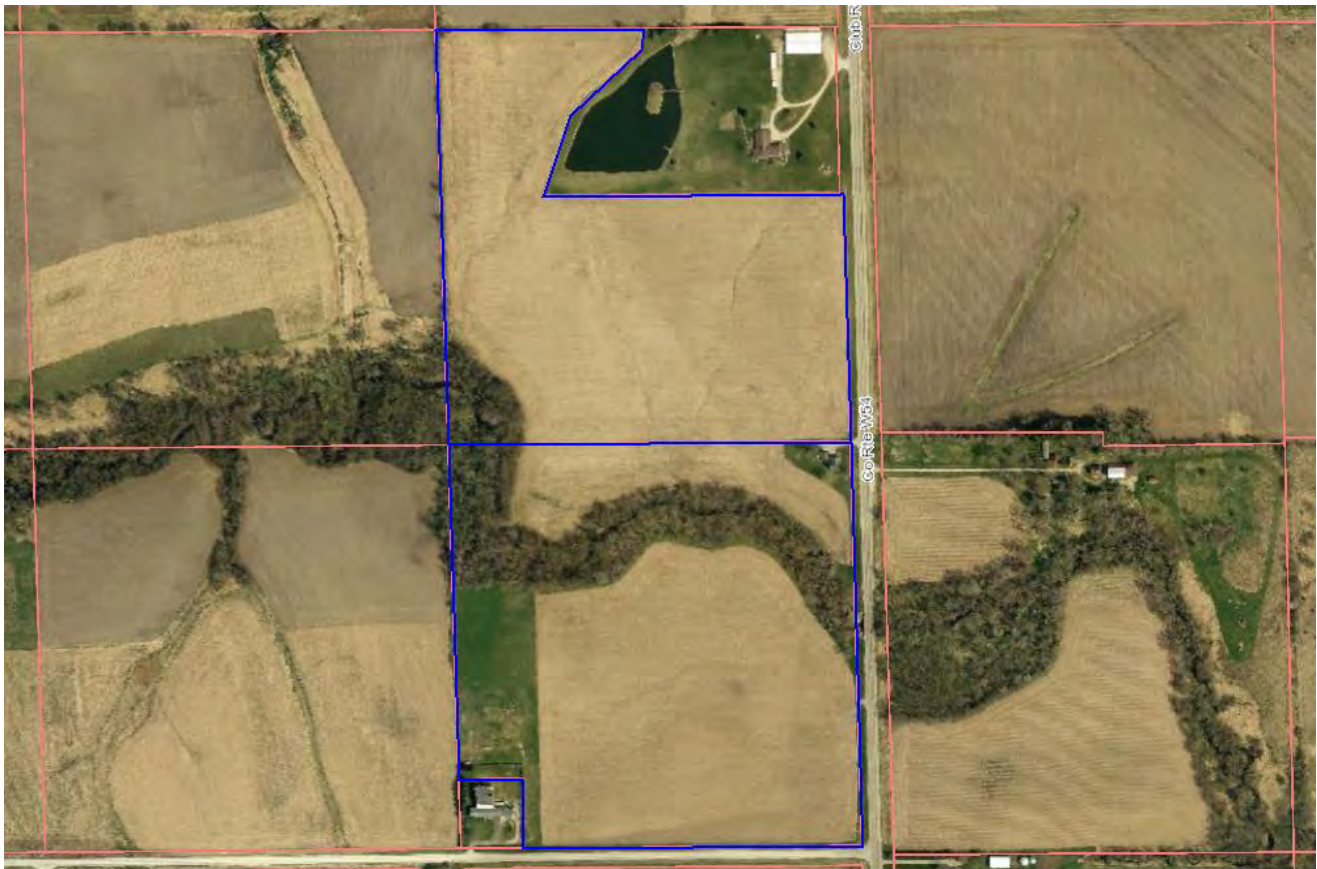
CSR: Calculated using ArcView 3.2 software

*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



Soil Label	Soil Name	CSR	80.0 Corn Yield	Soybean Yield	Acres
133	Colo silty clay loam	80	192	52	6.35
171B	Basset loam, 2 to 5 percent slop	82	195	53	1.43
171C2	Basset loam, 5 to 9 percent slop	64	170	46	3.23
178A	Waukee loam, 0 to 2 percent slo	79	191	52	
178B	Waukee loam, 2 to 5 percent slo	74	184	50	8.75
184A	Klinger silty clay loam, 0 to 2 per	95	212	57	4.36
350B	Waukegan silt loam, 2 to 5 perc	73	183	49	3.76
377B	Dinsdale silty clay loam, 2 to 5 pe	90	206	56	5.97
381B	Klinger-Maxfield silty clay loams,	80	192	52	4.27
382	Maxfield silty clay loam	90	206	56	0.40
484	Lawson silt loam	90	206	56	3.84
485	Spillville loam	92	208	56	4.31
83B	Kenyon loam, 2 to 5 percent slop	87	201	54	1.39
83C	Kenyon loam, 5 to 9 percent slop	72	181	49	1.45
83C2	Kenyon loam, 5 to 9 percent slop	70	179	48	3.46
83D2	Kenyon loam, 9 to 14 percent slc	59	164	44	2.72



WE ARE PLEASED TO OFFER THESE SERVICES

APPRAISALS ✦ REAL ESTATE SALES ✦ FARM MANAGEMENT

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

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

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