

FARM REAL ESTATE AUCTION

115.85 Acres, m/l - Butler County, Iowa

Monday, November 19, 2012 at 2:00 p.m.

Sale held at the American Legion

508 Main St., Dumont, IA

LOCATION: From Dumont, go south on Co. Rd. T16 (Douglas Ave.) 3 miles to 240th St., then east 1½ miles. Drive to the property is on the south side of 240th St. (Long lane back to property)

LEGAL DESCRIPTION: S½ NW¼ and SW¼ NE¼ Except TRS, all in Section 14, Township 91 North, Range 18 West of the 5th p.m. (Madison Twp.)

METHOD OF SALE:

- Parcel will be sold as single tract of land.
- Seller reserves the right to refuse any and all bids.

SELLER: Dorothy L. Loebig Revocable Trust

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

SOIL TYPES & PRODUCTIVITY:

Primary soils are Clyde-Floyd, Dickinson and Kenyon. See soil maps on back for detail.

- **CSR** 60.2 per County Assessor, based on net taxable acres
- **CSR:** 61.0 per AgriData, Inc. 2012, based on FSA crop acres
- **CSR2:** 66.4 per AgriData, Inc. 2012, based on FSA crop acres (see back for CSR/CSR2 information)

LAND DESCRIPTION: Moderate to gently rolling

DRAINAGE: Natural

BUILDINGS/IMPROVEMENTS: None

WATER/WELL INFORMATION: None Known

REAL ESTATE TAXES:

Taxes Payable 2012-2013: \$2,228

Taxable Acres: 115.85

Tax per Acre: \$19.23

FSA DATA:

Farm Number 4655, Tract 4875

Crop Acres: 105.3 (including 3.9 ac. in CRP). HEL conservation plan being maintained. No wetland determination.

Base/Yields Direct/CC.

Corn Base: 101.4 108/108

CRP CONTRACT: 3.9 acres enrolled in CRP with an annual payment of \$806.00. Contract expires 9/30/17.

LEASE STATUS: Lease has been terminated. Cropland available for 2013 crop year.

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 December 19, 2012. Final settlement will require certified check or wire transfer. Closing and possession will occur December 19, 2012. Taxes will be prorated to December 31, 2012.

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.

For additional information, contact Chris Smith (ChrisS@Hertz.ag)

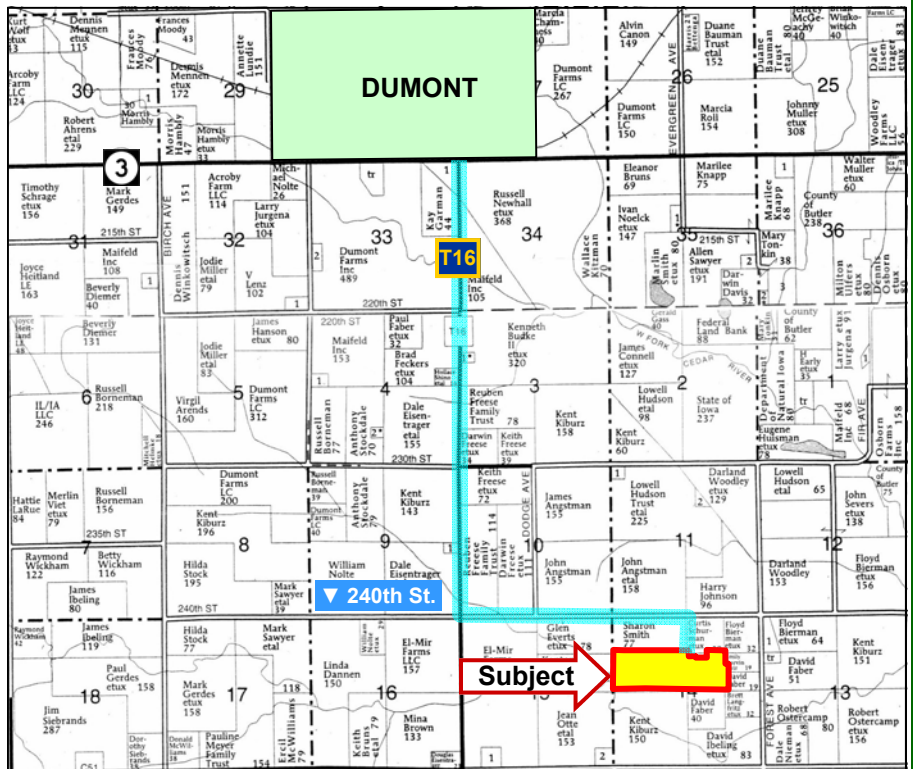
415 S. 11th St., PO Box 500, Nevada, IA 50201-0500

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

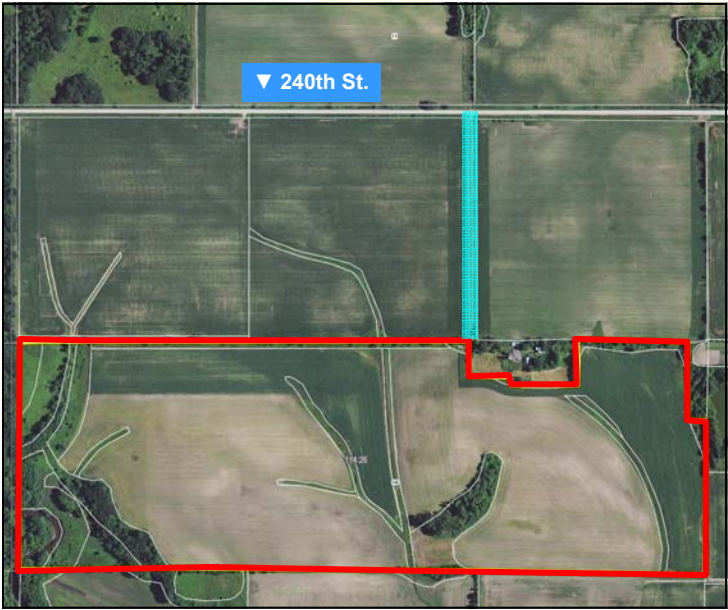
www.Hertz.ag



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AERIAL & SOIL MAPS



 = Driveway to Property

Drawn property borders are an approximate representation

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.

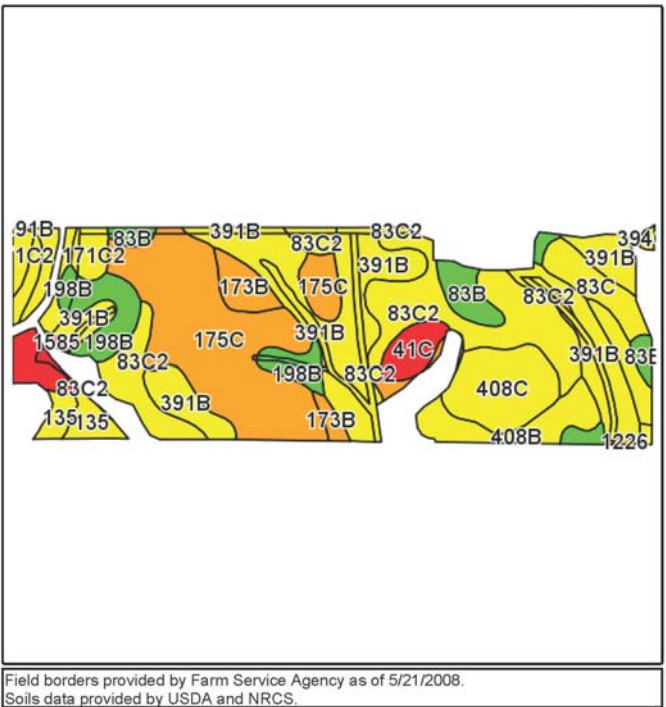
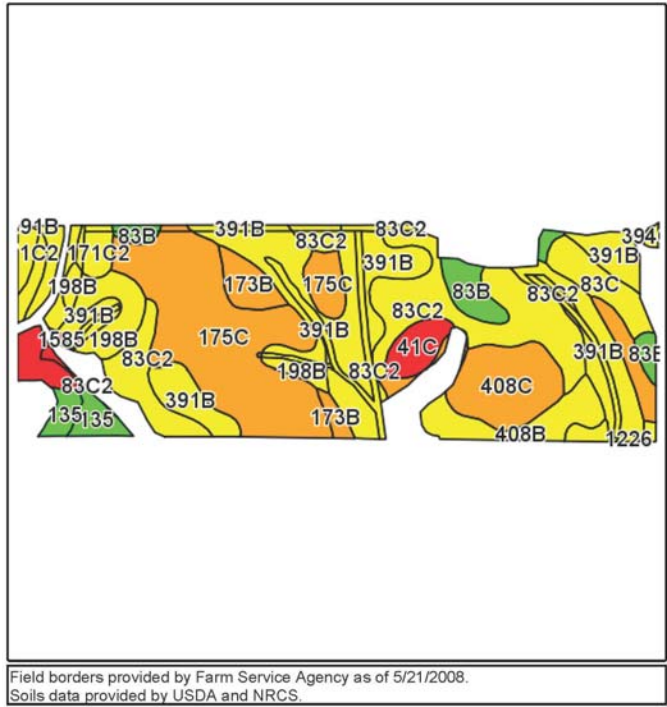


Maps provided by:

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CSR

CSR2



Code	Soil Description	Non-Irr Class	AC	% of Field	CSR Legend	CSR	CSR2 Legend	CSR2
391B	Clyde-Floyd complex, 1 to 4 percent slopes	IIw	27.6	26.2%		72		78
175C	Dickinson fine sandy loam, 5 to 9 percent slopes	IIIe	21.7	20.6%		40		43
83C2	Kenyon loam, 5 to 9 percent slopes, moderately eroded	IIIe	15.8	15.0%		68		75
408C	Olin fine sandy loam, 5 to 9 percent slopes	IIIe	8.5	8.1%		52		71
198B	Floyd loam, 1 to 4 percent slopes	IIw	6.1	5.8%		75		82
408B	Olin fine sandy loam, 2 to 5 percent slopes	Ile	4.6	4.4%		67		76
83B	Kenyon loam, 2 to 5 percent slopes	Ile	3.8	3.6%		85		82
173B	Hoopeston fine sandy loam, 2 to 5 percent slopes	Ile	3.4	3.2%		55		52
171C2	Bassett loam, 5 to 9 percent slopes, moderately eroded	IIIe	3.3	3.1%		65		68
83C	Kenyon loam, 5 to 9 percent slopes	IIIe	3.3	3.1%		70		78
135	Coland clay loam, 0 to 2 percent slopes	IIw	2.5	2.4%		80		67
1585	Spillville-Coland complex, channeled, 0 to 2 percent slopes	Vw	2.2	2.0%		25		20
41C	Sparta loamy fine sand, 5 to 9 percent slopes	IVs	2.2	2.1%		25		31
394C2	Ostrander loam, 5 to 9 percent slopes, moderately eroded	IIIe	0.2	0.2%		68		74
1226	Lawler loam, 24 to 40 inches to sand and gravel, 0 to 2 percent slopes	IIs	0.1	0.1%		72		56
Weighted Average			105.3			61		66.4

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