



We are Pleased to Present for Sale

Gretchen M. Smith Estate Farms

Parcel # 1 – 40 Acres m/l

Parcel #2 – 49 Acre m/l

Parcel #3 – 55 Acres m/l

Johnson County, Iowa

OWNERS: Gretchen M. Smith Estate.

LOCATION: From Solon: 2 ½ miles east on 180th Street.

POSSESSION: Negotiable

FSA INFORMATION:	Farm # 4487	Tract #7360	
	Cropland		124.8 Acres
	Corn Base		78.5 Acres
	Direct and Counter Cyclical Corn Yield		123/123 Bu. Acre
	Soybean Base		29.6 Acres
	Direct and Counter Cyclical Soybean Yield		41/41 Bu. Acre

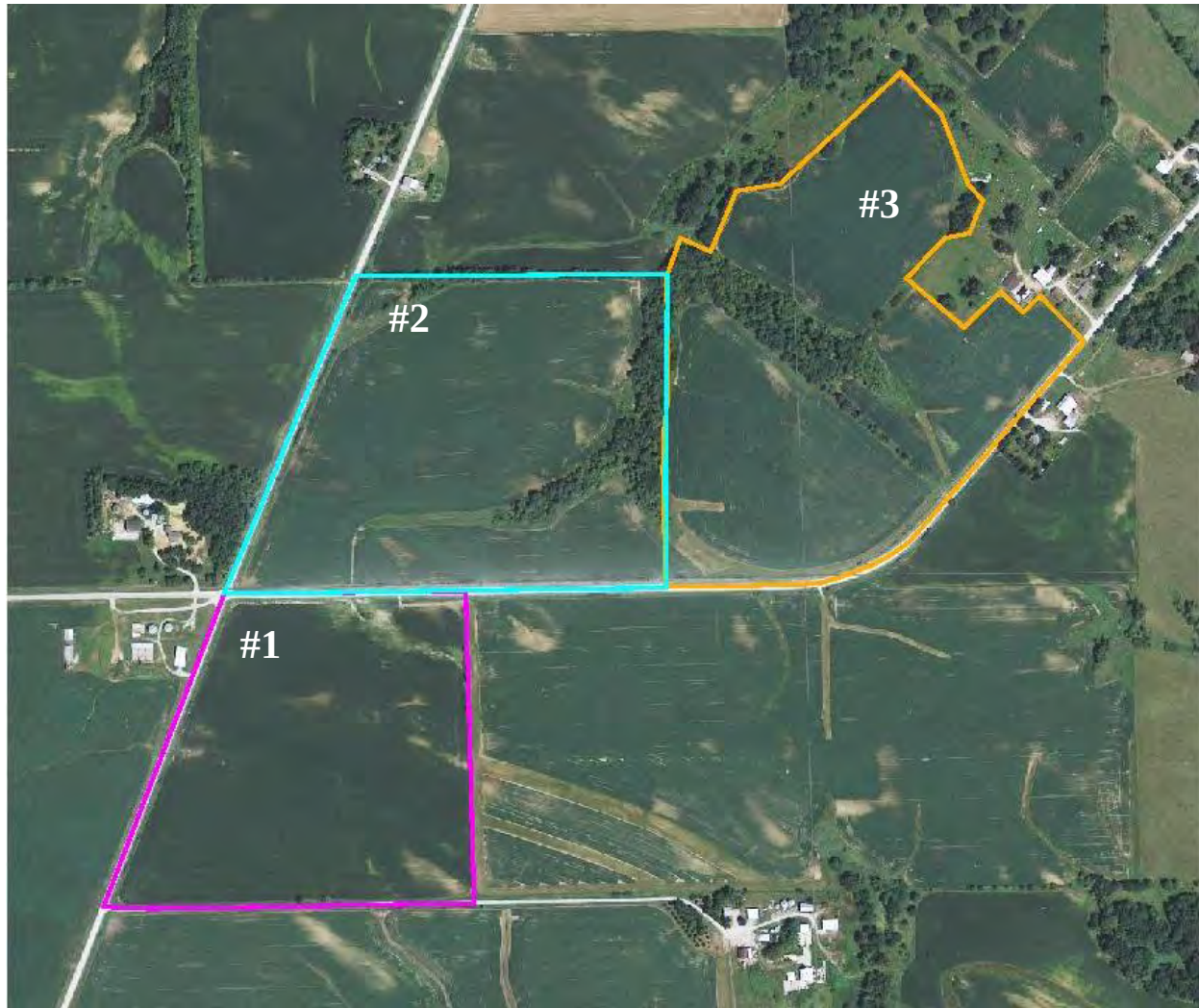
AVERAGE CSR: ArcView Software indicates a CSR of 72.3 and a CSR2 of 72.6 on the cropland acres. The Johnson County Assessor indicates a CSR of 72.03 on the farm.

BUILDINGS: None.

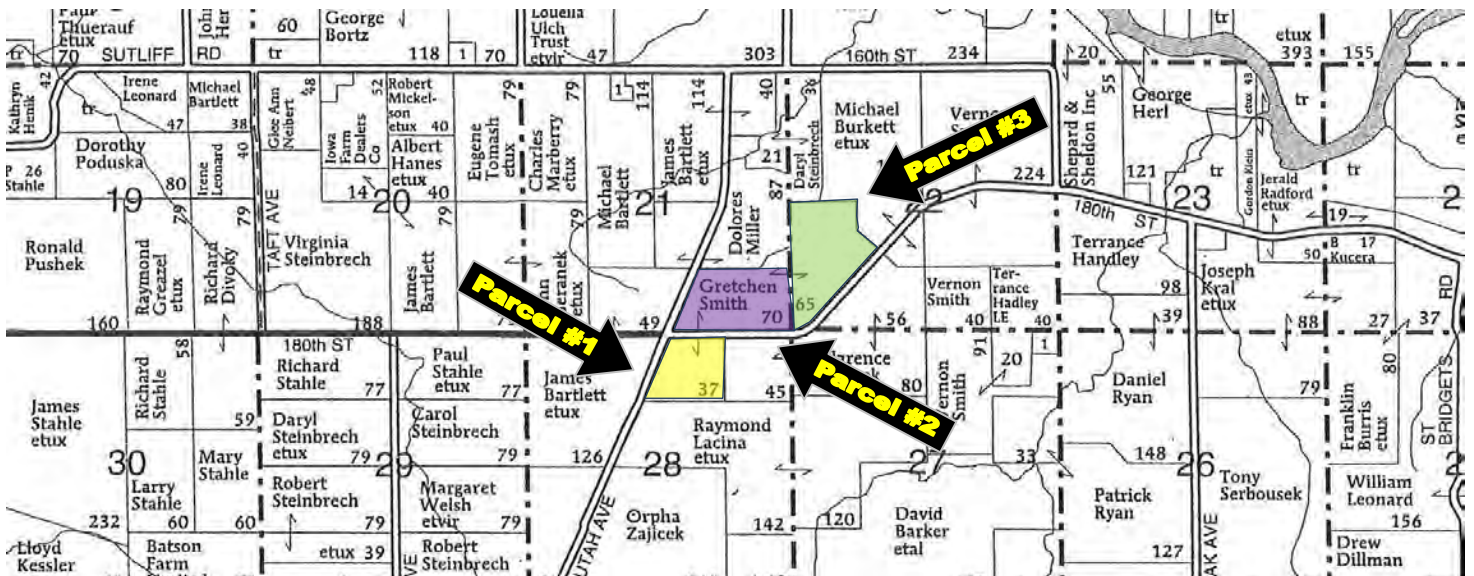
SCHOOL DISTRICT: Solon Community School District.

BROKER'S COMMENTS: These are good quality farms located east of Solon in a strong area! They would make attractive building sites or good income producing farms.

Aerial Map



Plat Map



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Measured Tillable Acres		125.3	Average CSR	72.3	Corn Yield	Soybean Yield	Acres
Soil Label	Soil Name	CSR					
11B	Colo-Ely complex, 2 to 5 percent	70		177	48	11.12	
120C	Tama silt loam, 5 to 9 percent slo	80		190	51	6.52	
174B	Bolan loam, 2 to 5 percent slope	70		177	48	1.12	
175B	Dickinson fine sandy loam, 2 to 5	55		156	42	7.87	
175C	Dickinson fine sandy loam, 5 to 9	40		136	37	1.18	
184	Klinger silty clay loam, 1 to 3 per	95		210	57	19.57	
293C2	Chelsea-Lamont-Fayette comple	38		133	36	0.44	
293D2	Chelsea-Lamont-Fayette comple	28		120	32	1.12	
350B	Waukegan silt loam, 1 to 5 perce	68		174	47	3.83	
377B	Dinsdale silty clay loam, 2 to 5 pe	90		204	55	5.11	
382	Maxfield silty clay loam, 0 to 2 p	90		204	55	1.48	
41B	Sparta loamy fine sand, 2 to 5 pe	41		137	37	4.22	
442B	Tama-Dickinson complex, 2 to 5	70		177	48	6.13	
442C2	Tama-Dickinson complex, 5 to 9	55		156	42	27.45	
442D2	Tama-Dickinson complex, 9 to 1	43		140	38	0.22	
760	Ansgar silt loam, 0 to 3 percent s	80		190	51	5.87	
761	Franklin silt loam, 1 to 3 percent	90		204	55	6.31	
83B	Kenyon loam, 2 to 5 percent slop	87		199	54	3.99	
974B	Bolan loam, loamy substratum, 2	80		190	51	11.72	

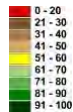
CSR: Calculated using ArcView 3.2 software

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

CSR/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.com.

CSR2

Measured Tillable Acres		125.3	Ave. CSR2*	72.6		
Soil Label	Soil Name	CSR2	Percent of Field	Non_Irr Class	Acre	
118	Colo-Ely complex, 2 to 5 percent	74	5.9	Ile	11.1	
120C	Tama silt loam, 5 to 9 percent slopes	90	0.4	Ile	6.5	
174B	Bolan loam, 2 to 5 percent slopes	65	0.8	Ile	7.1	
175B	Dickinson fine sandy loam, 2 to 5	51	1.5	Ile	1.9	
175C	Dickinson fine sandy loam, 5 to 9	46	1.1	Ile	1.2	
184	Klinger silty clay loam, 1 to 3 percent	91	5.7	I	19.6	
293C2	Chelsea-Lamont-Fayette complex, 5	34	2.1	Ills	0.4	
293D2	Chelsea-Lamont-Fayette complex, 9	18	3.6	IVs	1.1	
350B	Waukegan silt loam, 1 to 5 percent	55	0.6	Ile	3.8	
377B	Dinsdale silty clay loam, 2 to 5 percent	91	3.4	Ile	5.1	
382	Maxfield silty clay loam, 0 to 2 percent	90	5.2	Ilw	1.5	
41B	Sparta loamy fine sand, 2 to 5 percent	38	1.0	IVs	4.2	
442B	Tama-Dickinson complex, 2 to 5	75	3.1	Ile	6.1	
442C2	Tama-Dickinson complex, 5 to 9	67	7.2	Ille	27.5	
442D2	Tama-Dickinson complex, 9 to 14	41	2.5	Ille	0.2	
760	Ansgar silt loam, 0 to 3 percent slopes	76	0.6	Ilw	5.9	
761	Franklin silt loam, 1 to 3 percent	81	0.6	I	6.3	
83B	Kenyon loam, 2 to 5 percent slopes	87	1.3	Ile	4.0	
974B	Bolan loam, loamy substratum, 2 to 5	65	1.2	Ile	11.7	



WE ARE PLEASED TO OFFER THESE SERVICES

APPRAISALS ✦ REAL ESTATE SALES ✦ FARM MANAGEMENT

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

MT. VERNON OFFICE: 102 PALISADES ROAD ✦ MT. VERNON IA ✦ 52314 ✦ PHONE: 319-895-8858 ✦ WWW.HFMGT.COM ✦

REID #: 010-1363-1

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Parcel #1

40 Acres m/l

Johnson County, Iowa

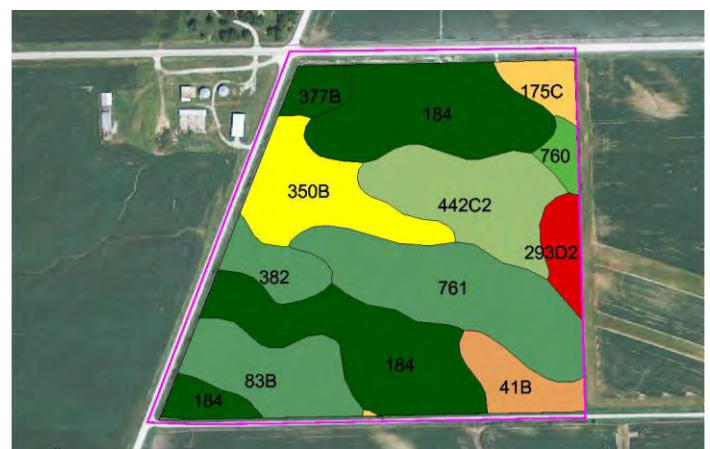
- FARM LOCATION:** From Solon: 2 ½ miles east on 180th Street.
- LEGAL DESCRIPTION:** That part of the NW ¼ of the NE ¼ lying east of the road in Section 28, Township 81 North, Range 5 West of the 5th P.M., Johnson County, Iowa.
- PRICE & TERMS:** \$430,000 - \$10,750 per acre – 10% upon acceptance of offer and balance at closing.
- TAXES:** 2011 – 2012, payable 2012 – 2013 – \$902.00 - net - \$23.64 per taxable acre. There are 38.15 taxable acres.
- CROPLAND:** There are 37.1 acres of cropland according to the Johnson County Farm Service Agency. The farm is considered as non-highly erodible land (NHEL).
- AVERAGE CSR:*** ArcView Software indicates an average CSR of 79.1 and a CSR2 of 76.1 on the cropland acres
- BUILDINGS:** None.
- BROKER'S COMMENTS:** This farm lays nice with good eye appeal. It would make a good income producing farm or an attractive building site just off a hard surface road.

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



Measured Tillable Acres		37.1	Average CSR		79.1	Soybean		Yield		Acres	
Soil Label	Soil Name	CSR	CSR	Yield	Yield	Yield	Yield	Yield	Yield	Yield	Yield
175C	Dickinson fine sandy loam, 5 to 9	40	136	37	1.00						
184	Klinger silty clay loam, 1 to 3 percent	95	210	57	12.13						
293D2	Chelsea-Lamont-Fayette complex, 9	28	120	32	1.12						
350B	Waukegan silt loam, 1 to 5 percent	68	174	47	3.83						
377B	Dinsdale silty clay loam, 2 to 5 percent	90	204	55	0.85						
382	Maxfield silty clay loam, 0 to 2 percent	90	204	55	1.48						
41B	Sparta loamy fine sand, 2 to 5 percent	41	137	37	1.71						
442C2	Tama-Dickinson complex, 5 to 9	55	156	42	4.61						
760	Ansgar silt loam, 0 to 3 percent slopes	80	190	51	0.60						
761	Franklin silt loam, 1 to 3 percent	90	204	55	6.31						
83B	Kenyon loam, 2 to 5 percent slopes	87	199	54	3.45						

Measured Tillable Acres		37.1	Ave. CSR2*		76.1	Percent of Field		Non_Irr Class		Acres	
Soil Label	Soil Name	CSR2	CSR2	CSR2	CSR2	CSR2	CSR2	CSR2	CSR2	CSR2	CSR2
175C	Dickinson fine sandy loam, 5 to 9	46	1.1	Ile	1.0						
184	Klinger silty clay loam, 1 to 3 percent	91	5.7	I	12.1						
293D2	Chelsea-Lamont-Fayette complex, 9	18	3.6	Vs	1.1						
350B	Waukegan silt loam, 1 to 5 percent	55	0.6	Ile	3.8						
377B	Dinsdale silty clay loam, 2 to 5 percent	91	3.4	Ile	0.9						
382	Maxfield silty clay loam, 0 to 2 percent	90	5.2	Ihw	1.5						
41B	Sparta loamy fine sand, 2 to 5 percent	38	1.0	IVs	1.7						
442C2	Tama-Dickinson complex, 5 to 9	67	7.2	Ile	4.6						
760	Ansgar silt loam, 0 to 3 percent slopes	76	0.6	Ihw	0.6						
761	Franklin silt loam, 1 to 3 percent	81	0.6	I	6.3						
83B	Kenyon loam, 2 to 5 percent slopes	87	1.3	Ile	3.5						



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Parcel #2

49 Acres m/l

Johnson County, Iowa

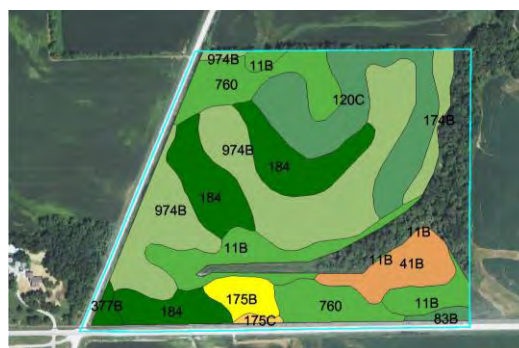
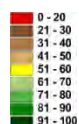
- FARM LOCATION:** From Solon: 2 ½ miles east on 180th Street.
- LEGAL DESCRIPTION:** That part of the S ½ of the SE ¼ lying east of the road in Section 21, Township 81 North, Range 5 West of the 5th P.M., Johnson County, Iowa. The exact legal description will be determined by a survey.
- PRICE & TERMS:** \$490,000 - \$10,000 per acre – 10% upon acceptance of offer and balance at closing.
- TAXES:** 2011 – 2012, payable 2012 – 2013 – \$940.00 - net - \$20.00 per taxable acre. There are approximately 47.0 taxable acres.
- CROPLAND:** There are approximately 41.5 cropland acres.
- AVERAGE CSR:*** ArcView Software indicates an average CSR of 78.1 and a CSR2 of 74.3 on the cropland acres.
- BUILDINGS:** None.
- FARMSTEAD SPLIT:** This farm will include the one-time farmstead split. The Buyer of this farm would be allowed to complete the one-time farmstead split. A Buyer could split off five acres or more as a potential building site.
- BROKER'S COMMENTS:** This is a good income producing farm located in a strong area. It includes high quality soils and would make an attractive building site.

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



Measured Tillable Acres		41.5	Average CSR		78.1	Soybean	
Soil Label	Soil Name	CSR	Corn	Yield	Acres	Yield	Acres
11B	Colo-Ely complex, 2 to 5 percent	70	177	48	4.76		
120C	Tama silt loam, 5 to 9 percent sk	80	190	51	6.52		
174B	Bolan loam, 2 to 5 percent slope:	70	177	48	1.12		
175B	Dickinson fine sandy loam, 2 to 5	55	156	42	1.26		
175C	Dickinson fine sandy loam, 5 to 5	40	136	37	0.18		
184	Klinger silty clay loam, 1 to 3 per	95	210	57	7.44		
377B	Dinsdale silty clay loam, 2 to 5 pe	90	204	55	0.38		
41B	Sparta loamy fine sand, 2 to 5 pe	41	137	37	2.51		
760	Ansgar silt loam, 0 to 3 percent s	80	190	51	5.27		
83B	Kenyon loam, 2 to 5 percent slope	87	199	54	0.35		
974B	Bolan loam, loamy substratum, 2	80	190	51	11.72		

Measured Tillable Acres		41.5	Ave. CSR2*		74.3		
Soil Label	Soil Name	CSR2	Percent of Field	Non_Irr Class	Acres		
11B	Colo-Ely complex, 2 to 5 percent	74	5.9	Ile	4.8		
120C	Tama silt loam, 5 to 9 percent slopes	90	0.4	Ille	6.5		
174B	Bolan loam, 2 to 5 percent slopes	65	0.8	Ile	1.1		
175B	Dickinson fine sandy loam, 2 to 5	51	1.5	Ille	1.3		
175C	Dickinson fine sandy loam, 5 to 9	46	1.1	Ille	0.2		
184	Klinger silty clay loam, 1 to 3 percent	91	5.7	I	7.4		
377B	Dinsdale silty clay loam, 2 to 5 percent	91	3.4	Ile	0.4		
41B	Sparta loamy fine sand, 2 to 5 percent	38	1.0	IVs	2.5		
760	Ansgar silt loam, 0 to 3 percent slopes	76	0.6	IIw	5.3		
83B	Kenyon loam, 2 to 5 percent slopes	87	1.3	Ile	0.4		
974B	Bolan loam, loamy substratum, 2 to 5	65	1.2	Ile	11.7		



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Parcel #3

55 Acres m/l

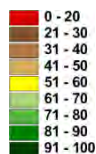
Johnson County, Iowa

FARM LOCATION:	From Solon: 2 ½ miles east on 180 th Street.
LEGAL DESCRIPTION:	That part of the SW ¼ of the SW ¼ lying north of the road and that part of the NW ¼ of the SW ¼ all in Section 22, Township 81 North, Range 5 West of the 5 th P.M., Johnson County, Iowa. The exact legal description will be determined by a survey.
PRICE & TERMS:	\$398,750 - \$7,250 per acre – 10% upon acceptance of offer and balance at closing.
TAXES:	2011 – 2012, payable 2012 – 2013 – \$954.00 - net - \$18.00 per taxable acre. There are approximately 53.0 taxable acres.
CROPLAND:	There are approximately 45.7 acres of cropland.
AVERAGE CSR:*	ArcView Software indicates an average CSR of 61.7 and a CSR2 of 68.2 on the cropland acres.
BUILDINGS:	None.
BROKER'S COMMENTS:	This farm would make an attractive building site while providing good income!

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



Measured Tillable Acres		45.7	Average CSR		61.7	Soybean		
Soil Label	Soil Name	CSR	Corn Yield			Yield	Acres	
11B	Colo-Ely complex, 2 to 5 percent	70	177			48	6.20	
175B	Dickinson fine sandy loam, 2 to 5 percent	55	156			42	6.61	
293C2	Chelsea-Lamont-Fayette complex, 5 to 9 percent	38	133			36	0.44	
377B	Dinsdale silty clay loam, 2 to 5 percent	90	204			55	3.88	
442B	Tama-Dickinson complex, 2 to 5 percent	70	177			48	5.77	
442C2	Tama-Dickinson complex, 5 to 9 percent	55	156			42	22.61	
442D2	Tama-Dickinson complex, 9 to 14 percent	43	140			38	0.22	
83B	Kenyon loam, 2 to 5 percent slopes	87	199			54		

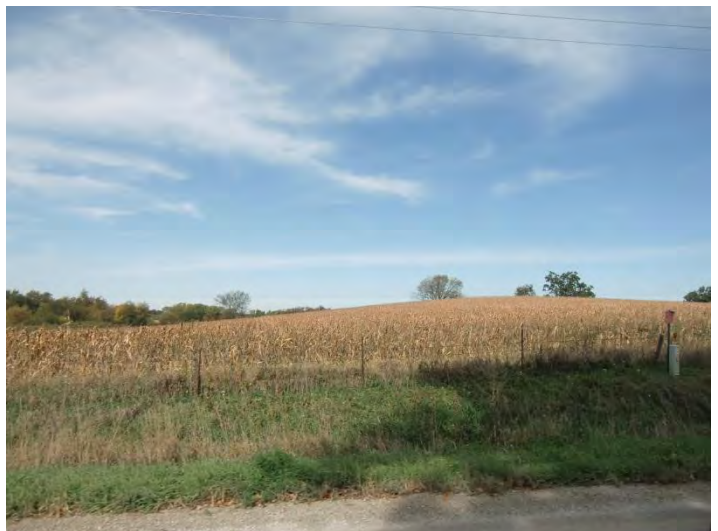
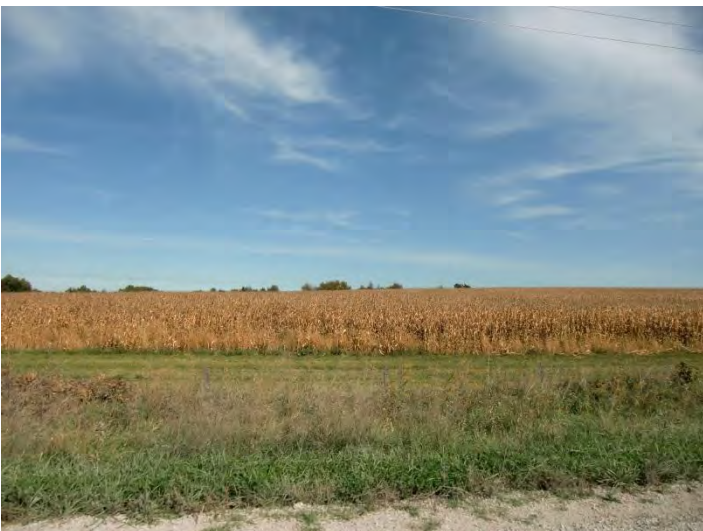


Measured Tillable Acres		45.7	Ave. CSR2*		68.2	Percent of Field			Non_Irr Class			Acres		
Soil Label	Soil Name	CSR2												
11B	Colo-Ely complex, 2 to 5 percent	74		5.9	Ile								6.2	
175B	Dickinson fine sandy loam, 2 to 5 percent	51		1.5	Ille								6.6	
293C2	Chelsea-Lamont-Fayette complex, 5 to 9 percent	34		2.1	Ills								0.4	
377B	Dinsdale silty clay loam, 2 to 5 percent	91		3.4	Ile								3.9	
442B	Tama-Dickinson complex, 2 to 5 percent	75		3.1	Ile								5.8	
442C2	Tama-Dickinson complex, 5 to 9 percent	67		7.2	Ille								22.6	
442D2	Tama-Dickinson complex, 9 to 14 percent	41		2.5	Ille								0.2	
83B	Kenyon loam, 2 to 5 percent slopes	87		1.3	Ile									



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PHOTOS



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