

FARM REAL ESTATE AUCTION

152 Acres, m/l - Dickinson County, IA

Thursday, November 15, 2012 at 10:00 A.M.

Sale held at the Milford Community Center

806 North Ave Suite 4, Milford, IA

LOCATION:

Approximately 2.5 miles south and 3 miles west of Milford, Iowa. 190th Ave is the east boundary of the farm and 250th Street is the south boundary.

LEGAL DESCRIPTION:

The Southeast Quarter (SE1/4) of Section 21, Township 98 North, Range 37 West of the 5th P.M., Dickinson County, Iowa (except the 7.875 acre acreage located on 190th Avenue.)

METHOD OF SALE:

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

SELLER:

Marylee Taylor Revocable Family Trust

AGENCY: Hertz Farm Management, Inc. and their representatives are agents of the Seller.

SOIL TYPES & PRODUCTIVITY:

Primary soils are Sac and Ransom. See soil maps on back for detail.

- CSR** 75.9 per County Assessor, based on net taxable acres
- CSR:** 76.3 per AgriData, Inc. 2012, based on crop acres
- CSR2:** 76.3 per AgriData, Inc. 2012, based on crop acres (see back for CSR/CSR2 information)

LAND DESCRIPTION:

level to moderately sloping

DRAINAGE: The farm is not within a county drainage district. The general slope to the creek and existing tile provide sufficient drainage for a normal year.

BUILDINGS/IMPROVEMENTS: There are no buildings or wells.

REAL ESTATE TAXES:

Taxes Payable 2012-2013: \$2,230

Taxable Acres: 148.75

Tax per Acre: \$14.99

FSA DATA:

Farm Number: 3063

Crop Acres: 143.9

Base/Yields	Direct	Counter-Cyclical
Corn Base: 67.2 Ac.	118	118
Bean Base: 64.5 Ac.	40	40

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 13, 2012. Final settlement will require wire transfer. Closing and possession will occur December 13, 2012, subject to the existing lease which expires March 1, 2013. Taxes will be prorated to January 1, 2013.

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 David R. Jacobsen or Thomas J. Carlson

1101 13th St. N. Suite #2, Humboldt, IA 50548

Telephone: 515-332-1406 www.Hertz.ag



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AERIAL & SOIL MAPS

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 Service (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.



Hertz
Farm Management, Inc.
Caring for you and your farm

Maps provided by:



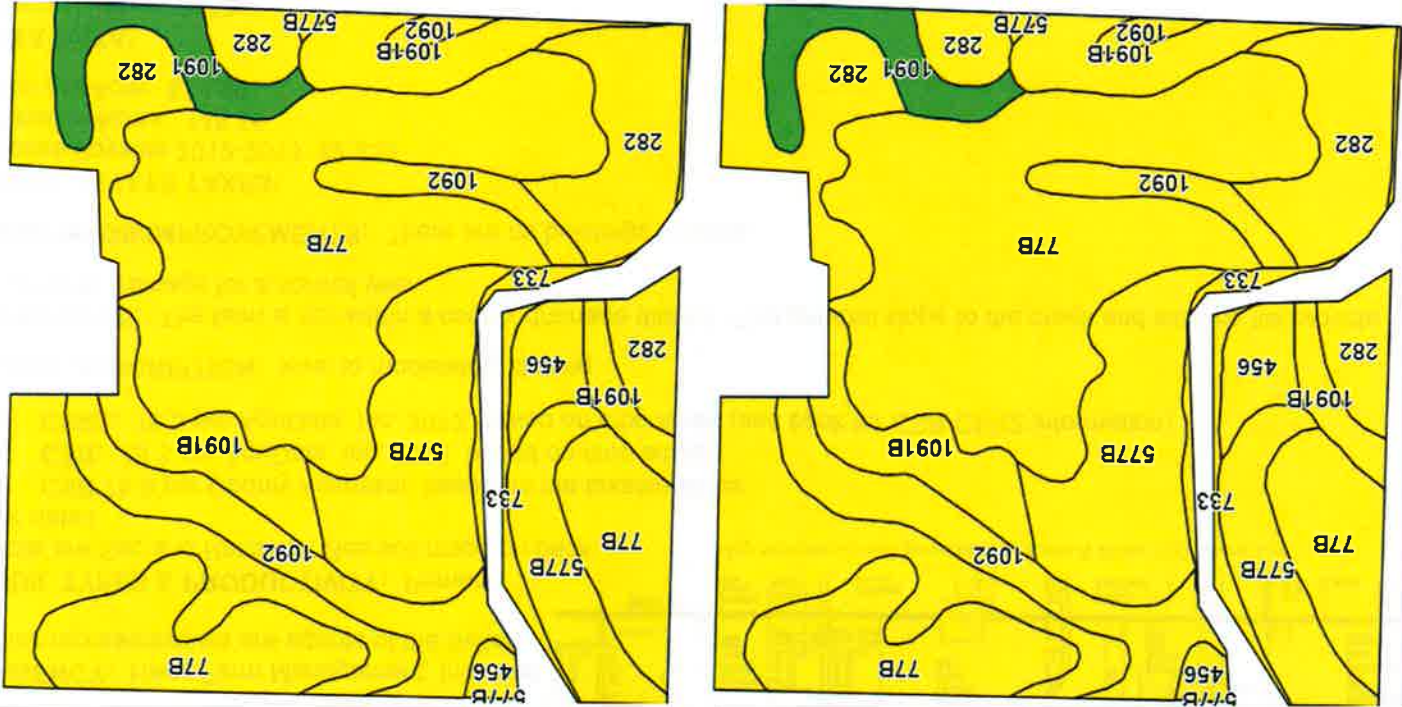
Surety
CAGDATA, Inc 2012
www.AgrDataInc.com





CSR as of (1/21/12

CSR2



Code	Soil Description	Acres	Percent of field	CSR Legend	Non-Irr	CSR*	Com	Soybeans
77B	Sac silty clay loam, 2 to 5 percent slopes	54.3	38.3%		Ile	76	188	66
282	Ransom silty clay loam, 1 to 3 percent slopes	33	23.2%		I	78	190	66
577B	Everly clay loam, 2 to 5 percent slopes	19.6	13.8%		Ile	73	183	64
1092	Gillett Grove silty clay loam, 0 to 2 percent slopes	12.1	8.5%		Ilw	79	191	67
1091B	McCreath silty clay loam, 2 to 5 percent slopes	12	8.5%		I	77	189	66
1091	McCreath silty clay loam, 0 to 2 percent slopes	4.7	3.3%		I	82	195	68
456	Wilmington silty clay loam, 1 to 3 percent slopes	3.6	2.5%		I	73	183	64
733	Calco silty clay loam, 0 to 2 percent slopes, occasionally flooded	2.8	2.0%		Ilw	64	172	55
Weighted Average								
							76.3	188.1
							65.7	

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77B	Sac silty clay loam, 2 to 5 percent slopes	54.3	38.3%		Ile	76	153	47
282	Ransom silty clay loam, 1 to 3 percent slopes	33	23.2%		I	78	159	48
577B	Everly clay loam, 2 to 5 percent slopes	19.6	13.8%		Ile	73		
1092	Gillett Grove silty clay loam, 0 to 2 percent slopes	12.1	8.5%		Ilw	79		
1091B	McCreath silty clay loam, 2 to 5 percent slopes	12	8.5%		I	77		
1091	McCreath silty clay loam, 0 to 2 percent slopes	4.7	3.3%		I	82	159	48
456	Wilmington silty clay loam, 1 to 3 percent slopes	3.6	2.5%		I	73		
733	Calco silty clay loam, 0 to 2 percent slopes, occasionally flooded	2.8	2.0%		Ilw	64		
Weighted Average								
							76.3	100.7
							30.7	

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