



**340 Tower Park Drive P.O. Box 2396
Waterloo, IA 50704-2396
Ph: 319-234-1949 • Fax: 319-234-2060**

**WE ARE PLEASED TO PRESENT
FOR SALE BY PUBLIC AUCTION**

**Brunetta Elizabeth Christian Estate
Christian Farm
Black Hawk County, Iowa**

Tract #1 - 174.57 Acres m/l Bareland
Tract #2 - 58.57 Acres m/l Farmstead/Bareland/Pasture
Tract #3 - 233.14 Acres m/l - (Tracts 1 & 2 Combined)
Tract #4 - 74.98 Acres m/l Timber/Bareland
Tract #5 - 308.12 Acres m/l (Tracts 1, 2 & 4 Combined)

AUCTION: 10:00 a.m. - Friday, November 9, 2012

**LOCATION: LaPorte City Golf Course
9699 Bishop Rd., LaPorte City, Iowa**

**OPEN HOUSE FOR FARMSTEAD:
Sunday, October 14, 2012 - 12:00 to 2:00**

FARM LOCATION: Approximately 2 ½ miles Northeast of LaPorte City along Brandon Rd., (County Rd. D48), or approximately 4 miles West of I380, Exit 55 toward LaPorte City.

ACREAGE ADDRESS: 10726 Brandon Rd., LaPorte City, IA 50651-2006

LEGAL: Tract #1 - E 44.23 acres W ½ NW ¼, NE ¼ NW ¼, N ½ SE ¼ NW ¼, SW ¼ SE ¼ NW ¼ NW ¼ and N ½ SW ¼ in NE ¼ all in Section 21, Township 87 North, Range 11 West of the 5th P.M., Black Hawk County, Iowa.

Tract #2 - NE ¼ NE ¼, N ½ SE ¼ NE ¼ all in Section 21, Township 87 North, Range 11 West of the 5th P.M., Black Hawk County, Iowa.

Tract #3 - E 44.23 acres W ½ NW ¼, NE ¼ NW ¼, N ½ SE ¼ NW ¼, SW ¼ SE ¼ NW ¼ N ¾ NE ¼ all in Section 21, Township 87 North, Range 11 West of the 5th P.M., Black Hawk County, Iowa.

Tract #4 - W ½ SW ¼, EX Lot in SW ¼ SW ¼ all in Section 21, Township 87 North, Range 11 West of the 5th P.M., Black Hawk County, Iowa.

Tract #5 - E 44.23 acres W ½ NW ¼, NE ¼ NW ¼, N ½ SE ¼ NW ¼, SW ¼ SE ¼ NW ¼, N ¾ NE ¼, W ½ SW ¼, EX Lot in SW ¼ SW ¼ all in Section 21, Township 87 North, Range 11 West of the 5th P.M., Black Hawk County, Iowa.

POSSESSION: At Closing.

SCHOOL DISTRICT: Union Community Schools

WELL: Drilled well on farmstead South of attached garage.

RE TAXES: 2011-2012, payable 2012-2013

Tract #1 - \$3,174 estimated, on 174.57 taxable acres.

Tract #2 - \$2,930 estimated, on 58.57 taxable acres.

Tract #3 - \$6,104, on 233.14 taxable acres.

Tract #4 - \$854, on 74.98 taxable acres.

Tract #5 - \$6,958 net, on 308.12 taxable acres.

FSA INFO: FSA #150 - This is for the entire property and will be reconstituted should tracts be sold separately.

Cropland acres: 239

<u>Crop</u>	<u>Base Acres</u>	<u>DP Yield</u>	<u>CCP Yield</u>
Corn	126.5	120	127
Soybeans	104.8	34	41
Oats	6.1	60	52

HIGHLY ERODIBLE CLASSIFICATION:

All land is classified as Non-Highly Erodible Land (NHEL).

FSA/WETLANDS: FSA and wetland maps are available identifying classification and any certified wetlands. See website attachments.

TILE MAPS: A tile sketch has been attached to summarize the estimated location of all the most recently installed tile that the Seller has maps for. Some additional clay tile does exist but no maps are available. Individual original maps of the most recent tiling can be provided upon request.

CSR/CSR2:

Tract #1:

CSR: 64.2 per AgriData, Inc. 2012

CSR2: 63.8 per AgriData, Inc. 2012

CSR: 63.1 per County Assessor, based on estimated net taxable acres.

Tract #2:

CSR: 66.5 per AgriData, Inc. 2012

CSR2: 76.2 per AgriData, Inc. 2012

CSR: 67.6 per County Assessor, based on estimated net taxable acres.

Tract #3:

CSR: 64.9 per AgriData, Inc. 2012

CSR2: 67.0 per AgriData, Inc. 2012

CSR: 63.7 per County Assessor, based on net taxable acres.

CSR/CSR2:

Tract #4:

CSR: 49.4 per AgriData, Inc. 2012

CSR2: 47.8 per AgriData, Inc. 2012

CSR: 39.1 per County Assessor, based on net taxable acres.

Tract #5:

CSR: 61.0 per AgriData, Inc. 2012

CSR2: 62.2 per AgriData, Inc. 2012

CSR: 57.7 per County Assessor, based on net taxable acres.

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.

FARMSTEAD ACREAGE:

- 1,144 Finished sq. ft.
- 1 ½ Story Frame House with a 1 Story addition built in 1950.
- Four Bedrooms
- 2 Full Baths
- Air
- Full Basement
- Cement Block Foundation
- Detached garage 24' x 24'

OUTBUILDINGS:

- Barn/Lean-To
- Quonset Machine Shed 60' x 36'
- Swine Barn 60' x 28'
- Misc. cattle feeding bunks / equipment/cement stave silo and other older outbuildings.

GRAIN STORAGE:

- 2 – 2,500 to 3,000 Bushel Steel Grain Storage Bins – No Air
- 1 – 6,500 Bushel Steel Grain Drying Bin

COMMENTS: Opportunity to purchase a large tract of bare farmland in Black Hawk County. Can purchase with or without private farmstead. Farmstead includes many mature trees and beautiful view of countryside including a large pasture.

Tract #4 provides a Buyer with a beautiful potential building site or multiple development site potential as well.

METHOD OF SALE: Tracts will be offered in numerical order with final winning bid or bids determined by the combination that results in the highest total dollar.

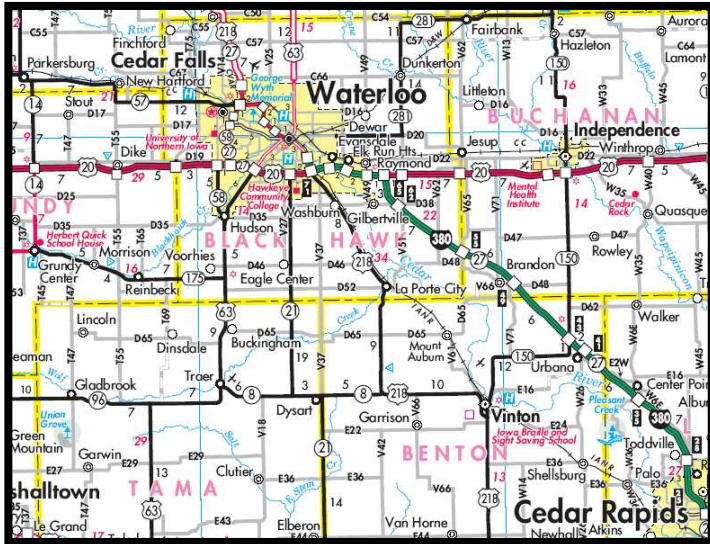
TERMS: High bidder of real estate to pay 10% of the purchase price to the Agent's real estate trust account on November 9, 2012. Buyer will sign a Real Estate Sales Agreement providing for a full cash settlement on or before December 12, 2012. Successful bidders are purchasing with no financing contingencies and must be prepared for cash settlement of their purchase. Final settlement and payment of the balance of the purchase price to be by cashier's check or wire transfer at closing on December 12, 2012. Seller reserves 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.

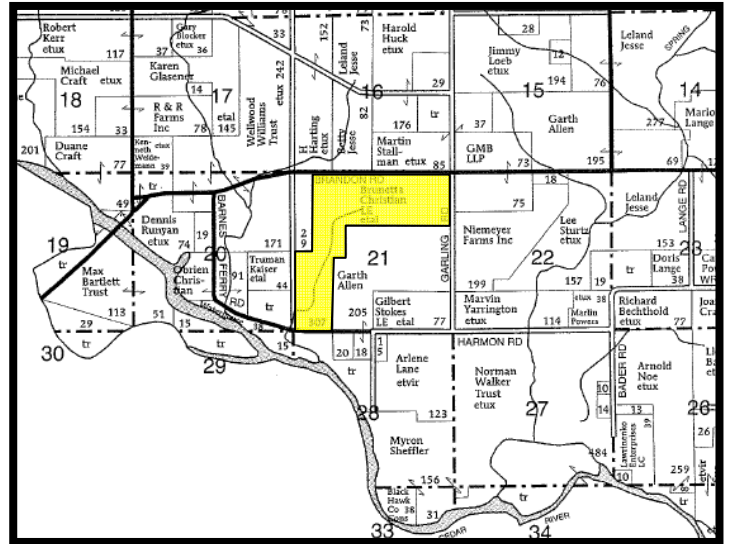
AGENCY: Hertz Real Estate Services and Hertz Farm Management and their representatives are Agents of the Seller.

The information gathered for this brochure is from sources deemed reliable, but cannot be guaranteed by Hertz Farm Management, Inc. or its staff. REID #050-689 -1 thru 5

LOCATION MAP



PLAT MAP



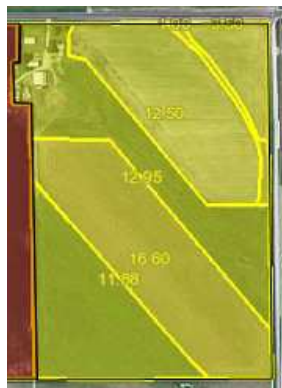
Permission for reproduction of map granted by Farm & Home Publisher

TRACT BREAKDOWN

TRACT #1



TRACT #2



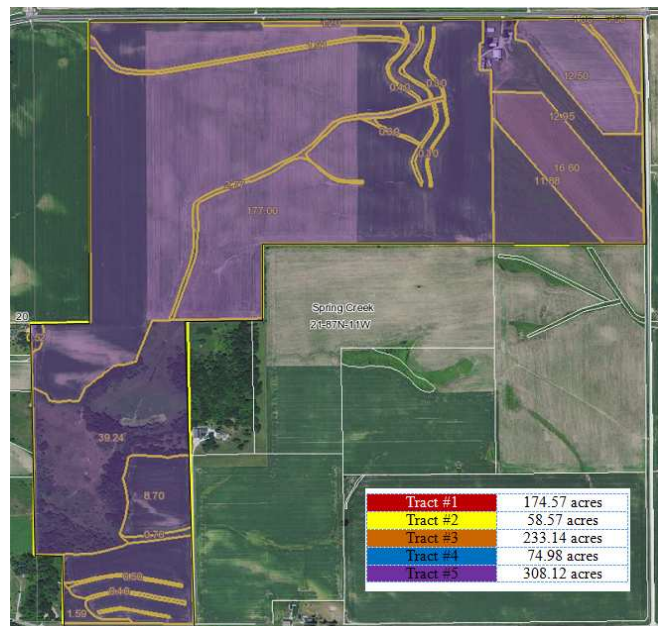
TRACT #3



TRACT #4



TRACT #5



Tract #1	174.57 acres
Tract #2	58.57 acres
Tract #3	233.14 acres
Tract #4	74.98 acres
Tract #5	308.12 acres

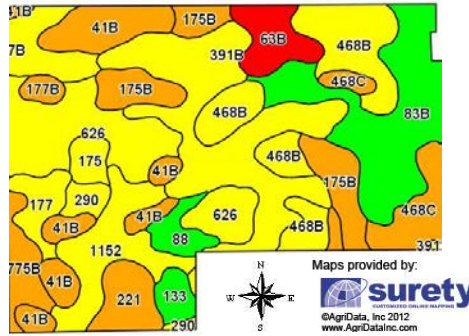
AERIAL MAP

TRACT #1

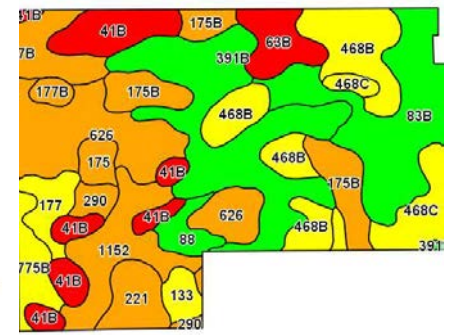
SOILS MAPS



CSR



CSR 2



Code	Soil Description	Non-Irr Class	Ac	% of Field	CSR Legend	CSR	CSR2 Legend	CSR2
391B	Clyde-Floyd complex, 1 to 4 percent slopes	Ilw	28.6	16.4%		72		82
83B	Kenyon loam, 2 to 5 percent slopes	Ile	22.4	12.8%		86		87
626	Hayfield loam, 24 to 40 inches to sand and gravel, 0 to 2 percent slopes	Ils	19.7	11.3%		67		56
468B	Dunkerton sandy loam, 2 to 5 percent slopes	Ile	19.2	11.0%		62		72
1152	Marshan clay loam, 24 to 40 inches to sand and gravel, 0 to 2 percent slopes	Ilw	17.7	10.1%		68		54
41B	Sparta loamy fine sand, 2 to 5 percent slopes	IVs	14.4	8.2%		40		38
175B	Dickinson fine sandy loam, 2 to 5 percent slopes	Ille	11.9	6.8%		55		50
468C	Dunkerton sandy loam, 5 to 9 percent slopes	Ille	8.2	4.7%		47		63
63B	Chelsea loamy fine sand, 2 to 5 percent slopes	IVs	6	3.4%		36		20
221	Klossner muck, 1 to 3 percent slopes	Illw	5.4	3.1%		50		42
775B	Billet sandy loam, 2 to 5 percent slopes	Ile	4.6	2.7%		52		67
177	Saude loam, 0 to 2 percent slopes	Ils	4.2	2.4%		63		60
88	Nevin silty clay loam, 0 to 2 percent slopes	I	3.2	1.8%		90		95
133	Colo silty clay loam, 0 to 2 percent slopes, occasionally flooded	Ilw	2.6	1.5%		80		74
290	Dells silt loam, 0 to 2 percent slopes	Ilw	2.6	1.5%		74		58
175	Dickinson fine sandy loam, 0 to 2 percent slopes	Ills	2.4	1.4%		60		53
177B	Saude loam, 2 to 5 percent slopes	Ile	1.5	0.8%		58		53
Weighted Average						64.2		63.8

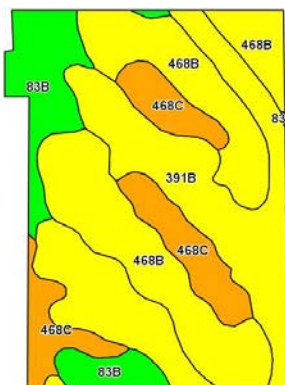
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TRACT #2

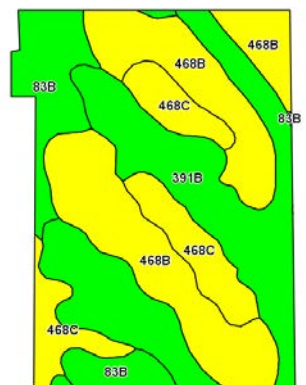
SOILS MAPS



CSR



CSR 2



Code	Soil Description	Non-Irr Class	Ac	% of Field	CSR Legend	CSR	CSR2 Legend	CSR2
391B	Clyde-Floyd complex, 1 to 4 percent slopes	Ilw	21.2	36.1%		72		82
468B	Dunkerton sandy loam, 2 to 5 percent slopes	Ile	20.7	35.3%		62		72
468C	Dunkerton sandy loam, 5 to 9 percent slopes	Ille	9	15.4%		47		63
83B	Kenyon loam, 2 to 5 percent slopes	Ile	7.7	13.2%		86		87
Weighted Average						66.5		76.2

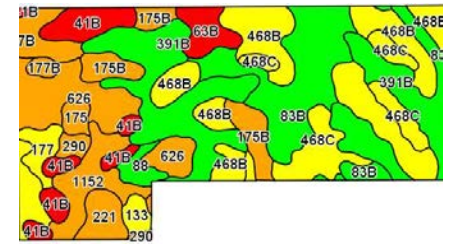
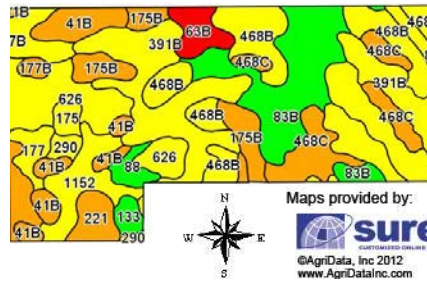
AERIAL MAP

TRACT #3

SOILS MAPS

CSR

CSR 2



Code	Soil Description	Non-Irr Class	Ac	% of Field	CSR Legend	CSR	CSR2 Legend	CSR2
391B	Clyde-Floyd complex, 1 to 4 percent slopes	Ilw	49.1	21.1%		72		82
468B	Dunkerton sandy loam, 2 to 5 percent slopes	Ile	40.1	17.2%		62		72
83B	Kenyon loam, 2 to 5 percent slopes	Ile	30.4	13.1%		86		87
626	Hayfield loam, 24 to 40 inches to sand and gravel, 0 to 2 percent slopes	Ills	19.7	8.4%		67		56
1152	Marshan clay loam, 24 to 40 inches to sand and gravel, 0 to 2 percent slopes	Ilw	17.7	7.6%		68		54
468C	Dunkerton sandy loam, 5 to 9 percent slopes	Ille	17.2	7.4%		47		63
41B	Sparta loamy fine sand, 2 to 5 percent slopes	IVs	14.4	6.2%		40		38
175B	Dickinson fine sandy loam, 2 to 5 percent slopes	Ille	11.8	5.1%		55		50
63B	Chelsea loamy fine sand, 2 to 5 percent slopes	IVs	6	2.6%		36		20
221	Klossner muck, 1 to 3 percent slopes	Illw	5.5	2.4%		50		42
775B	Billett sandy loam, 2 to 5 percent slopes	Ile	4.6	2.0%		52		67
177	Saude loam, 0 to 2 percent slopes	Ills	4.2	1.8%		63		60
88	Nevin silty clay loam, 0 to 2 percent slopes	I	3.2	1.4%		90		95
290	Dells silt loam, 0 to 2 percent slopes	Ilw	2.7	1.1%		74		58
133	Colo silty clay loam, 0 to 2 percent slopes, occasionally flooded	Ilw	2.6	1.1%		80		74
175	Dickinson fine sandy loam, 0 to 2 percent slopes	Ills	2.4	1.0%		60		53
177B	Saude loam, 2 to 5 percent slopes	Ile	1.5	0.6%		58		53
Weighted Average						64.9		67

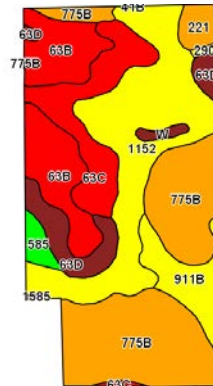
AERIAL MAP

TRACT #4

SOILS MAPS

CSR

CSR 2



Code	Soil Description	Non-Irr Class	Ac	% of Field	CSR Legend	CSR	CSR2 Legend	CSR2
775B	Billett sandy loam, 2 to 5 percent slopes	Ile	22.6	30.3%		52		67
1152	Marshan clay loam, 24 to 40 inches to sand and gravel, 0 to 2 percent slopes	Ilw	19.5	26.0%		68		54
63B	Chelsea loamy fine sand, 2 to 5 percent slopes	IVs	11	14.6%		36		20
63C	Chelsea loamy fine sand, 5 to 9 percent slopes	IVs	8.4	11.1%		21		19
911B	Colo-Ely complex, 2 to 5 percent slopes	Ile	5	6.7%		75		83
63D	Chelsea loamy fine sand, 9 to 14 percent slopes	VIs	4.8	6.4%		11		11
221	Klossner muck, 1 to 3 percent slopes	Illw	1.6	2.1%		50		42
585	Spillville-Coland complex, 0 to 2 percent slopes, occasionally flooded	Ilw	1.2	1.6%		86		71
W	Water		0.6	0.7%		0		0
290	Dells silt loam, 0 to 2 percent slopes	Ilw	0.2	0.3%		74		58
1585	Spillville-Coland, channeled -Aquolls, ponded, complex, 0 to 2 percent slopes, frequently flooded	VIIlw	0.1	0.1%		5		5
Weighted Average						49.4		47.8

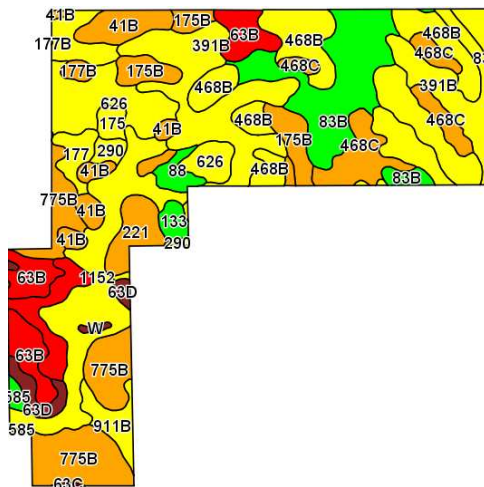
AERIAL MAP

TRACT #5

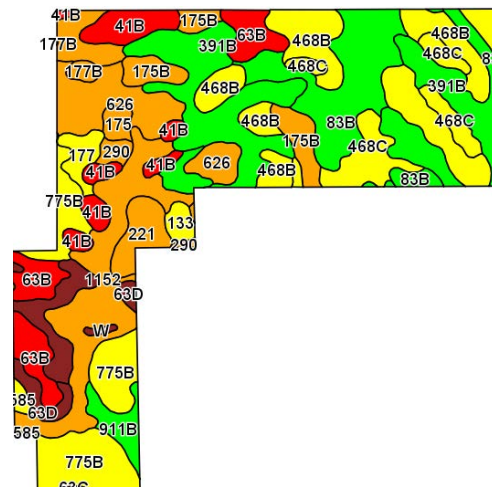
SOILS MAPS



CSR



CSR 2



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	48.8	15.8%		72		82
468B	Dunkerton sandy loam, 2 to 5 percent slopes	Ile	39.5	12.8%		62		72
1152	Marshan clay loam, 24 to 40 inches to sand and gravel, 0 to 2 percent slopes	IIw	37.3	12.1%		68		54
83B	Kenyon loam, 2 to 5 percent slopes	Ile	30.1	9.8%		86		87
775B	Billett sandy loam, 2 to 5 percent slopes	Ile	28.1	9.1%		52		67
626	Hayfield loam, 24 to 40 inches to sand and gravel, 0 to 2 percent slopes	IIIs	19.8	6.4%		67		56
63B	Chelsea loamy fine sand, 2 to 5 percent slopes	IVs	17	5.5%		36		20
468C	Dunkerton sandy loam, 5 to 9 percent slopes	IIle	17	5.5%		47		63
41B	Sparta loamy fine sand, 2 to 5 percent slopes	IVs	14.4	4.7%		40		38
175B	Dickinson fine sandy loam, 2 to 5 percent slopes	IIle	11.7	3.8%		55		50
63C	Chelsea loamy fine sand, 5 to 9 percent slopes	IVs	8.4	2.7%		21		19
221	Klossner muck, 1 to 3 percent slopes	IIlw	7.2	2.3%		50		42
911B	Colo-Ely complex, 2 to 5 percent slopes	Ile	5.4	1.8%		75		83
63D	Chelsea loamy fine sand, 9 to 14 percent slopes	VIs	4.9	1.6%		11		11
177	Saupe loam, 0 to 2 percent slopes	IIIs	4.2	1.4%		63		60
88	Nevin silty clay loam, 0 to 2 percent slopes	I	3.2	1.0%		90		95
290	Dells silt loam, 0 to 2 percent slopes	IIw	2.8	0.9%		74		58
133	Colo silty clay loam, 0 to 2 percent slopes, occasionally flooded	IIw	2.5	0.8%		80		74
175	Dickinson fine sandy loam, 0 to 2 percent slopes	IIIs	2.4	0.8%		60		53
177B	Saupe loam, 2 to 5 percent slopes	Ile	1.5	0.5%		58		53
585	Spillville-Coland complex, 0 to 2 percent slopes, occasionally flooded	IIw	1.2	0.4%		86		71
W	Water		0.6	0.2%		0		0
1585	Spillville-Coland, channeled -Aquolls, ponded, complex, 0 to 2 percent slopes, frequently flooded	Vw	0.1	0.0%		5		5
Weighted Average						61		62.2