



FARM REAL ESTATE AUCTION

***Johnson Trust Farm
78 Acres m/l
Clinton County, Iowa***

***Sale held at DeWitt Community Center
512 10th Street
DeWitt, Iowa 52742***

Friday, November 16, 2012 – Starting at 10:00 a.m.

<i>FARM LOCATION:</i>	From DeWitt: 1 ½ miles south on Highway 956, ½ mile west on 270 th Street. The farm is located on the north side of the road.								
<i>LEGAL DESCRIPTION:</i>	SE ¼ SE ¼ of Section 25, Township 81 North, Range 3 East of the 5 th P.M., and the SW ¼ SW ¼ of Section 30, Township 81 North, Range 4 East of the 5 th P.M., Clinton County, Iowa.								
<i>FSA INFORMATION:</i>	<table><tr><td>Farm #765 – Tract #1569</td><td></td></tr><tr><td>Cropland</td><td>73.1 Acres</td></tr><tr><td>Corn Base</td><td>73.1 Acres</td></tr><tr><td>Direct and Counter Cyclical Corn Yield</td><td>120/120 Bushels/Acre</td></tr></table>	Farm #765 – Tract #1569		Cropland	73.1 Acres	Corn Base	73.1 Acres	Direct and Counter Cyclical Corn Yield	120/120 Bushels/Acre
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Cropland	73.1 Acres								
Corn Base	73.1 Acres								
Direct and Counter Cyclical Corn Yield	120/120 Bushels/Acre								
<i>AVERAGE CSR:*</i>	ArcView Software indicates an average CSR of 63.4 and a CSR2 of 50.2 on the cropland acres.								
<i>TAXES:</i>	2011-2012, payable 2012-2013 – \$2,114 - net – \$27.82 per taxable acre. There are 76 taxable acres.								
<i>POSSESSION:</i>	At closing, subject to the 2012 Cash Rent Lease.								
<i>BUILDINGS:</i>	None.								
<i>DATE OF CLOSING:</i>	December 19, 2012.								
<i>METHOD OF SALE:</i>	This farm will be offered at public auction as one parcel containing 78 acres. The bids will be dollars per acre and will be multiplied by 78 acres to determine the total sales price.								

**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.*

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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 November 16, 2012. Buyer will sign a Real Estate Sales Agreement providing full cash settlement on or before December 19, 2012. Successful bidders are purchasing with no financing contingencies and must be prepared for cash settlement of their purchase on or before December 19, 2012. 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:

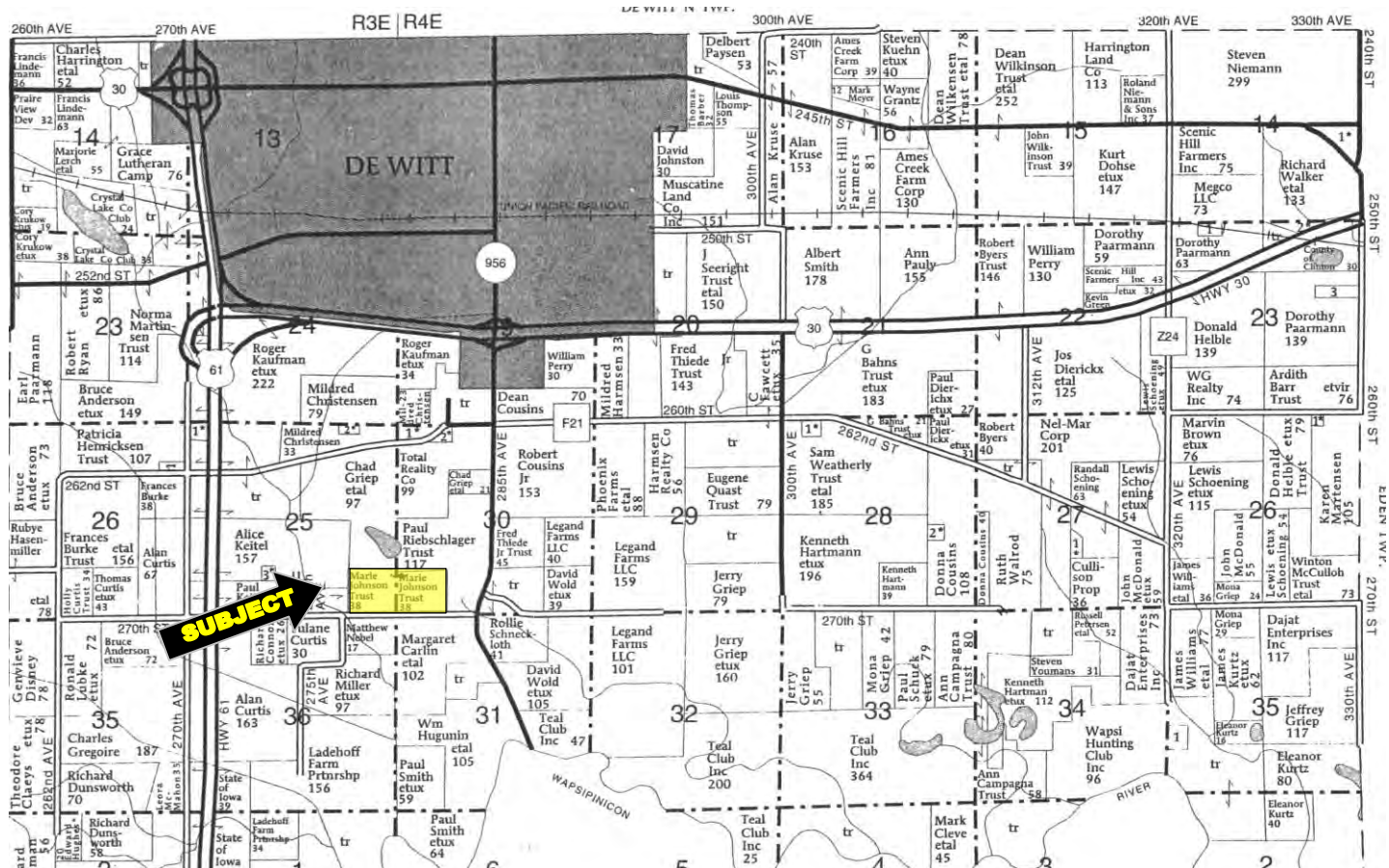
Hertz Real Estate Services and their representatives are Agents of the Seller.

SELLERS:

Marie V. Johnson Trust.

BROKER'S COMMENTS:

This is a good quality Clinton County farm located in a strong area!

PLAT MAP

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AERIAL MAP



FSA AERIAL



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CSR: Calculated using ArcView 3.2 software

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CSR MAP



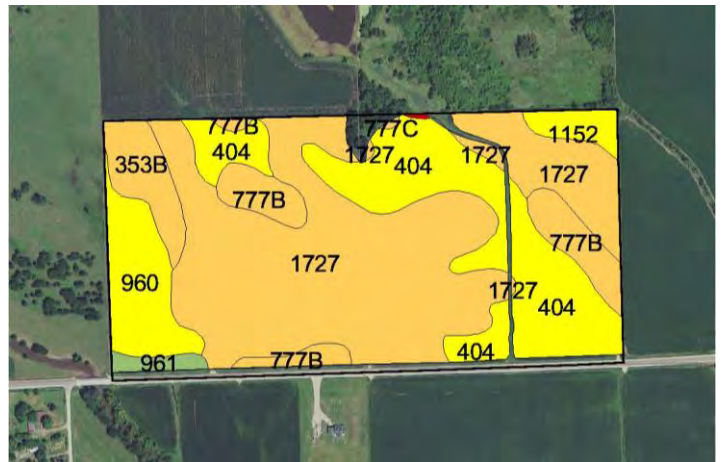
Measured Tillable Acres	72.4	Average CSR	63.4	Corn Yield	Soybean Yield	Acres
Soil Label	Soil Name	CSR				
1152	Marshan clay loam, 0 to 2 percent slo	70	177	48	1.64	
1727	Udolpho loam, 0 to 2 percent slop	69	175	47	37.12	
353B	Tell silt loam, 2 to 5 percent slop	59	162	44	3.47	
354	Aquolls, ponded	5	89	24	0.06	
404	Thorp silt loam, 0 to 2 percent slo	57	159	43	17.40	
777B	Wapsie loam, 2 to 5 percent slop	52	152	41	5.91	
777C	Wapsie loam, 5 to 9 percent slop	34	128	35	0.07	
960	Shaffton loam, 0 to 2 percent slo	62	166	45	5.88	
961	Ambraw silty clay loam, 0 to 2 pe	47	145	39	0.84	



***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.

CSR2* MAP

Measured Tillable Acres	72.4	Ave. CSR2*	50.2		
Soil Label	Soil Name	CSR2	Percent of Field	Non_Irr Class	Acres
1152	Marshan clay loam, 0 to 2 percent	54	4.1	llw	1.6
1727	Udolpho loam, 0 to 2 percent slopes	47	10.1	llw	37.1
353B	Tell silt loam, 2 to 5 percent slopes	44	0.9	lle	3.5
354	Aquolls, ponded	5	1.9	Vlllw	0.1
404	Thorp silt loam, 0 to 2 percent slopes	56	5.8	llw	17.4
777B	Wapsie loam, 2 to 5 percent slopes	47	2.8	lle	5.9
777C	Wapsie loam, 5 to 9 percent slopes	42	0.6	llle	0.1
960	Shaffton loam, 0 to 2 percent slopes	57	4.2	llw	5.9
961	Ambraw silty clay loam, 0 to 2 percent	65	8.4	llw	0.8



010-1356-1

WE ARE PLEASED TO OFFER THESE SERVICES

APPRAISALS ✦ REAL ESTATE SALES ✦ FARM MANAGEMENT

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

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

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PHOTOS



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