



340 Tower Park Drive P.O. Box 2396
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WE ARE PLEASED TO PRESENT
FOR SALE BY PUBLIC AUCTION

Harold L. Ager Trust
Bremer County, Iowa

Parcel #1 – 115.61 Taxable Acres m/
Parcel #2 - 23.18 Taxable Acres m/

AUCTION: 10:00 a.m. - Tuesday, November 13, 2012

LOCATION: Frederika Community Center
111 3rd St., Frederika, IA 50631

FARM LOCATION: **Parcel #1** – 1 mile Southwest of
Frederika, ¼ mile South of County Rd. 16 along Larrabee
Ave./Hwy. 63.

Parcel #2 – West of Frederika, approximately ¼ mile
North of County Rd. 16 along Midway Ave.

LEGAL: **Parcel #1** – Cropland only in the South Half
(S ½) of the Northeast Quarter (NE ¼) and the Northeast
Quarter (N ¼) of the Southeast Quarter (SE ¼) all in
Section 14, Township 93 North, Range 13 West of the 5th
P.M

Parcel #2 - South 23.18 acres of the NW ¼ of the
Southwest Quarter (SW ¼) of Section 7, Township 93
North, Range 12 West of the 5th P.M.

POSSESSION: At Closing.

SCHOOL DISTRICT: Tripoli School District

WELL/BUILDINGS/GRAIN STORAGE: None

RE TAXES: 2011-2012, payable 2012-2013

Parcel #1- \$2,734 net, on 115.61 taxable acres \$23.65/acre.

Parcel #2 - \$456 net, on 23.18 taxable acres \$19.67/acre.

FSA INFO: #2091 – Tract #9822 & Tract #959

Cropland acres: **Parcel #1**- 119.6 and **Parcel #2** - 23.0

			Base	DP	CCC
Crop	Parcel #1	Parcel #2	Acres	Yield	Yield
Corn	101.4	19.0	120.4	138	138
Soybeans	18.2	4.0	22.2	41	41

HIGHLY ERODIBLE CLASSIFICATION: All land is
classified as Non-Highly Erodible Land (NHEL).

TILE MAPS: See website for Tile Maps.

CURRENT LEASE: Both parcels available for 2013.

CSR/CSR2: Parcel #1 - CSR: 81.8 AgriData, Inc. 2012
CSR2: 78 per AgriData, Inc. 2012

CSR: 81.7 per County Assessor, based on estimated net
taxable acres.

CSR/CSR2: Parcel #2 - CSR: 67.8 per AgriData, Inc. 2012
CSR2: 53.3 per AgriData, Inc. 2012

CSR: 68.03 per County Assessor, based on estimated 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.

METHOD OF SALE: This property will be offered
separately as **Parcel #1** consisting of 115.61 taxable acres,
then **Parcel #2** consisting of 23.18 taxable acres. The
parcels will not be combined.

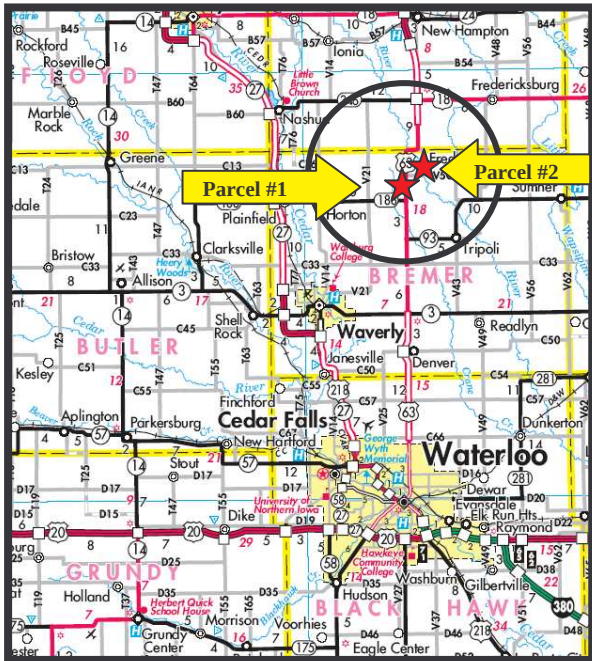
TERMS: High bidder of real estate to pay 10% of the
purchase price to the Agent's real estate trust account on
November 13, 2012. Buyer will sign a Real Estate Sales
Agreement providing for a full cash settlement on or before
December 18, 2012. Successful bidders are purchasing
with no financing contingencies 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 18,
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.

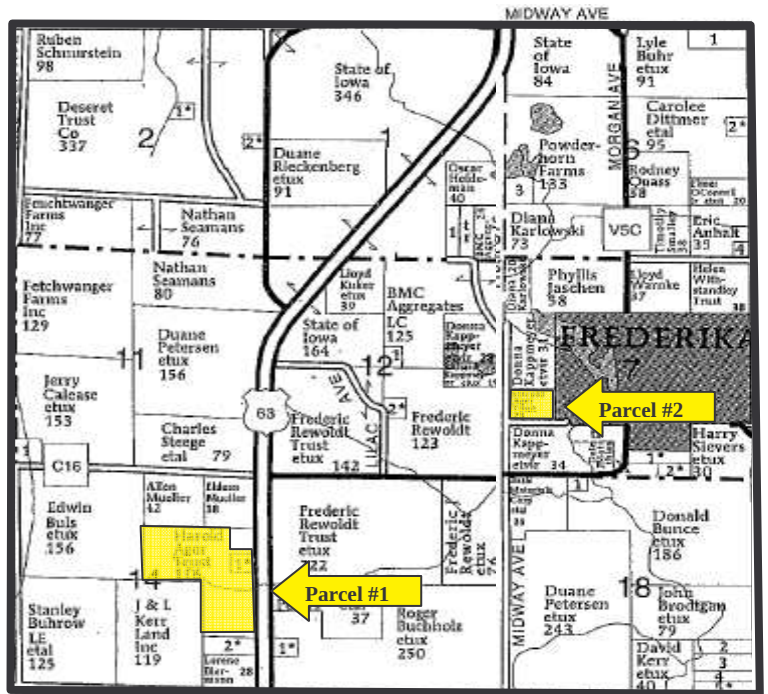
AGENCY: Hertz Real Estate Services and Hertz Farm
Management and their representatives are Agents of the
Seller.

*The information gathered for this brochure is from sources deemed reliable, but
cannot be guaranteed by Hertz Farm Management, Inc. or its staff. REID
#050-690-1 thru 2*

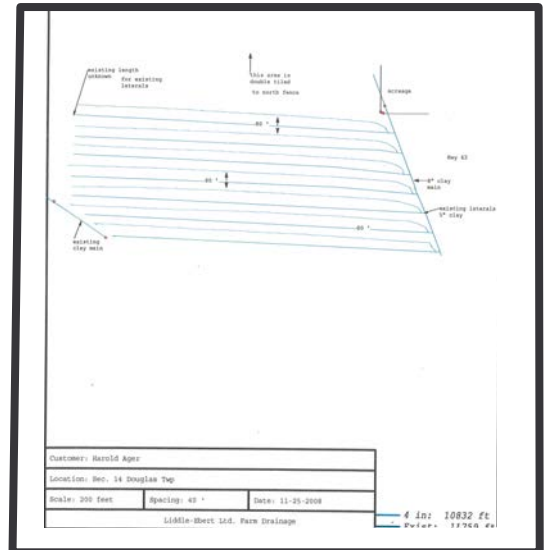
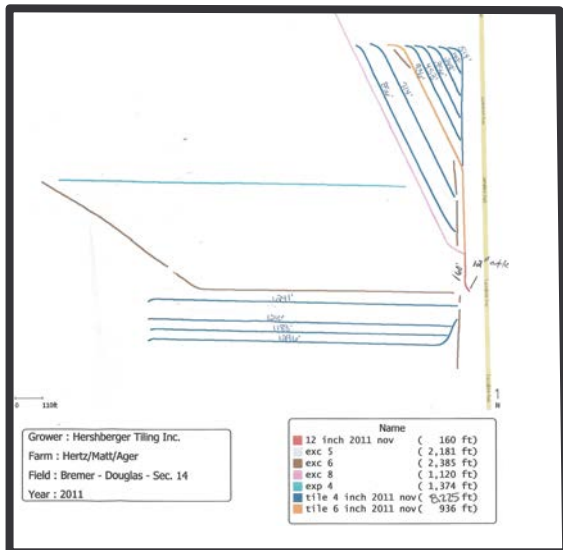
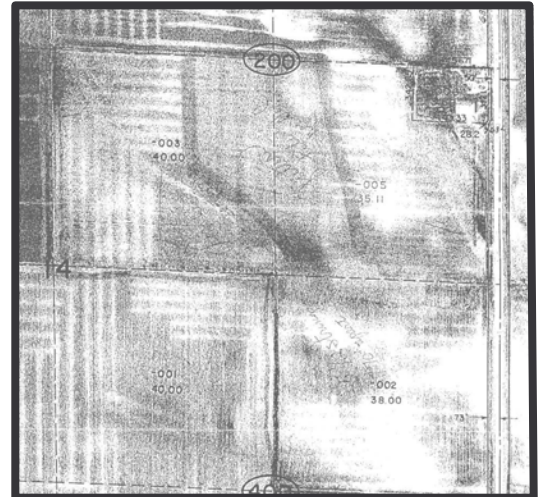
LOCATION MAP



PLAT MAP



TILE MAPS – PARCEL #1



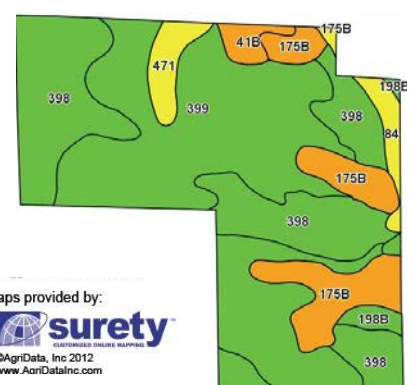
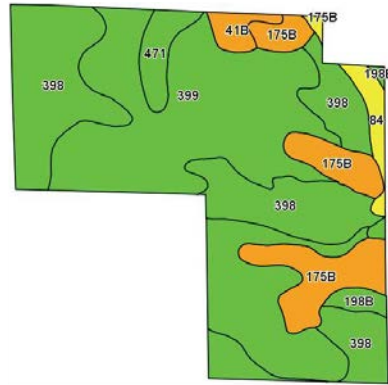
AERIAL MAP

PARCEL #1

SOILS MAPS

CSR

CSR2



Maps provided by:
surety
CUSTOMER-ORIENTED ONLINE MAPPING
©AgriData, Inc 2012
www.AgridataInc.com

Code	Soil Description	Non-Irr Class	Ac	% of Field	CSR Legend	CSR	CSR2 Legend	CSR2
399	Readlyn Loam, 1 To 3 Percent Slopes	I	55.3	46.2%		91		84
398	Tripoli Clay Loam, 0 To 2 Percent Slopes	IIw	39.2	32.8%		81		83
175B	Dickinson Fine Sandy Loam, 2 To 5 Percent Slopes	IIIe	14.2	11.9%		55		47
471	Oran Loam, 1 To 3 Percent Slopes	I	3.7	3.1%		86		75
84	Clyde Silty Clay Loam, 0 To 3 Percent Slopes	IIw	3	2.5%		76		78
41B	Sparta Loamy Fine Sand, 2 To 5 Percent Slopes	IVs	2.1	1.8%		40		40
198B	Floyd Loam, 1 To 4 Percent Slopes	IIw	2.1	1.7%		80		82
Weighted Average						81.8		78

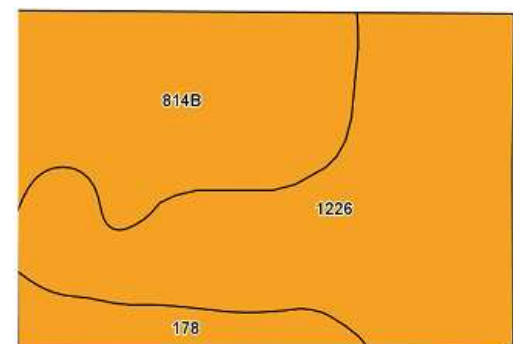
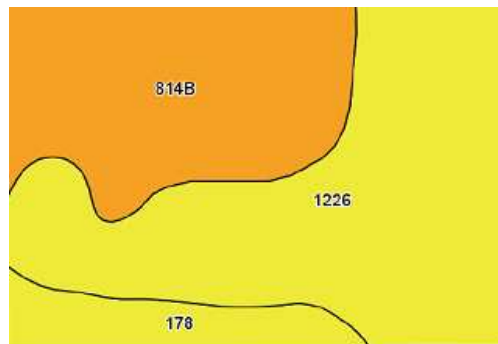
AERIAL MAP

PARCEL #2

SOILS MAPS

CSR

CSR2



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CUSTOMER-ORIENTED ONLINE MAPPING
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Code	Soil Description	Non-Irr Class	Ac	% of Field	CSR Legend	CSR	CSR2 Legend	CSR2
1226	Lawler Loam, 0 To 2 Percent Slopes, Rarely Flooded	IIs	12.6	55.1%		72		56
814B	Rockton Loam, 2 To 5 Percent Slopes	Ile	8.2	35.5%		58		48
178	Waukee Loam, 0 To 2 Percent Slopes, Rarely Flooded	IIs	2.2	9.5%		79		57
Weighted Average						67.8		53.3