

FARM REAL ESTATE AUCTION

435 Acres, m/l, in 2 parcels- Jackson County, Iowa

Wednesday, October 17, 2012 at 10:00 a.m.

**Sale held at the Preston Town Hall
52 West Gillet St., Preston, IA 52069**

LOCATION:

Parcel 1 is located northwest of Sabula, 1¼ miles north of the corner of Hwy. 52 and 576th Ave. **Parcel 2** is located at the corner of Hwy. 52 and 576th Ave.

RIVER BLUFF: Bluff on Parcel 1 gives sensational view of Mississippi River Valley.

TIMBER REPORT: Timber Consultant's analysis available. Describes Parcel 1 as "one of a kind unique parcel".

GENERAL LEGAL DESCRIPTION:

Parcel 1 - SW¼; NW½ NW¼ SE¼; and NW¼ south of RR ROW Sec. 26 including exceptions; and the N¼ NE¼ NW¼ Sec. 35, including exceptions; all in T85N, R6E of the 5th p.m. (Iowa Twp.)

Parcel 2 - S½ SW¼ Sec. 35-T85N-R6E of the 5th p.m., and the NW Fr. ¼ lying north of Hwy. 52 Sec.2-T84N-R6E of the 5th p.m. (Iowa Twp.)

NOTE: The properties will not be surveyed

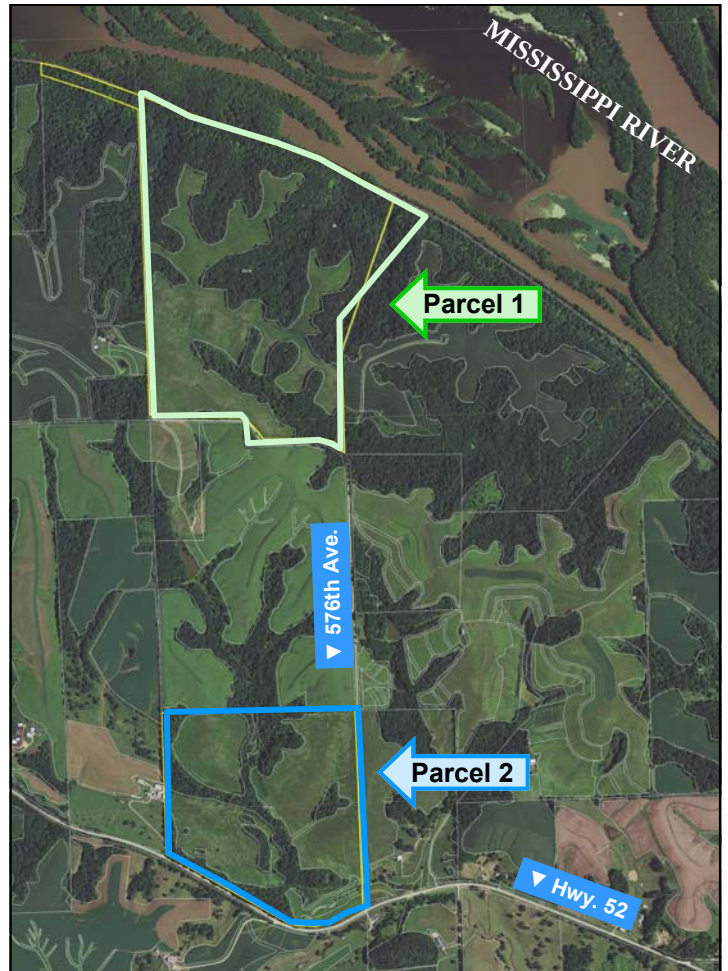
METHOD OF SALE:

- Parcels will be sold individually and will NOT be combined
- Seller reserves the right to refuse any and all bids.

SELLER: Hazel M. Bruse Estate (Thomas E. Breuch, Atty.)

AGENCY: Hertz Real Estate Services and their representatives are agents of the Seller.

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 November 19, 2012. Final settlement will require certified check or wire transfer. Closing and possession will occur November 19, 2012. Taxes will be prorated to November 19, 2012. Conservation Reserve Contracts expire on October 1, 2012.



	PARCEL 1	PARCEL 2
Gross Acres:	275 Ac., m/l	160 Ac., m/l
Net Taxable Acres:	273.2	155.84
Taxes Payable 2012-2013:	\$2,458 (\$9.00/Net Tax. Ac.)	\$1,914 (\$12.28/Net Tax. Ac.)
FSA Farm #543	Tract #980	Tract #979
Crop Acres/Corn Base*:	102.89 / none	104.18 / 6.5
*Final crop and base acres on individual parcels will be determined by the local FSA office.		
Primary Cropland Soil Types	Fayette	Fayette & Chaseburg
Cropland CSR per AgriData, Inc.	58.0	51.8
Cropland CSR2 per AgriData, Inc.	50.1	42.6
Primary Timberland Soil Types	Nordness-Rock & Fayette	Chaseburg & Fayette
Timberland CSR (& CSR2) per AgriData, Inc.	22.0	53.6
Timberland CSR2 per AgriData, Inc.	14.8	46.3
Buildings/Improvements:	None	None
Water/Well:	None	None
Land Description:	Timber Bluff overlooking Mississippi River. Rolling Cropland	Rolling Cropland, Timber in Waterways and on Slopes

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.

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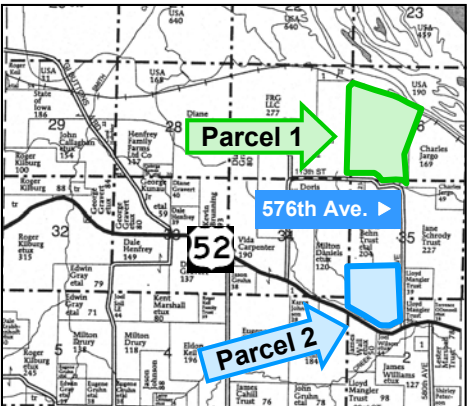
www.hfmgt.com



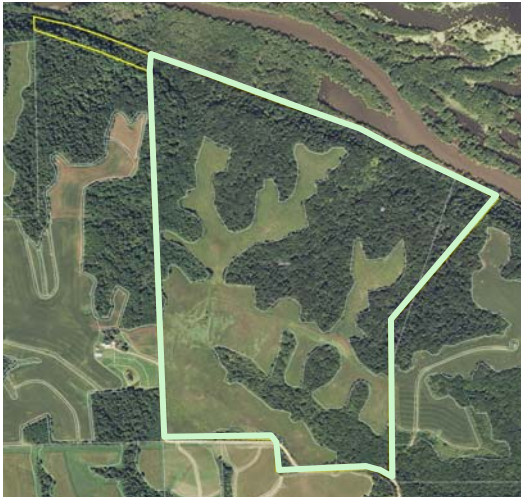
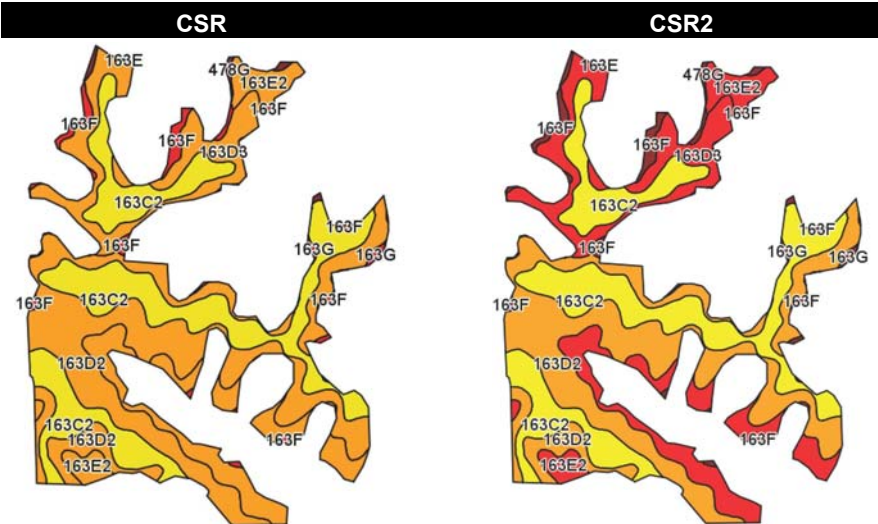
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PLAT & SOIL MAPS

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 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.

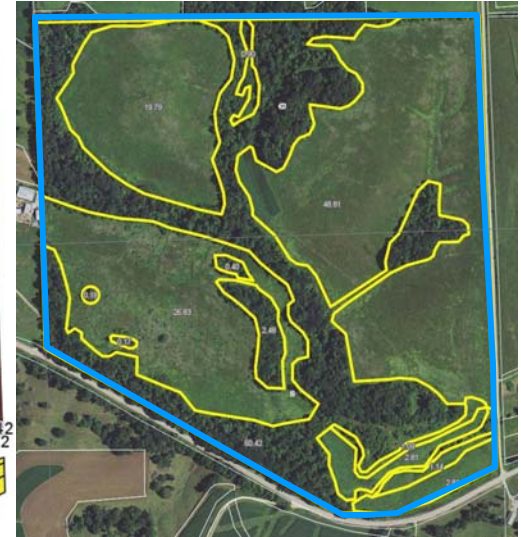
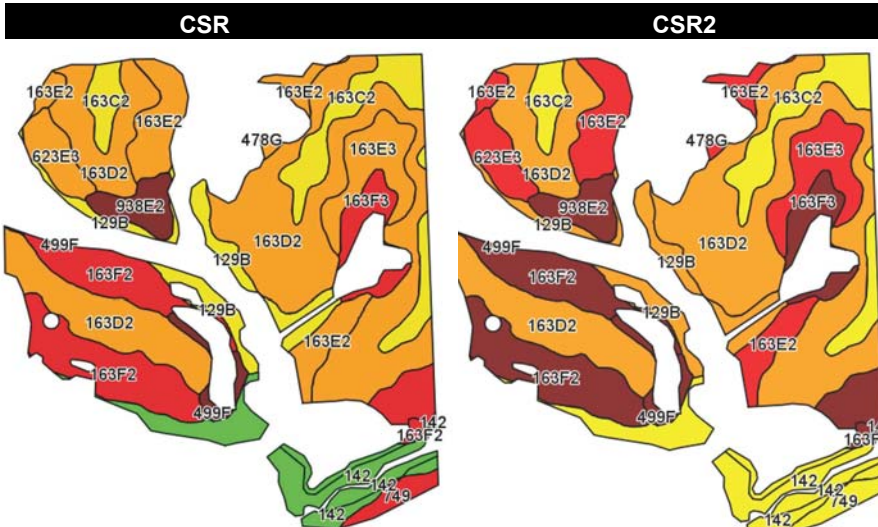


PARCEL 1 - 280 Ac., m/I, with 102.89 Crop Acres. Crop Ac. CSR = 58.0; Crop Ac. CSR2 = 42.6



Code	Soil Description	Non-Irr Class	AC	% of Field	CSR Legend	CSR	CSR2 Legend	CSR2	Corn Yield	Bean Yield
163D2	Fayette silt loam, 9 to 14 percent slopes, moderately eroded	IIIe	37.6	36.5%		58		46	157	42
163C2	Fayette silt loam, 5 to 9 percent slopes, moderately eroded	IIIe	32.6	31.7%		68		72	171	46
163E2	Fayette silt loam, 14 to 18 percent slopes, moderately eroded	IVe	16.2	15.7%		48		34	144	39
163D3	Fayette silty clay loam, 9 to 14 percent slopes, severely erode	IVe	12.6	12.3%		55		37	153	41
163F	Fayette silt loam, 18 to 25 percent slopes	VIe	2.9	2.8%		30		18	120	32
478G	Nordness-Rock outcrop complex, 18 to 60 percent slopes	VIIIs	0.6	0.6%		5		5	86	23
163G	Fayette silt loam, 25 to 40 percent slopes	VIIe	0.4	0.4%		20		5	106	29
Weighted Average						58		50.1	157.2	42.2

PARCEL 2- 160 Ac., m/I, with 104.18 Crop Acres. Crop Ac. CSR = 58.0; Crop Ac. CSR2 = 50.1



Code	Soil Description	Non-Irr Class	AC	% of Field	CSR Legend	CSR	CSR2 Legend	CSR2	Corn Yield	Bean Yield
163D2	Fayette silt loam, 9 to 14 percent slopes, moderately eroded	IIIe	39.9	38.7%		58		46	157	42
163F2	Fayette silt loam, 18 to 25 percent slopes, moderately eroded	VIe	15	14.5%		28		16	117	32
163C2	Fayette silt loam, 5 to 9 percent slopes, moderately eroded	IIIe	9	8.7%		68		72	171	46
142	Chaseburg silt loam, 0 to 2 percent slopes	I	8.8	8.5%		83		75	191	52
163E2	Fayette silt loam, 14 to 18 percent slopes, moderately eroded	IVe	8.4	8.1%		48		34	144	39
129B	Chaseburg-Arenzville silt loams, 2 to 5 percent slopes	Ile	5.9	5.8%		63		58	164	44
163E3	Fayette silty clay loam, 14 to 18 percent slopes, severely eroded	VIe	5.1	4.9%		45		26	140	38
623E3	Rozetta silty clay loam, 14 to 18 percent slopes, severely eroded	VIe	2.9	2.8%		45		31	140	38
938E2	NewGlarus silt loam, 14 to 18 percent slopes, moderately eroded	IVe	2.8	2.7%		6		5	87	23
163F3	Fayette silty clay loam, 18 to 25 percent slopes, severely eroded	VIe	2.7	2.6%		25		9	113	31
749	Zwingle variant silty clay, 0 to 2 percent slopes	IIIw	1.6	1.6%		30		75	120	32
499F	Nordness silt loam, 14 to 35 percent slopes	VIIIs	1.2	1.1%		5		5	86	23
Weighted Average						51.8		42.6	148.9	40.1