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

**Maxine E. Even Estate
Black Hawk County, Iowa**

- Tract #1** –102 Acres m/l bareland
- Tract #2** – 2.16 Acres m/l Farmstead Acreage
- Tract #3** – 104.16 Acres m/l – (Tracts 1 & 2 Combined)

AUCTION: 10:00 a.m. - Tuesday, October 30, 2012

**LOCATION: American Legion Hall
1110 – 6th St., Gilbertville, Iowa**

**OPEN HOUSE DATE FOR FARMSTEAD ACREAGE:
October 14, 2012 – 12:00 p.m. to 2:00 p.m.**

FARM LOCATION: 5 miles East of Gilbertville or 7 miles Southwest of Jesup on County Road D-38.

ACREAGE ADDRESS: 11207 Poyner Rd., Jesup, IA

LEGAL: Tract #1 – The E 77 acres of the S 110 acres of the SW ¼ of Section 22, Township 88 North, Range 11 West of the 5th P.M., Black Hawk County, IA, Also the E 30 acres of the S 31 acres of the W 33 acres of the S 110 acres of the SW ¼ of said Section, Township and Range excepting from the above described tracts those parts thereof conveyed to Black Hawk County, Iowa for road purposes by Land Deed Record 102 at page 565 and Land Deed Record 108 at Page 527 respectively of the records of said County. Excluding acreage and buildings located at 11207 Poyner Rd., Jesup, IA, which will be surveyed off if Tract #2 is purchased by a separate Buyer.

Tract #2 - 11207 Poyner Rd., Jesup, IA 50648 (to be surveyed if purchased by a separate Buyer from Tract #1).

POSSESSION: Sellers are also willing to close at Buyers convenience anytime between December 1, 2012, and no later than January 31, 2013.

SCHOOL DIST: Jesup Community Schools

WELL: Drilled Well.

RE TAXES: Tract #1 - 2011-2012, payable 2012-2013 \$2,525.27 estimated net, on 102 taxable acres, \$24.75/acre.

Tract #2 - 2011-2012, payable 2012-2013 - \$1,708.73 estimated net, on 2.16 taxable acres.

Tract #3 - 2011-2012, payable 2012-2013 -\$4,234 net, on 104.16 taxable acres.

FSA INFO: Tract #1 - FSA #937

Crop	Base Acres	DP Yield	CCP Yield
Corn	69.8	134	134
Soybeans	28.4	48	48
Total Base Acres	98.2		

PRIMARY SOIL TYPES:

Marquis Loam and Clyde-Floyd complex. See soils map for details.

CSR/CSR2:

CSR: 82.8 per County Assessor, based on net taxable acres
CSR: 83.1 per AgriData, Inc. 2012, based on FSA crop acres

CSR2: 85 per AgriData, Inc., 2012 based on FSA crop 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.

HIGHLY ERODIBLE CLASSIFICATION:

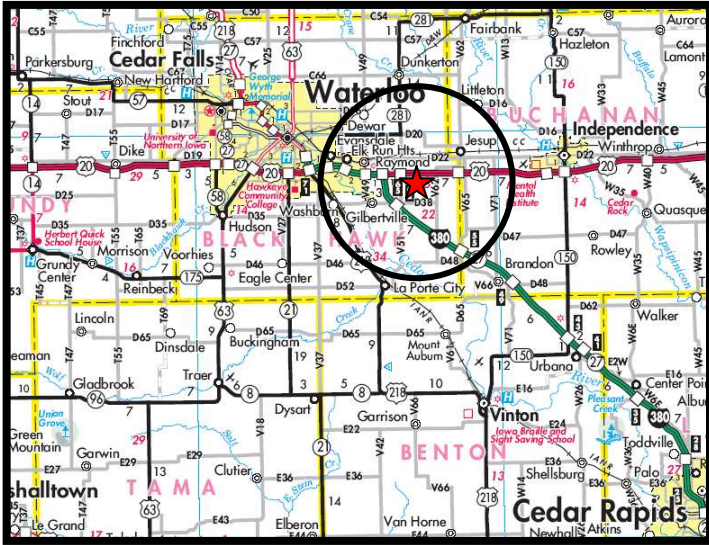
Tract #1 – All land is classified as Non-Highly Erodible Land (NHEL).

**CONSERVATION RESERVE PROGRAM
CONTRACTS:**

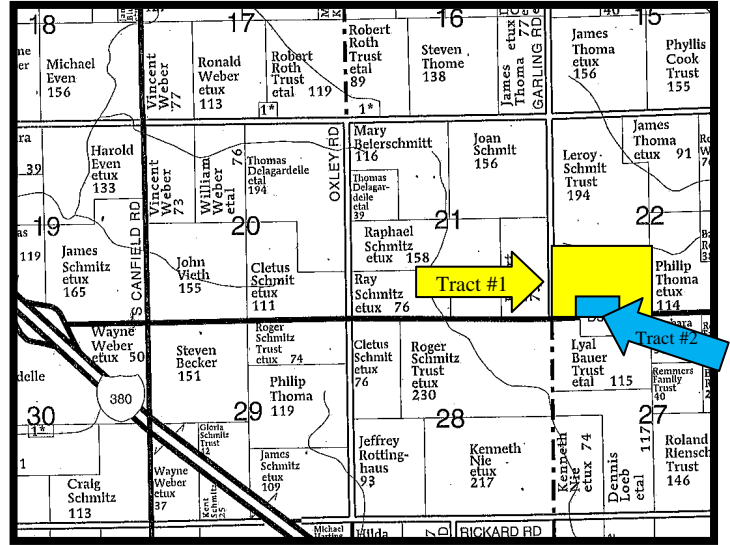
Contract	Tract	Acres	Payment/ Acre	Annual Payment	Expiration Date
832A	741	2.5	\$176.94	\$442.00	09/30/2014

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LOCATION MAP



PLAT MAP



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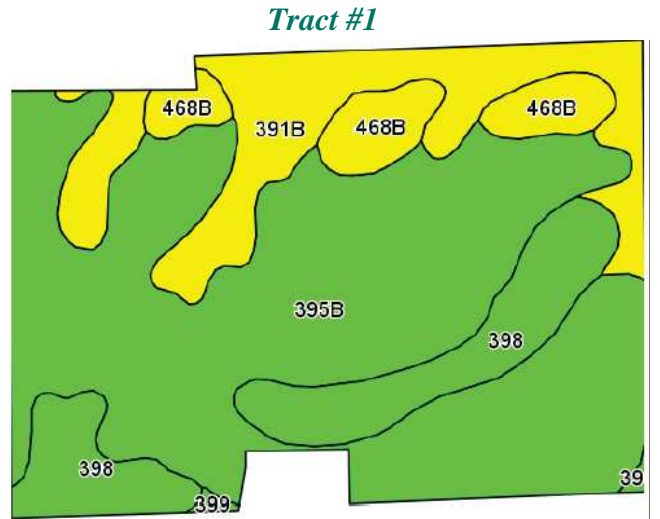
AERIAL MAP



Tract #2



SOILS MAP



Tract #1 - CSR

Code	Soil Description	Acres	Percent of field	CSR Legend	Non-Irr Class	CSR*
395B	Marquis loam, 2 to 5 percent slopes	62.6	61.3%		IIIe	89
391B	Clyde-Floyd complex, 1 to 4 percent slopes	17.8	17.5%		IIW	72
398	Tripoli clay loam, 0 to 2 percent slopes	14.7	14.4%		IIW	81
468B	Dunkerton sandy loam, 2 to 5 percent slopes	6.7	6.6%		IIIe	62
399	Readlyn loam, 1 to 3 percent slopes	0.2	0.2%		I	91
Weighted Average						83.1

Tract #1 - CSR2

Code	Soil Description	Acres	Percent of field	CSR Legend	Non-Irr Class	CSR2**
395B	Marquis loam, 2 to 5 percent slopes	62.6	61.3%		IIIe	87
391B	Clyde-Floyd complex, 1 to 4 percent slopes	17.8	17.5%		IIW	82
398	Tripoli clay loam, 0 to 2 percent slopes	14.7	14.4%		IIW	86
468B	Dunkerton sandy loam, 2 to 5 percent slopes	6.7	6.6%		IIIe	72
399	Readlyn loam, 1 to 3 percent slopes	0.2	0.2%		I	87
Weighted Average						85

FARMSTEAD ACREAGE:

- 1 Story Ranch Frame House with attached single garage built in 1965.
- Newer Vinyl Replacement Windows on Main Level
- All Window Coverings Stay
- Hardwood Floors / Linoleum / Carpet
- Richmond 40 Gallon Water Heater
- Water Softener (Owned)
- Newer Boiler Heat – Baseboard
- Aluminum Siding
- 500 gallon L.P. Tank
- New Septic System will be completed prior to auction
- Electric Garage Door Opener
- One Full and ½ Bath on Main Level
- Full Basement including large Rec Room, large non-conforming Bedroom, Utility Room, Shower, Sink, Fruit Cellar.

- **1,260 Finished sq. ft. on Mail Level consisting of the following:**
 - Large Eat-in Kitchen
Gas Stove - Linoleum Floor - Ceiling Fan
 - Living Room
Hardwood Floor (currently covered with carpet) - Ceiling Fan
 - Bedroom #1 - Hardwood Floor
 - Half Bathroom
 - Bedroom #2 - Hardwood Floor
 - Bedroom #3 - Carpeting – Ceiling Fan
 - Full Bathroom - Linoleum Floor

OUTBUILDINGS:

- Barn w/Lean-To – Block Walls, South 2/3 Insulated
- Shop - 40' x 24', Cement Floor and Insulated with 220 Electricity
- Pole Building - 64' x 24' Open Front
- Metal Shed – Insulated - Galvanized Roof - Full Cement Floor
- Crib – 34' x 28' – Drive Through Double Crib
- Steel Utility Building - 64' x 40

GRAIN STORAGE:

Two grain bins currently in use (2012). Seller would prefer to rent these two bins thru February 2013.

- Chief Drying Bin – 26' x 18' - 9,500 bushel capacity with stirator. New foundation poured in 2010. 8' unload with power sweep, full aeration floor.
- NW Bin – 3,500 bushel capacity with stirator, 24" fan.
- NE and SE Bins both approximately 3,000 bushel capacity.

COMMENTS: High quality Black Hawk County farm with well kept farmstead located on a hard surface road. Entire property has been in the Even family for many years.

Exact taxable acres to be determined by survey should property be split by two separate Buyers. Survey of acreage will not include more than 2/10^{th's} of current cropland acres, which may be included for purposes of squaring up the boundaries of the farmstead acres. Farmstead boundaries are currently marked for Buyers to inspect.

METHOD OF SALE: This property will be offered separately as **Tract #1** consisting of 102 acres, then **Tract #2** consisting of 2.16 acres, acreage with buildings, then as **Tract #3** a combination of **Tracts #1** and **#2**.

TERMS: High bidder of real estate to pay 10% of the purchase price to the Agent's real estate trust account on October 30, 2012. Buyer will sign a Real Estate Sales Agreement providing for a full cash settlement on or before January 31, 2013. 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 January 31, 2013. 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.

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