

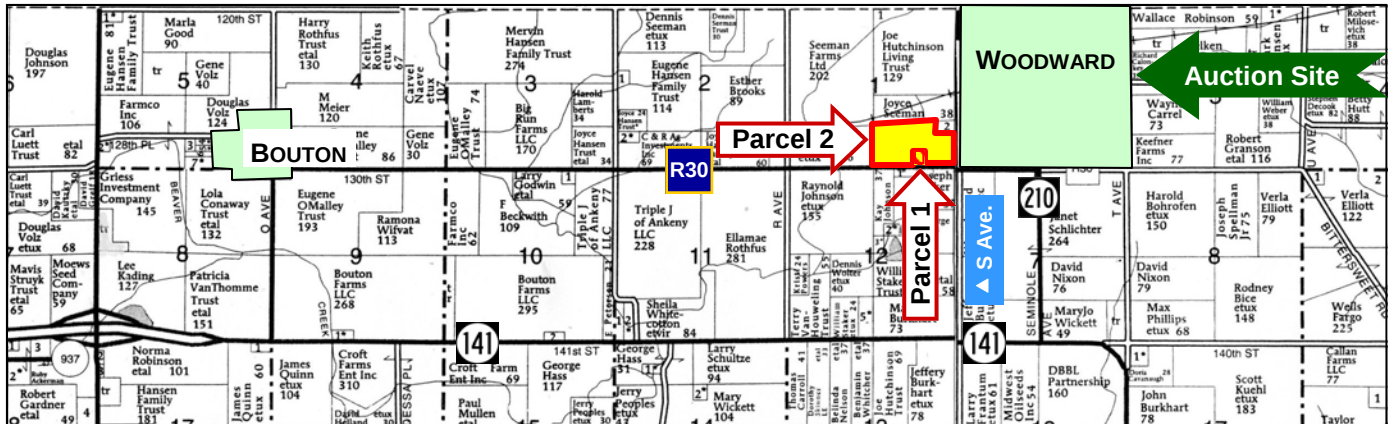
# FARM REAL ESTATE AUCTION

100 Acres, m/l, in 2 Parcels- Dallas County, Iowa

Thursday, September 13, 2012 at 10:00 a.m.

Sale held at the Woodward American Legion Hall

2830 130th Street, Woodward, IA 50276



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**LOCATION:** From Woodward go west on 130th St. (R30) to S. Ave. Farm is on the north side of 130th St. (R30).

## LEGAL DESCRIPTION:

**Parcel 1** - 27795 130th St., Woodward, IA (Acreage site)

**Parcel 2** - Parcel D in SE SE and NW SE Except acreage site; and Parcel C in SW SE and NW SE south of railroad; all in Sec.1, T81N, R27W (Beaver Twp.)

## METHOD OF SALE:

- Parcels will be sold individually with the acreage site being offered first. If acreage site meets reserve, farm land will be offered individually. If acreage site does not meet reserve, Parcels 1 and 2 will be combined and offered as a whole.
- Bidding on the acreage site will be by total dollar amount. Bidding on the farmland and/or combination will be by the gross acre (indicated below).
- Seller reserves the right to refuse any and all bids.

**SELLER:** Wright Family Farms, LLC

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



**OPEN HOUSE**  
Sunday, Sept. 9  
1 - 4 p.m.

|                            | PARCEL 1 | PARCEL 2                       | COMBINED PARCELS |
|----------------------------|----------|--------------------------------|------------------|
| Gross Acres:               | 3.12     | 96.61                          | 99.73            |
| Taxable Acres:             | 2.73*    | 92.34*                         | 95.07            |
| Net Taxes Payable '12-'13: | \$1,105* | \$2,297* (\$24.88/Net Tax Ac.) | \$3,402          |

\*Estimated based on surveyed acreage site of 3.12 acres

## FSA Farm #349

|                          |     |                            |
|--------------------------|-----|----------------------------|
| Crop Acres*:             | n/a | 89.0 (incl. 12 ac. in CRP) |
| Corn Base*:              | n/a | 47.3                       |
| Corn Yields (Direct/CC): | n/a | 110/110                    |
| Bean Base*:              | n/a | 25.7                       |
| Bean Yields (Direct/CC): | n/a | 32/32                      |

\*FSA shows more crop acres than owned. Final acres and bases will be determined by local FSA office.

|                                |                         |                                                                                                                                                                    |
|--------------------------------|-------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>CRP Contracts:</b>          | n/a                     | 12 ac. currently enrolled in CRP with annual payment of \$1,888.80 expiring 9/30/12. CRP in process of being renewed through 9/30/22 at an annual rate of \$2,544. |
| <b>Land Description:</b>       | n/a                     | Classified HEL with terraces and conservation plan in place                                                                                                        |
| <b>Drainage:</b>               | n/a                     | Natural plus tile (tile maps available online)                                                                                                                     |
| <b>Primary Soil Types:</b>     | n/a                     | Clarion and Webster (See soil map on back)                                                                                                                         |
| <b>CSR:</b>                    | n/a                     | 75.0 on tillable acres per AgriData, Inc.                                                                                                                          |
| <b>Buildings/Improvements:</b> | See House info. on back | n/a                                                                                                                                                                |

For additional information, contact Chris Smith

415 S. 11th St., PO Box 500, Nevada, IA 50201-0500

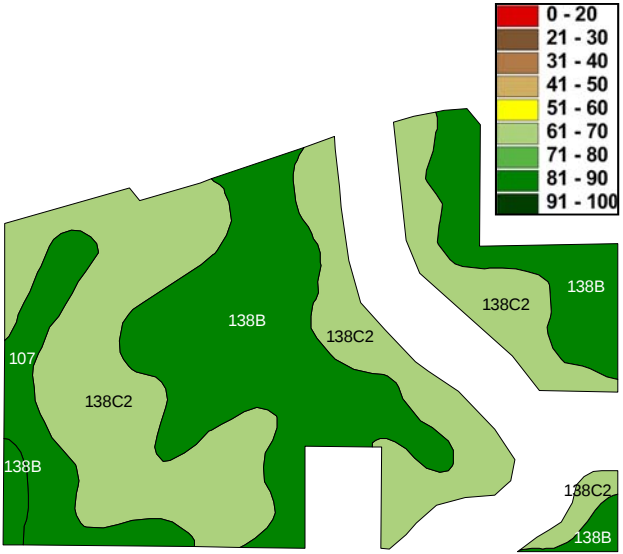
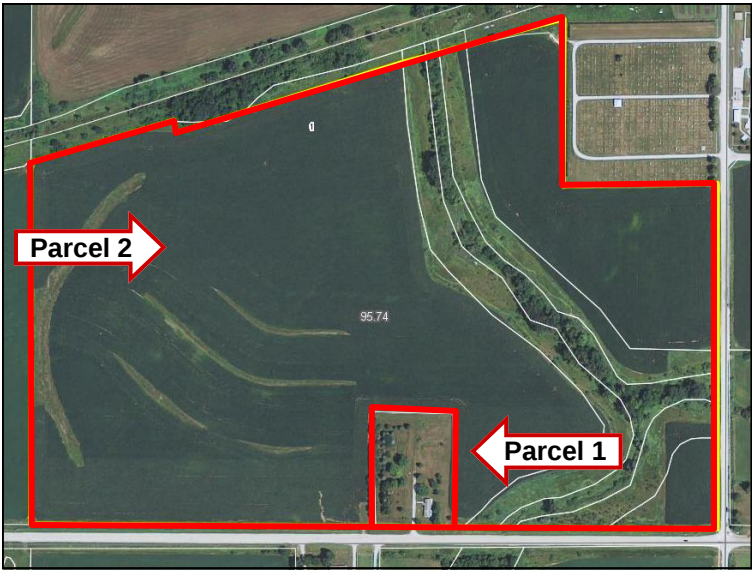
Telephone: 515-382-1500 or 1-800-593-5263

www.hfmgt.com



The information in this brochure is from sources deemed to be reliable but it cannot be guaranteed by Hertz Real Estate Services, Inc. or its staff.

# AERIAL & SOIL MAPS



| Parcel 2 - Acres Shown: 75.3    Average CSR: 75.0 |           |      |            |               |               |        |       |
|---------------------------------------------------|-----------|------|------------|---------------|---------------|--------|-------|
| Soil Label                                        | Soil Name | CSR  | Corn Yield | Soybean Yield | Non-Irr Class | %Slope | Acres |
| 138C2                                             | CLARION   | 66   | 174        | 47            | 3E            | 5-9%   | 38.81 |
| 138B                                              | CLARION   | 84   | 198        | 53            | 2E            | 2-5%   | 29.77 |
| 107                                               | WEBSTER   | 87   | 202        | 55            | 2W            | 0-2%   | 6.71  |
| Weighted Average                                  |           | 75.0 | 185.9      | 50.1          |               |        | 75.3  |

Soil map field borders provided by Farm Service Agency as of 05/21/2008.  
Soils data provided by USDA and NRCS.  
Drawn property borders are an approximate representation.



Maps provided by:  
**surety**  
CUSTOMIZED ONLINE MAPPING  
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**HOUSE INFORMATION:** Single story, 1,200 SF, 2 BR, 2 BA home built in 1949. New septic system 2012. Extended living room/dining room. Large kitchen. Full basement with forced air heating and air conditioning.

**COMMENTS:** Country living close to town on a paved road. Highly productive farmland.

**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 October 18, 2012. Final settlement will require certified check or wire transfer. Closing and possession will occur October 18, 2012, subject to the existing lease which expires March 1, 2013. Buyer will be permitted to complete fall fertilization and tillage after harvest of 2012 crops. Taxes will be prorated to October 18, 2012.

**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.

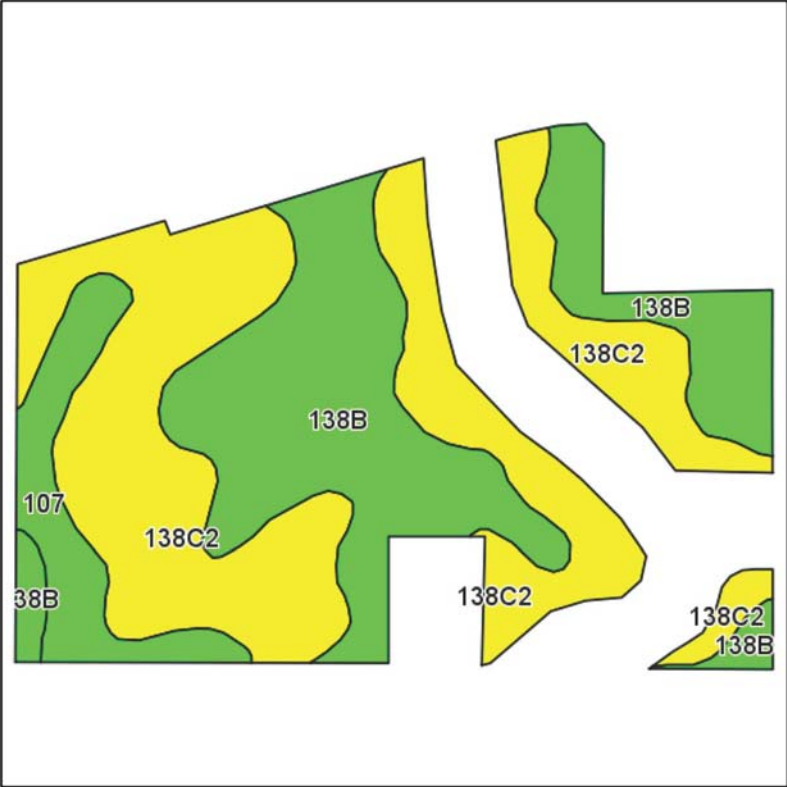


## WE ARE PLEASED TO OFFER THESE SERVICES

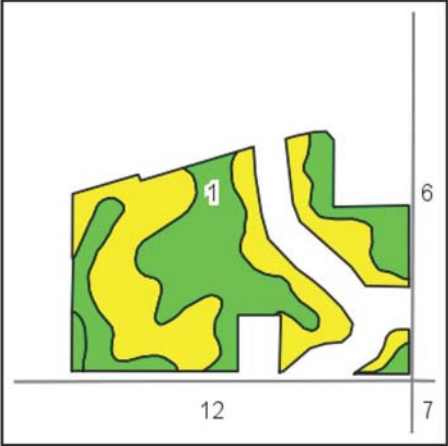
Sales • Acquisition • Auctions • Investment Analysis • Exchanging • Farm and Ranch Management • Appraisals

# CSR2 SOIL MAP

**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](http://www.HERTZ.ag).



Field borders provided by Farm Service Agency as of 5/21/2008.  
Soils data provided by USDA and NRCS.



State: Iowa  
County: Dallas  
Location: 1-81N-27W  
Township: Beaver  
Acres: 75.4  
Date: 8/23/2012



Maps provided by:



| Code             | Soil Description                                       | Acres | Percent of field | CSR Legend | Non-Irr Class | CSR(2)* |
|------------------|--------------------------------------------------------|-------|------------------|------------|---------------|---------|
| 138C2            | Clarion loam, 5 to 9 percent slopes, moderately eroded | 38.7  | 51.4%            |            | IIle          | 73      |
| 138B             | Clarion loam, 2 to 5 percent slopes                    | 29.9  | 39.6%            |            | Ile           | 83      |
| 107              | Webster silty clay loam, 0 to 2 percent slopes         | 6.8   | 8.9%             |            | IIw           | 82      |
| Weighted Average |                                                        |       |                  |            |               | 77.7    |

\* IA is currently updating the CSR values for each county to CSR2. These values could either be CSR or CSR2. For more information on the new CSR2 rating visit [http://www.uccs.iastate.edu/mnet/\\_repository/2012/soilmanagement/pdf/Burras.pdf](http://www.uccs.iastate.edu/mnet/_repository/2012/soilmanagement/pdf/Burras.pdf)