

FARM REAL ESTATE AUCTION

72.19 Acres, m/l, in 3 Parcels - Dallas County, Iowa
Wednesday, September 5, 2012 at 9:00 a.m.

Sale held at the Perry Elks Club
2823 Willis Ave., Perry, IA 50220

LOCATION: Property is located in the Perry City Limits and accessed from Hwy. 141 and Willis Ave. See aerial for location.

LEGAL DESCRIPTION:

Parcel 1 - Lots 6, 7, 7A, 8, 9, 10, 11, 12, 13, 13A, 14 and 16 of Roberts Subdivision

Parcel 2 - Lots 2, 3 and 4 of Roberts Subdivision

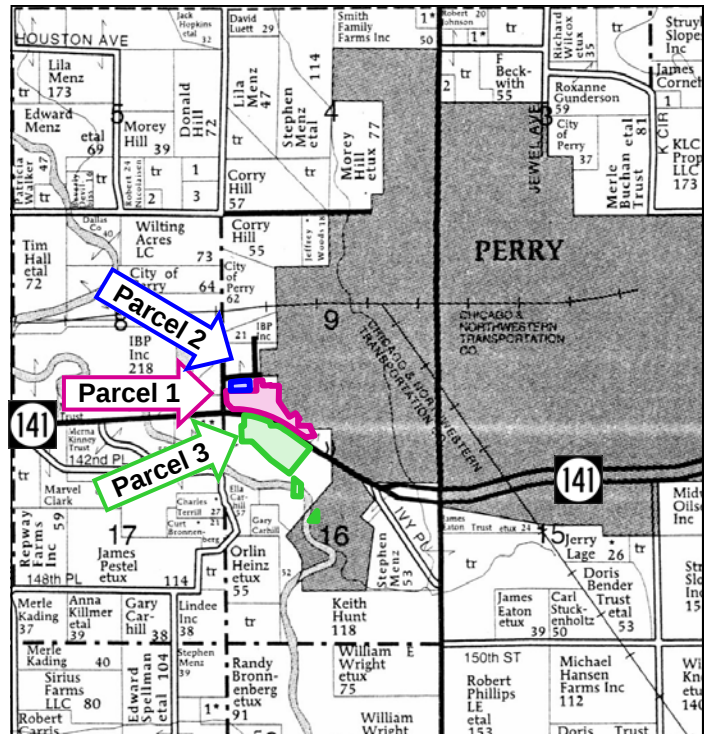
Parcel 3 - Tax Parcel 0209352003 in the SW¼ SW¼ Section 9 and tax parcels 021610002, 0216100019, 0216100012, 0216100015 and 0216100018 in the NW¼ Section 16, all in Township 81 North, Range 28 West of the 5th p.m.

METHOD OF SALE:

- Parcels will be sold as individual parcels and will not be combined.
- Seller reserves the right to refuse any and all bids.

SELLER: GE and Ethel Roberts Family Trust

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



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INFORMATION ON PARCELS OFFERED:

	PARCEL 1	PARCEL 2	PARCEL 3
Net Taxable Acres:	30.84	3.38	37.97
Taxes Payable 2012-2013:	\$654	\$178	\$888
Taxes/Net Taxable Ac.:	\$21.21	\$52.66	\$23.39
Part of FSA Farm #1386			
Crop Acres*:	28.1	0.0	33.7
Corn Base*:	20.8	0.0	24.1
Bean Base*:	8.0	0.0	9.5

*Final crop and base acres will be determined by the local FSA office.

Primary Soil Types	Ridgeport and Cylinder	n/a	Biscay, Hanlon and Spillville
CSR per AgriData, Inc.	59.2	n/a	73.1
Buildings/Improvements:	None	Old Barn	None
Water/Well:	All Parcels: No Wells - City water available		
Land Description:	All parcels are primarily level to gently rolling		
Zoning/Plat:	Parcels 1 and 2 are in the Perry City Limits, have been platted and are zoned industrial. Parcel 3 is zoned Agricultural by the County. See aerial GIS map on back.		

COMMENTS: This is an opportunity to buy land for future development that will generate good agricultural income until development occurs.

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 8, 2012. Final settlement will require certified check or wire transfer. Closing and possession will occur November 8, 2012, subject to the existing lease which expires March 1, 2013. Taxes will be prorated to November 8, 2012.

For additional information, contact:



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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

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.



Maps provided by:

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Parcel 1 - 28.1 crop acres - CSR 59.2

Code	Soil Description	Acres	Percent of field	CSR Legend	Non-Irr Class	CSR	Corn	Soybeans
823	Ridgeport sandy loam, 0 to 2 percent slopes	13.2	47.2%		IIIc	38	136	37
203	Cylinder loam, 32 to 40 inches to sand and gravel, 0 to 2 percent slopes	9.3	33.1%		IIIs	80	193	52
259	Biscay clay loam, 32 to 40 inches to sand and gravel, 0 to 2 percent slopes	2.9	10.3%		IIw	77	198	42
308	Wadena loam, 32 to 40 inches to sand and gravel, 0 to 2 percent slopes	1.5	5.2%		IIIs	73	184	50
485	Spillville loam, 0 to 2 percent slopes	0.7	2.4%		IIw	91	208	56
175C	Dickinson fine sandy loam, 5 to 9 percent slopes	0.3	1.0%		IIIs	40	139	38
175B	Dickinson fine sandy loam, 1 to 5 percent slopes	0.2	0.8%		IIIs	55	159	43
Weighted Average						59.2	165.7	43.7



Parcel 3 - 33.7 crop acres - CSR 73.1

Code	Soil Description	Acres	Percent of field	CSR Legend	Non-Irr Class	CSR	Corn	Soybeans
259	Biscay clay loam, 32 to 40 inches to sand and gravel, 0 to 2 percent slopes	12.4	36.8%		IIw	77	198	42
536	Hanlon fine sandy loam, 0 to 2 percent slopes	8.8	26.0%		IIIs	72	182	49
485	Spillville loam, 0 to 2 percent slopes	4.4	13.1%		IIw	91	208	56
823	Ridgeport sandy loam, 0 to 2 percent slopes	4	11.9%		IIIs	38	136	37
203	Cylinder loam, 32 to 40 inches to sand and gravel, 0 to 2 percent slopes	3.4	10.2%		IIIs	80	193	52
308	Wadena loam, 32 to 40 inches to sand and gravel, 0 to 2 percent slopes	0.7	2.0%		IIIs	73	184	50
Weighted Average						73.1	187	46.2

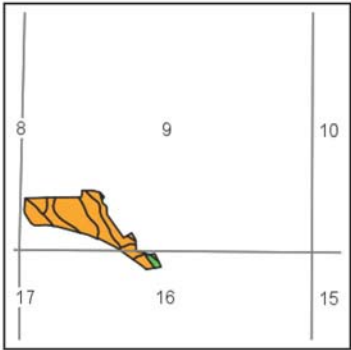
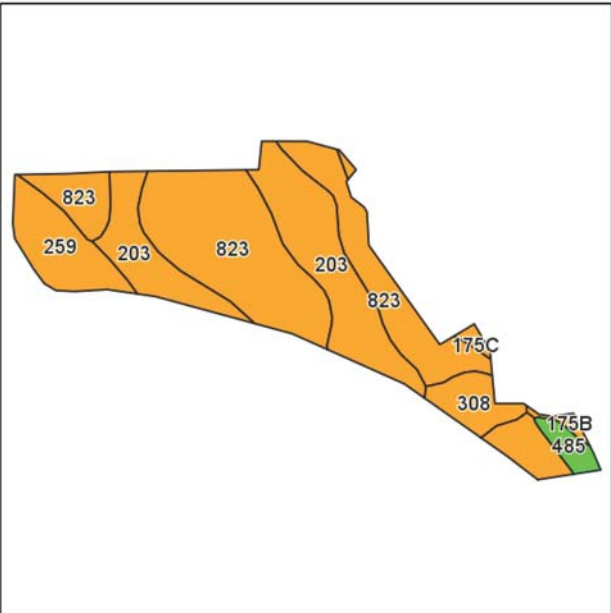
Field borders provided by Farm Service Agency as of 05/21/2008.
Soils data provided by USDA and NRCS.

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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.

Parcel 1



State: Iowa
County: Dallas
Location: 9-81N-28W
Township: Spring Valley
Acres: 28.1
Date: 8/28/2012

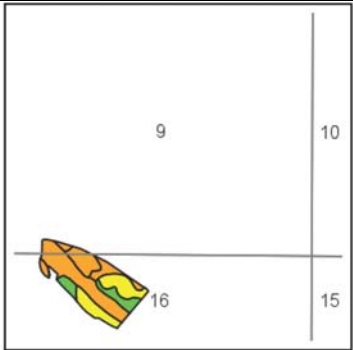
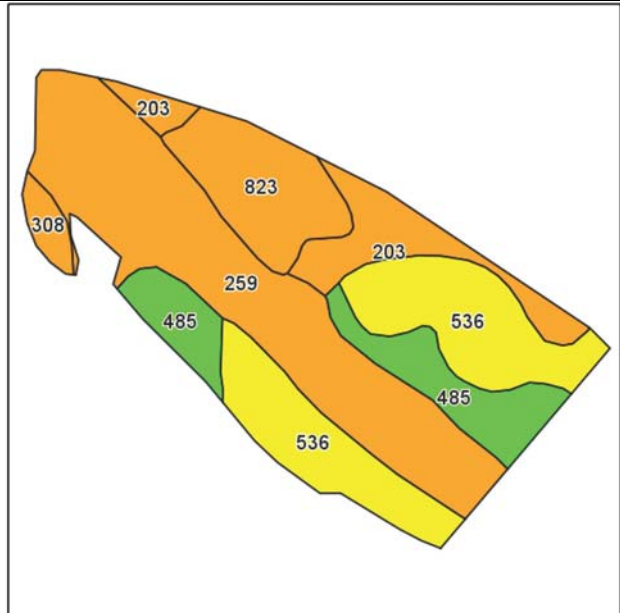


Field borders provided by Farm Service Agency as of 5/21/2008.
Soils data provided by USDA and NRCS.

Code	Soil Description	Acres	Percent of field	CSR(2) Legend	Non-Irr Class	CSR* 1/21/12	CSR(2)**
823	Ridgeport sandy loam, 0 to 2 percent slopes	13.2	47.2%	IIIIs		38	53
203	Cylinder loam, 32 to 40 inches to sand and gravel, 0 to 2 percent slopes	9.3	33.1%	IIIs		80	57
259	Biscay clay loam, 32 to 40 inches to sand and gravel, 0 to 2 percent slopes	2.9	10.3%	IIW		77	51
308	Wadena loam, 32 to 40 inches to sand and gravel, 0 to 2 percent slopes	1.5	5.2%	IIIs		73	57
485	Spillville loam, 0 to 2 percent slopes	0.7	2.4%	IIW		91	83
175C	Dickinson fine sandy loam, 5 to 9 percent slopes	0.3	1.0%	IIIe		40	43
175B	Dickinson fine sandy loam, 1 to 5 percent slopes	0.2	0.8%	IIIe		55	48
Weighted Average						59.2	54.9

*CSR ratings as of 1/21/2012 will be available for a limited time to aid in the transition to CSR2.
**These values could be either CSR or CSR2 as counties are updated during this transition.
For more information on the new CSR2 rating visit http://www.ucs.iastate.edu/mnet/_repository/2012/soilmanagement/pdf/Burras.pdf

Parcel 2



State: Iowa
County: Dallas
Location: 9-81N-28W
Township: Spring Valley
Acres: 33.7
Date: 8/28/2012



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

Code	Soil Description	Acres	Percent of field	CSR(2) Legend	Non-Irr Class	CSR* 1/21/12	CSR(2)**
259	Biscay clay loam, 32 to 40 inches to sand and gravel, 0 to 2 percent slopes	12.4	36.8%	IIW		77	51
536	Hanlon fine sandy loam, 0 to 2 percent slopes	8.8	26.0%	IIIs		72	72
485	Spillville loam, 0 to 2 percent slopes	4.4	13.1%	IIW		91	83
823	Ridgeport sandy loam, 0 to 2 percent slopes	4	11.9%	IIIIs		38	53
203	Cylinder loam, 32 to 40 inches to sand and gravel, 0 to 2 percent slopes	3.4	10.2%	IIIs		80	57
308	Wadena loam, 32 to 40 inches to sand and gravel, 0 to 2 percent slopes	0.7	2.0%	IIIs		73	57
Weighted Average						73.1	61.6

*CSR ratings as of 1/21/2012 will be available for a limited time to aid in the transition to CSR2.
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For more information on the new CSR2 rating visit http://www.ucs.iastate.edu/mnet/_repository/2012/soilmanagement/pdf/Burras.pdf