



FARM REAL ESTATE AUCTION

**Wilson Bros. Farm Corp. Ltd.
200 Acres m/l
Benton County, IA**

**Sale held at:
Turner Hall
93 2nd Street
Keystone, IA 52249**

July 31, 2012 – Starting at 10:00 a.m.

- FARM LOCATION:** From Keystone: 3 miles west on Highway E44 (70th Street), and 1 mile north on 12th Avenue.
- LEGAL DESCRIPTION:** Parcel #1, the SW $\frac{1}{4}$ of Section 4; and Parcel #2, the N $\frac{1}{2}$ N $\frac{1}{2}$ SE $\frac{1}{4}$ of Section 5, all in Township 83 North, Range 12 West of the 5th P.M., Benton County, Iowa.
- METHOD OF SALE:** This property will be offered separately as Parcel #1, consisting of 160 acres, and Parcel #2, consisting of 40 acres. Parcels #1 and #2 will then be combined and offered as one 200-acre parcel. The property will sell in the manner resulting in the highest total price. The bids will be dollars per acre and will be multiplied by the advertised acres to determine the total sales price.
- TERMS:** High bidder to pay 10% of the purchase price to the Agent's real estate trust account on July 31, 2012. Buyer will sign a Real Estate Sales Agreement providing full cash settlement on or before October 24, 2012. Real Estate taxes will be prorated to closing. Successful bidders are purchasing with no financing contingencies and must be prepared for cash settlement of their purchase on October 24, 2012. Final settlement and payment of the balance of the purchase price to be by cashier's check or wire transfer. 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 and 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 the 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.

The information gathered for this brochure is from sources deemed reliable, but cannot be guaranteed by Hertz Real Estate Services or its staff. All acres are considered more or less.

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

DATE OF CLOSING: October 24, 2012.

POSSESSION: At closing, subject to the 2012 Cash Rent Leases.

SELLER: Wilson Bros. Farm Corp. Ltd.

BROKER'S COMMENTS: These are High Quality Benton County Farms Located in a Strong Area!

Plat Map



PHOTOS

PARCEL #1



PARCEL #2



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Aerial Map

CSR MAP

Measured Tillable Acres		194.5	Average CSR		87.5	Soybean	
					Corn		
					Yield		
Soil Label	Soil Name	CSR				Yield	Acres
118	Garwin silty clay loam, 0 to 2 per	95			214	58	6.45
119	Muscataine silty clay loam, 0 to 2	100			221	60	0.11
119B	Muscataine silty clay loam, 2 to 5	95			214	58	3.80
11B	Colo-Ely complex, 2 to 5 percent	68			178	48	41.84
120B	Tama silty clay loam, 2 to 5 per	95			214	58	112.62
120C	Tama silty clay loam, 5 to 9 per	80			194	52	1.24
133	Colo silty clay loam, 0 to 2 per	80			194	52	13.86
428B	Ely silt loam, 2 to 5 percent slope	88			205	55	14.56

0 - 20
21 - 30
31 - 40
41 - 50
51 - 60
61 - 70
71 - 80
81 - 90
91 - 100

WE ARE PLEASED TO OFFER THESE SERVICES

APPRAISALS ✱ REAL ESTATE SALES ✱ FARM MANAGEMENT

FOR MORE INFORMATION EMAIL: **TROY R. LOUWAGIE** OR **ADAM V. SYLVESTER**

AT TROYL@HERTZ.AG OR ADAMS@HERTZ.AG

102 PALISADES ROAD ✱ MT. VERNON IA ✱ 52314 ✱ PHONE: 319-895-8858 ✱ WWW.HFMGT.COM

REID: 010-1329-1

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Parcel #1

160 Acres m/l
Benton County, Iowa

FARM LOCATION:	From Keystone: 3 miles west on Highway E44 (70 th Street), and 1 mile north on 12 th Avenue.														
LEGAL DESCRIPTION:	SW ¼ of Section 4, Township 83 North, Range 12 West of the 5 th P.M., Benton County, Iowa.														
TAXES:	2010 – 2011, payable 2011 – 2012 – \$4,346.00 - net - \$27.86 per taxable acre. There are 156.0 taxable acres.														
FSA INFORMATION:	<table><tr><td>Farm #6258 – Tract #701</td><td></td></tr><tr><td>Cropland</td><td>155.3 Acres</td></tr><tr><td>Corn Base</td><td>77.1 Acres</td></tr><tr><td>Direct and Counter Cyclical Corn Yield</td><td>121/140 Bushels/Acre</td></tr><tr><td>Soybean Base</td><td>76.6 Acres</td></tr><tr><td>Direct and Counter Cyclical Soybean Yield</td><td>38/46 Bushels/Acre</td></tr></table>			Farm #6258 – Tract #701		Cropland	155.3 Acres	Corn Base	77.1 Acres	Direct and Counter Cyclical Corn Yield	121/140 Bushels/Acre	Soybean Base	76.6 Acres	Direct and Counter Cyclical Soybean Yield	38/46 Bushels/Acre
Farm #6258 – Tract #701															
Cropland	155.3 Acres														
Corn Base	77.1 Acres														
Direct and Counter Cyclical Corn Yield	121/140 Bushels/Acre														
Soybean Base	76.6 Acres														
Direct and Counter Cyclical Soybean Yield	38/46 Bushels/Acre														
AVERAGE CSR:*	ArcView Software indicates an average CSR of 87.5 on the cropland acres. The Benton County Assessor indicates a CSR of 87.3 on the entire farm.														
POSSESSION:	At closing, subject to the 2012 Cash Rent Lease.														
BROKER'S COMMENTS:	This is a High Quality Benton County Farm Located in a Strong Area with Good Soils!														



Measured Tillable Acres	155.3	Average CSR	87.5		
			Corn	Soybean	
Soil Label	Soil Name	CSR	Yield	Yield	Acres
118	Garwin silty clay loam, 0 to 2 per	95	214	58	6.45
119	Muscataine silty clay loam, 0 to 2	100	221	60	0.11
119B	Muscataine silty clay loam, 2 to 5	95	214	58	3.80
11B	Colo-Ely complex, 2 to 5 percent	68	178	48	39.71
120B	Tama silty clay loam, 2 to 5 per	95	214	58	94.33
133	Colo silty clay loam, 0 to 2 per	80	194	52	2.50
428B	Ely silt loam, 2 to 5 percent slope	88	205	55	8.42



*CSR is an index of soil productivity with a range from 5 to 100, the higher the index, the more productive the soil. All acres are more or less.

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Parcel #2
40 Acres m/l
Benton County, Iowa

FARM LOCATION: From Keystone: 3 miles west on Highway E44 (70th Street), and 1 mile north on 12th Avenue.

LEGAL DESCRIPTION: N ½ N ½ SE ¼ of Section 5, Township 83 North, Range 12 West of the 5th P.M., Benton County, Iowa.

TAXES: 2010 – 2011, payable 2011 – 2012 – \$986.00 - net - \$24.96 per taxable acre. There are 39.5 taxable acres.

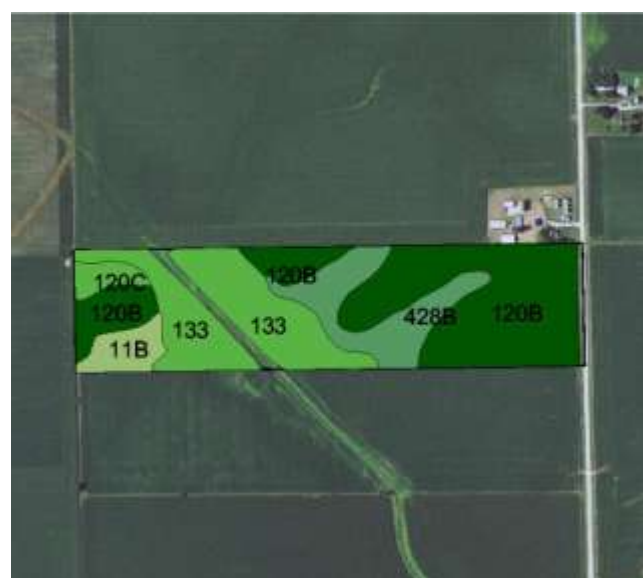
FSA INFORMATION: Farm #6258 – Tract #701

Cropland	39.2 Acres
Corn Base	19.7 Acres
Direct and Counter Cyclical Corn Yield	121/149 Bushels/Acre
Soybean Base	19.4 Acres
Direct and Counter Cyclical Soybean Yield	43/51 Bushels/Acre

AVERAGE CSR:* ArcView Software indicates an average CSR of 87.6 on the cropland acres. The Benton County Assessor indicates a CSR of 87.4 on the entire farm.

POSSESSION: At closing, subject to the 2012 Cash Rent Lease.

BROKER'S COMMENTS: This is a Nice 40 Acres with High Quality Soils!



Measured Tillable Acres	39.2	Average CSR	87.6	Corn	Soybean	
Soil Label	Soil Name	CSR	Yield	Yield	Acres	
11B	Colo-Ely complex, 2 to 5 percent	68	178	48	2.13	
120B	Tama silty clay loam, 2 to 5 percent	95	214	58	18.29	
120C	Tama silty clay loam, 5 to 9 percent	80	194	52	1.24	
133	Colo silty clay loam, 0 to 2 percent	80	194	52	11.36	
428B	Ely silt loam, 2 to 5 percent slope	88	205	55	6.14	



*CSR is an index of soil productivity with a range from 5 to 100, the higher the index, the more productive the soil. All acres are more or less.

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