



FARM REAL ESTATE AUCTION

**Cruden Farm
41 Acres m/l
Johnson County, Iowa**

**Sale held at:
St. Mary's Hall
133 E Main Street
Oxford, Iowa 52322
June 28, 2012 – Starting at 10:00 a.m.**

FARM LOCATION: From Oxford: 2 ½ miles east on Highway 6 and ½ mile north on Echo Avenue.

LEGAL DESCRIPTION: The NW ¼ NE ¼ except 5.6 acre tract and the E ½ SW ¼ NE ¼ except Lot 1, Echo Hills Subdivision and Lot 1, Echo Valley Subdivision of Section 23 in Township 80 North, Range 8 West of the 5th P.M., Johnson County, Iowa. (Abbreviated legal description, exact legal taken from Abstract)

TAXES: 2010-2011, payable 2011-2012 – \$570.00 - net – \$14.09 per taxable acre. There are 40.44 taxable acres.

FSA INFORMATION:

Farm #4721 – Tract #7559	
Cropland	39.5 Acres*
Corn Base	16.2 Acres
Direct and Counter Cyclical Corn Yield	117/117 Bushels/Acre
Soybean Base	19.6 Acres
Direct and Counter Cyclical Soybean Yield	34/34 Bushels/Acre

*There are 3.9 acres cropland being certified as grass/hay.

AVERAGE CSR:* ArcView Software indicates a CSR of 49.7 on the cropland acres. The Johnson County Assessor indicates a CSR of 49.82 on the entire farm.

METHOD OF SALE: This property will be offered as a single Parcel consisting of 41 acres. The bids will be dollars per acre and will be multiplied by 41 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 June 28, 2012. Buyer will sign a Real Estate Sales Agreement

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.

providing full cash settlement on or before July 26, 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 July 26, 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.

AGENCY:

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

DATE OF CLOSING:

July 26, 2012.

POSSESSION:

At closing, subject to the 2012 Cash Rent Lease.

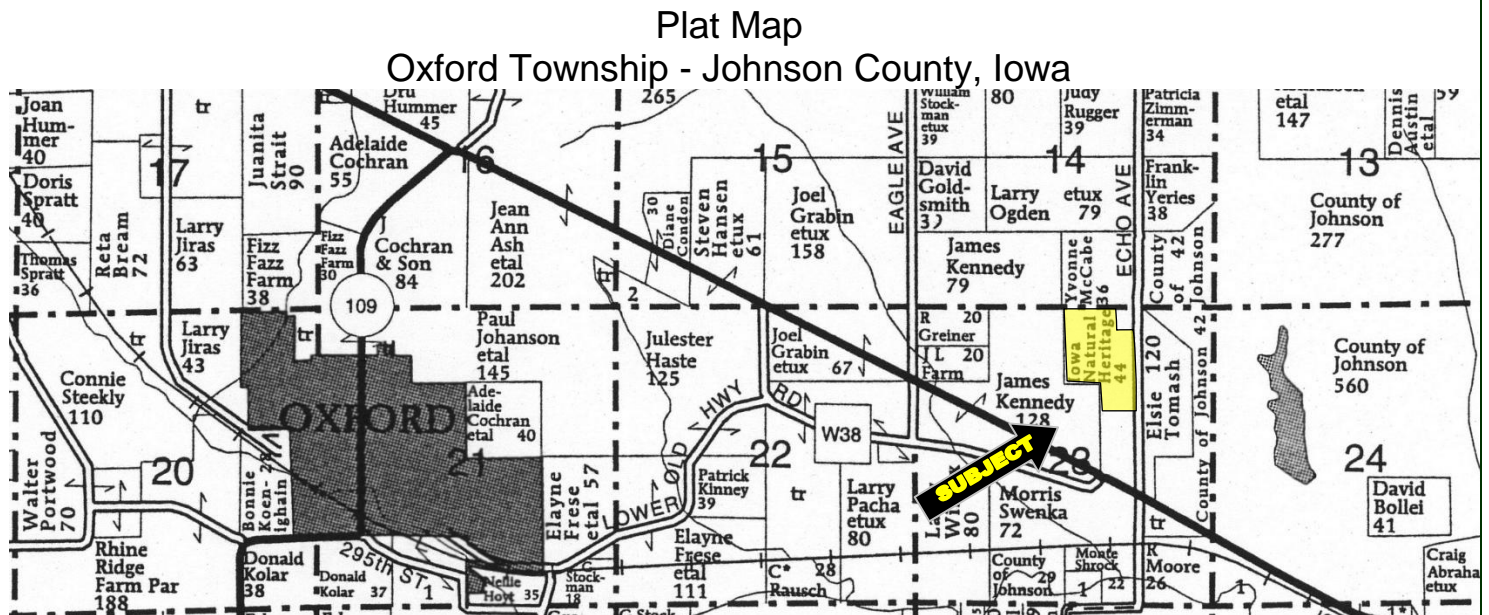
DEED RESTRICTIONS:

There are deed restrictions on this farm as follows:

1. One single family residence.
2. No future subdivisions.
3. Only ten farm animals or less on the property.

BROKER'S COMMENTS:

This is a good quality Johnson County farm located in a strong area. Build your dream home overlooking Kent Park!



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Aerial Map

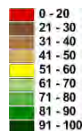


CSR: Calculated using ArcView 3.2 software

CSR is an index of soil productivity with a range from 5 to 100, the higher the index, the more productive the soil.



Soil Label	Soil Name	CSR	Corn Yield	Soybean Yield	Acres
163C2	Fayette silt loam, 5 to 9 percent c	68	174	47	8.66
163E2	Fayette silt loam, 14 to 18 percer	48	147	40	0.53
163E3	Fayette silty clay loam, 14 to 18 p	45	143	39	24.15
163F2	Fayette silt loam, 18 to 25 percer	28	120	32	4.58
729B	Nodaway-Arenzville silt loams, 1	77	186	50	2.06



WE ARE PLEASED TO OFFER THESE SERVICES

APPRAISALS ✦ REAL ESTATE SALES ✦ FARM MANAGEMENT

FOR MORE INFORMATION EMAIL: **TROY R. LOUWAGIE** OR **MATTHEW A. CLARAHAN**

AT TROYL@HERTZ.AG OR MATTC@HERTZ.AG

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PHOTOS



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