

FARM REAL ESTATE AUCTION

160.0 Acres, m/l - Calhoun County, Iowa

Wednesday, June 27, 2012 at 10:00 A.M.

Sale held at the Expo Building—Calhoun County Fairgrounds
301 High Street, Rockwell City, Iowa

FARM LOCATION:

From Rockwell City, 3 miles south on Highway 4 and 2 miles west on 300th Street. Farm is on the south side of 300th Street

LEGAL DESCRIPTION:

The northeast quarter (NE 1/4) of Section 16, Township 87 North, Range 33 West of the 5th P.M. Lake Creek Township

METHOD OF SALE:

This property will be offered at public auction as one parcel. The bids will be dollars per acre and will be multiplied by 160 acres to determine the total sales price.

- Parcel will be sold as single tract of land.
- Sellers reserve the right to refuse any and all bids.

SELLERS: Donald H. Sherman & Lura Mae Sherman Revocable Trust, The McCoy family members

AGENCY: Hertz Farm Management, Inc., Green Real Estate & Auction Company and their representatives are agents of the Seller.

SOIL TYPES: Primary soils are Nicollet, Webster and Clarion.

CSR: 84.5 **SOURCE:** AgriData, Inc. 2012

CSR: 84.6 **SOURCE:** Calhoun County Assessor

LAND DESCRIPTION: Cropland with level to gently sloping topography

DRAINAGE: Natural and drainage tile. Farm located in Calhoun County Drainage District #198. Outlet provided By 40 inch tile running through center of farm.

BUILDINGS/IMPROVEMENTS: NONE

WATER/WELL INFORMATION: NONE

REAL ESTATE TAXES:

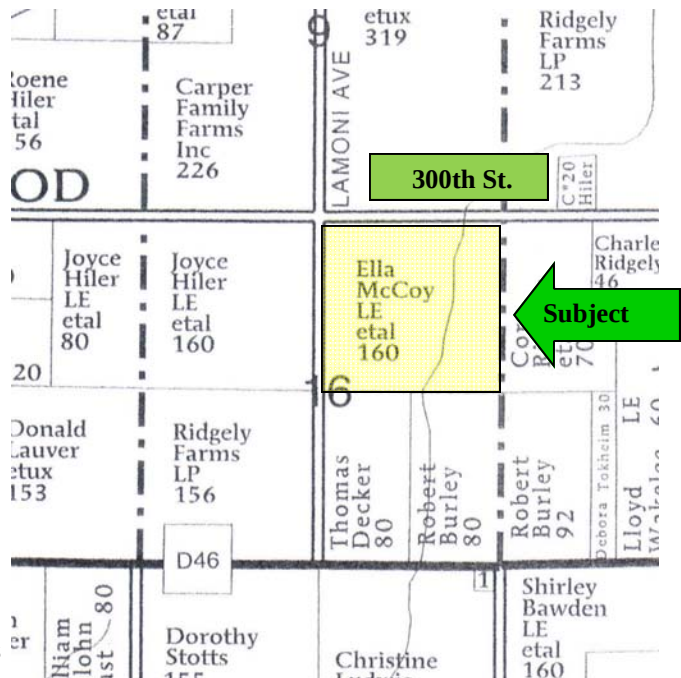
Tax Year Payable in 2011-2012: \$3,956.00

Taxable Net Acres: 155.58 Tax per Acre: \$25.43

POSSESSION: The farm is leased for the 2012 crop year. Full possession March 1, 2013.

TERMS AND POSSESSION: High bidder of real estate to pay 10% of the purchase price to the Seller's attorney's Trust account on June 27, 2012. Buyer will sign a Real Estate Sales Agreement providing for a full cash settlement on or before August 15, 2012. Buyer will receive \$31,180 at closing, as payment of the 2012 rent. 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 shall be by wire transfer at closing on, or before, August 15, 2012. Taxes will be prorated to date of closing.

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.



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FSA DATA:

Farm/Tract Number: 6012/1552

Farmland: 160.0 Acres

Cropland: 155.9 Acres

Base	Yields	Direct	Counter-Cyclical
Corn Base:	77.3	122	142
Bean Base:	77.2	34	41

HEL & Wetland Status: Classified as no HEL & no wetlands

For additional information, contact
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(712) 662-7317 - www.greenrealestate-auction.com

The information in this brochure is from sources deemed to be reliable but it cannot be guaranteed by Hertz Farm Management, Inc. and Green Real Estate & Auction Company or their staff.



AERIAL & SOIL MAPS



Maps provided by:



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Field borders provided by Farm Service Agency as of 5/21/2008. Aerial photography provided by Aerial Photography Field Office.



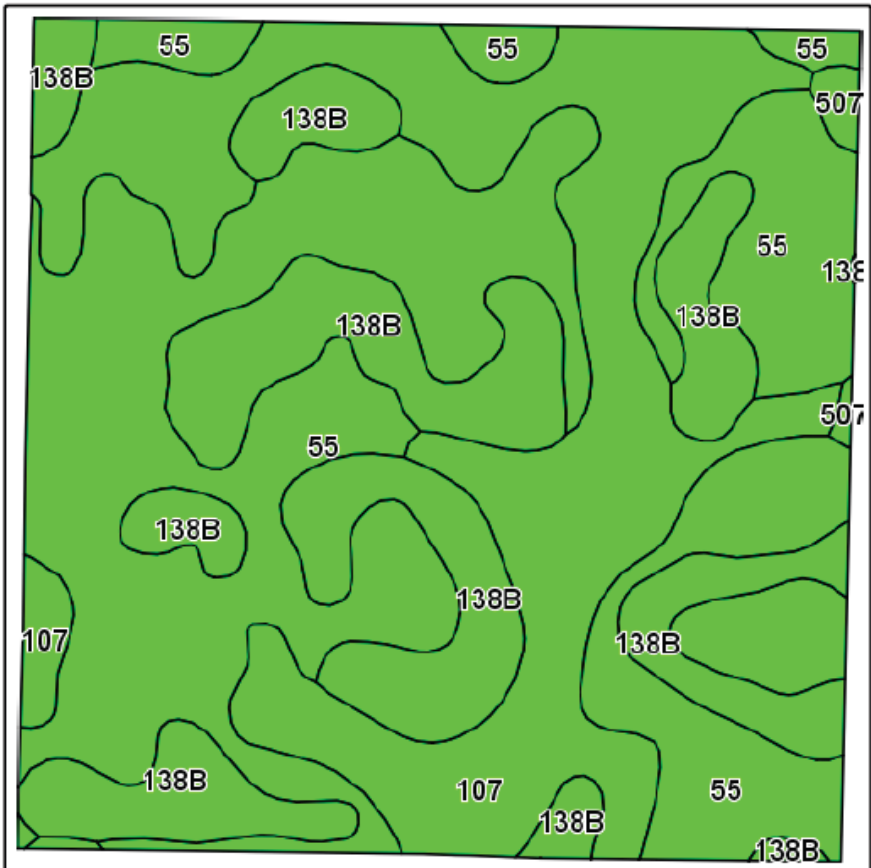
Maps provided by:



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16-87N-33W
Calhoun County
Iowa



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 Legend	Non-Irr Class	CSR	Corn	Soybeans
55	Nicollet loam, 1 to 3 percent slopes	71	45.5%		I	88	206	49
107	Webster silty clay loam, 0 to 2 percent slopes	44.8	28.8%		IIw	83	199	45
138B	Clarion loam, 2 to 5 percent slopes	39.2	25.1%		IIe	80	195	45
507	Canisteo silty clay loam, 0 to 2 percent slopes	0.9	0.6%		IIw	78	192	44
Weighted Average						84.5	201.1	46.8

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