



FARM REAL ESTATE AUCTION

***Schillig Farm
460 Acres m/l
Linn County, Iowa***

Open House
Tuesday, June 5th
4-6 P.M.

***Sale held at The Hotel At Kirkwood Center
7725 Kirkwood Boulevard SW, Cedar Rapids, Iowa 52404***

Wednesday, June 20, 2012 – Starting at 10:00 a.m.

- FARM LOCATION:*** From Cedar Rapids: Intersection of Wright Brothers Blvd. and Interstate 380, then 4 miles east on Wright Brothers Blvd., then left on Ely Road.
- ADDRESS:*** 8300 Ely Road, Ely, Iowa 52227
- LEGAL DESCRIPTION:*** That part of Section 24, Township 82 North, Range 7 West of the 5th P.M., and the W ½ SW ¼ of Section 19, Township 82 North, Range 6 West of the 5th P.M., Linn County, Iowa.
- POSSESSION:*** At closing, subject to the 2012 Cash Rent Lease
- DATE OF CLOSING:*** August 1, 2012.
- METHOD OF SALE:*** This property will be offered separately as Parcel #1 consisting of 177 acres, then Parcel #2 consisting of 163 acres. Parcels #1 and #2 will then be offered as one 340 acre parcel. The property will sell in the manner resulting in the highest total price. We will then offer Parcel #3, consisting of 120 acres. The bids will be dollars per acre and will be multiplied by the advertised acres to determine the total sales price.
- TERMS:*** High bidder for each parcel of real estate to pay 10% of the purchase price to the Agent's real estate trust account on June 20, 2012. Buyer will sign a Real Estate Sales Agreement providing full cash settlement on or before August 1, 2012. Successful bidders are purchasing with no financing contingencies and must be prepared for cash settlement of their purchase on or before August 1, 2012. Final settlement and payment of the balance of the purchase price to be by cashier's check or wire transfer.

Sellers reserve the right to reject any and all bids.

ANNOUNCEMENTS: Property information provided herein was obtained from sources deemed reliable, 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.

but the Auctioneer makes no guarantees as to its accuracy. All prospective bidders are urged to fully inspect the property, 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 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 and their representatives are Agents of the Seller.

SELLERS:

Robert J. Schillig and Gary F. Schillig.

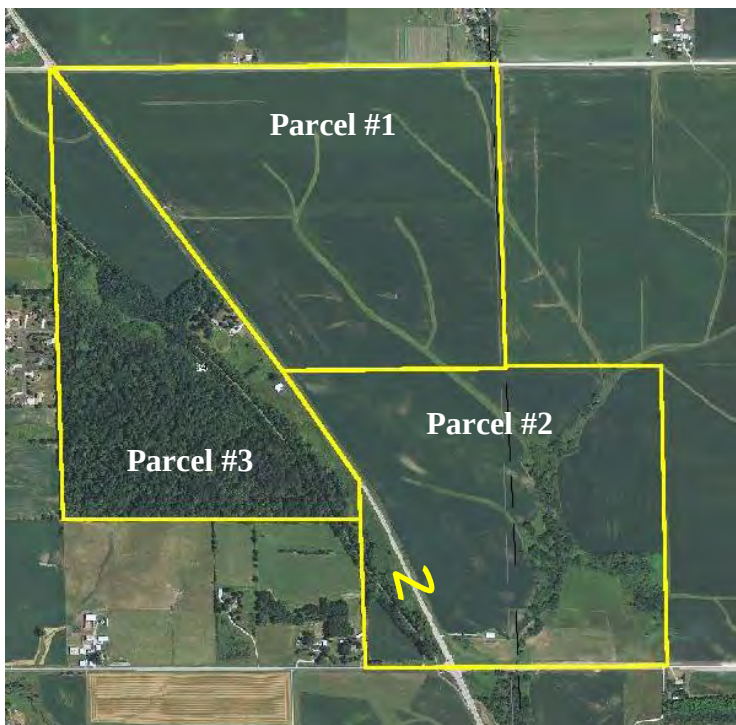
BROKER'S COMMENTS:

This is a High Quality Linn County farm located in a strong area close to Grain Processors! With these farms located on a hard surface road near the Cedar Rapids City Limits, the potential for development would likely be in the near future.

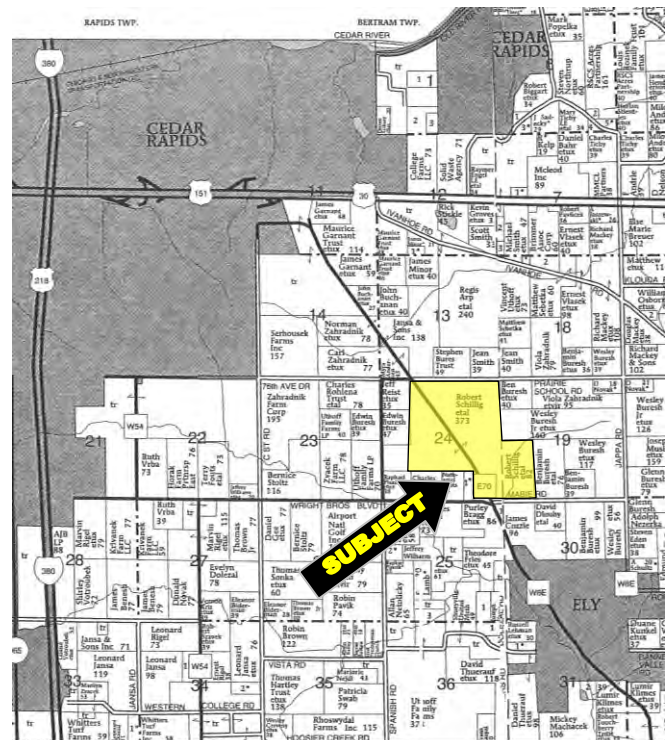
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AERIAL MAP



PLAT MAP



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Parcel #1

177 Acres m/l

FARM LOCATION: From Cedar Rapids: Intersection of Wright Brothers Blvd. and Interstate 380, then 4 miles east on Wright Brothers Blvd., then left on Ely Road.

LEGAL DESCRIPTION: That part of the NE ¼ of Section 24, Township 82 North, Range 7 West of the 5th P.M., Linn County, Iowa.

TAXES: 2010 – 2011, payable 2011 – 2012 – estimated \$4,823.00 - net - \$28.00 per taxable acre. There are 172.26 estimated taxable acres.

FSA INFORMATION: Farm #6201 – Tract #8335 - Estimated

Cropland	168.0 Acres
Corn Base	124.0 Acres
Direct and Counter Cyclical Corn Yield	122/122 Bushels/Acre
Soybean Base	40.0 Acres
Direct and Counter Cyclical Soybean Yield	44/44 Bushels/Acre

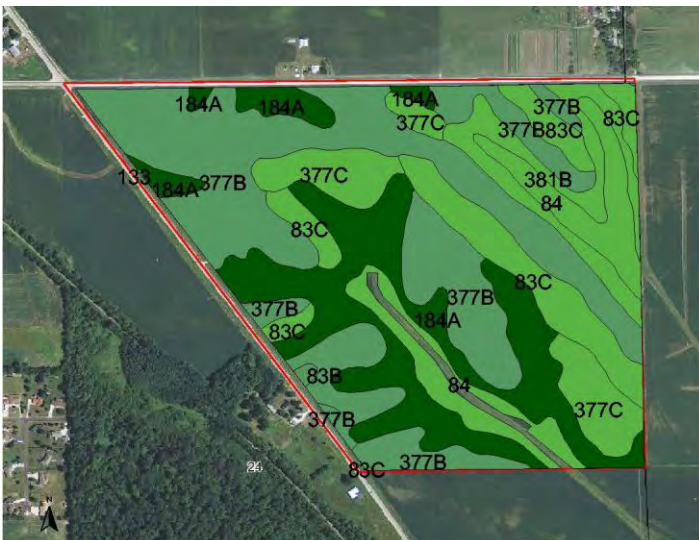
This farm is classified as Highly Erodible Land (HEL).

AVERAGE CSR:* ArcView Software indicates an average CSR of 85.9 on the cropland acres.

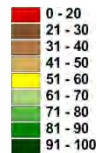
BUILDINGS: Machine Shed. This shed is rented until November 1, 2012.

BROKER'S COMMENTS: This is a High Quality Linn County Farm Located in a Strong Area on a Hard Surface Road!

**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.*



Measured Tillable Acres	169.9	Average CSR	85.9		
			Corn	Soybean	
			Yield	Yield	Acres
Soil Label	Soil Name	CSR			
133	Colo silty clay loam	80	192	52	0.02
184A	Klinger silty clay loam, 0 to 2 per	95	212	57	40.59
377B	Dinsdale silty clay loam, 2 to 5 p	90	206	56	62.71
377C	Dinsdale silty clay loam, 5 to 9 p	75	185	50	14.17
381B	Klinger-Maxfield silty clay loams,	80	192	52	11.13
83B	Kenyon loam, 2 to 5 percent slop	87	201	54	6.26
83C	Kenyon loam, 5 to 9 percent slop	72	181	49	18.83
84	Clyde silty clay loam	77	188	51	16.22



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Parcel #2

163 Acres m/l

FARM LOCATION: From Cedar Rapids: Intersection of Wright Brothers Blvd. and Interstate 380, then 4 miles east on Wright Brothers Blvd., then left on Ely Road.

LEGAL DESCRIPTION: That part of the SE ¼ of Section 24, Township 82 North, Range 7 West of the 5th P.M., and the W ½ SW ¼ of Section 19, Township 82 North, Range 6 West of the 5th P.M., Linn County, Iowa

TAXES: 2010 – 2011, payable 2011 – 2012 – estimated \$3,805.00 - net - \$24.00 per taxable acre. There are 158.57 estimated taxable acres.

FSA INFORMATION: Farm #6201 – Tract #8335 - Estimated

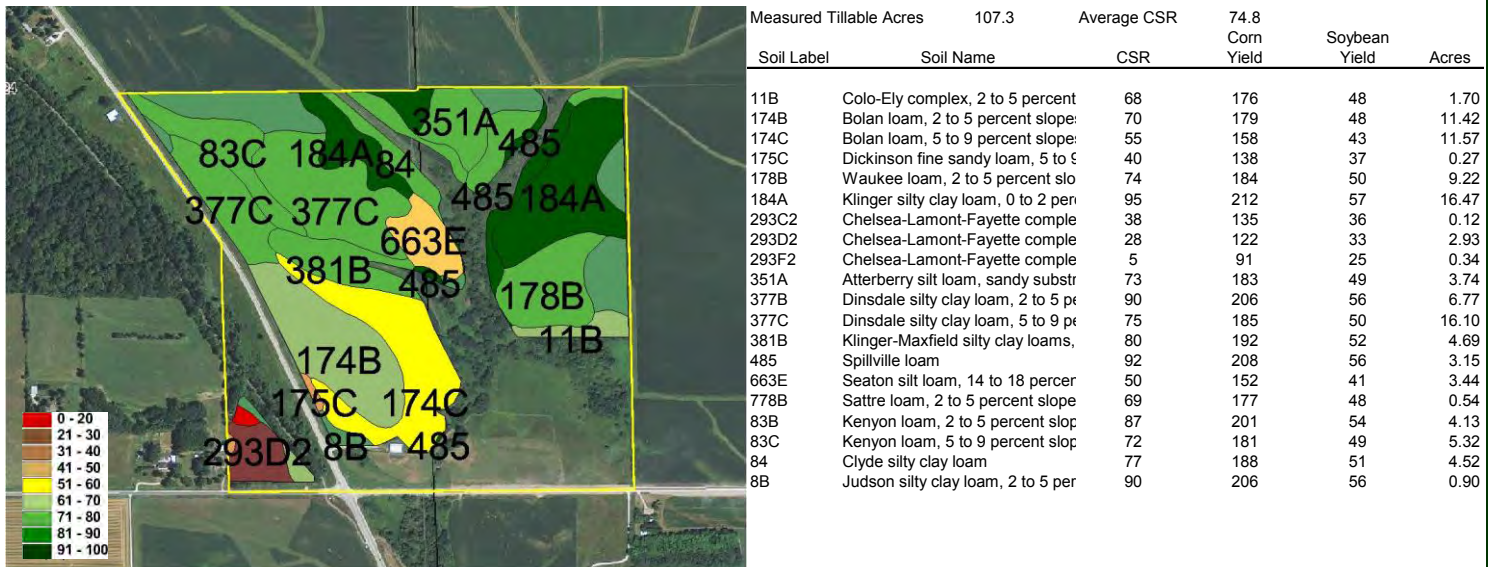
Cropland	105.5 Acres
Corn Base	78.0 Acres
Direct and Counter Cyclical Corn Yield	122/122 Bushels/Acre
Soybean Base	25.0 Acres
Direct and Counter Cyclical Soybean Yield	44/44 Bushels/Acre

This farm is classified as Highly Erodible Land (HEL).

AVERAGE CSR:* ArcView Software indicates an average CSR of 74.8 on the cropland acres.

BUILDINGS: Open-front shed.

BROKER'S COMMENTS: This farm includes 105.5 acres of good cropland with the balance in timber and pasture. This would make an attractive home site.



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Parcel #3

120 Acres m/l

FARM LOCATION: From Cedar Rapids: Intersection of Wright Brothers Blvd. and Interstate 380, then 4 miles east on Wright Brothers Blvd., then left on Ely Road.

ADDRESS: 8300 Ely Road, Ely, Iowa 52227

LEGAL DESCRIPTION: That part of the E ½ NW ¼ and the NE ¼ SW ¼ and the NW ¼ SW ¼ of Section 24, Township 82 North, Range 7 West of the 5th P.M., Linn County, Iowa.

TAXES: 2010 – 2011, payable 2011 – 2012 – estimated \$2,250.00- net - \$19.11 per taxable acre. There are 117.71 taxable acres. There are 82.6 taxable acres enrolled in the Forest Reserve Program and are exempt from Real Estate Taxes.

FSA INFORMATION: There are 22.6 acres cropland.

AVERAGE CSR:* ArcView Software indicates an average CSR of 89.0 on the cropland acres.

HOUSE: This is a nice four bedroom, two-story home located on a hard surface road. It consists of 1,936 finished square feet. The shingles and some of the windows have been updated.

GARAGE: Detached, two-stall.

OUTBUILDINGS:
Machine Shed: 24' x 80'; with steel roof and sides.
Machine Shed 20' x 60'; with steel roof and sides.
Utility Shed: 36' x 60'; with lean-to.

LP TANK: Rented Unit.

WELL: The well is located south of the house in a pump shed.

SEPTIC SYSTEM: The septic system currently does not meet code. Within 90 days of closing, the Buyer will be required to install a new code conforming septic system or demolish the house.

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

BROKER'S COMMENTS: This is a nice property located along a hard surface road near Cedar Rapids. It includes a farm house with nice outbuildings. The majority of the property consists of mature upland timber. The bike trail crosses through this property. There is also 22.6 acres of high quality farmland.



Measured Tillable Acres		22.6	Average CSR		89.0		
Soil Label	Soil Name	CSR	Corn Yield	Soybean Yield	Acres		
133	Colo silty clay loam	80	192	52	4.64		
184A	Klinger silty clay loam, 0 to 2 per	95	212	57	6.03		
377B	Dinsdale silty clay loam, 2 to 5 p	90	206	56	10.52		
83B	Kenyon loam, 2 to 5 percent slop	87	201	54	1.33		
83C	Kenyon loam, 5 to 9 percent slop	72	181	49	0.08		

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Measured Tillable Acres	296.1	Average CSR	82.2		
Soil Label	Soil Name	CSR	Corn Yield	Soybean Yield	Acres
11B	Colo-Ely complex, 2 to 5 percent	68	176	48	1.70
133	Colo silty clay loam	80	192	52	4.66
174B	Bolan loam, 2 to 5 percent slope	70	179	48	11.42
174C	Bolan loam, 5 to 9 percent slope	55	158	43	11.57
175C	Dickinson fine sandy loam, 5 to 9 percent slope	40	138	37	0.27
178B	Waukeee loam, 2 to 5 percent slo	74	184	50	9.22
184A	Klinger silty clay loam, 0 to 2 per	95	212	57	63.20
293C2	Chelsea-Lamont-Fayette comple	38	135	36	0.12
293D2	Chelsea-Lamont-Fayette comple	28	122	33	2.93
293F2	Chelsea-Lamont-Fayette comple	5	91	25	0.34
351A	Atterberry silt loam, sandy subst	73	183	49	3.74
377B	Dinsdale silty clay loam, 2 to 5 p	90	206	56	80.18
377C	Dinsdale silty clay loam, 5 to 9 p	75	185	50	30.27
381B	Klinger-Maxfield silty clay loams,	80	192	52	15.82
485	Spillville loam	92	208	56	3.15
663E	Seaton silt loam, 14 to 18 percer	50	152	41	3.44
778B	Sattre loam, 2 to 5 percent slope	69	177	48	0.54
83B	Kenyon loam, 2 to 5 percent slop	87	201	54	11.72
83C	Kenyon loam, 5 to 9 percent slop	72	181	49	24.24
84	Clyde silty clay loam	77	188	51	20.83
8B	Judson silty clay loam, 2 to 5 per	90	206	56	0.90

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

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