



NOTICE OF CHANGE

FARM REAL ESTATE AUCTION

**Hardy Farm
67 Acres m/l
Scott County, Iowa**

**Sale held at Eldridge Public Library
200 N. 6th Avenue, Eldridge, Iowa 52748**

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

FARM LOCATION:	From Long Grove: 2 miles north on Cadda Road (Highway Y64), ¾ mile east on 290 th Street (Highway F33), 1 ½ miles north on 162 nd Ave., ¾ mile west on 305 th Avenue.														
LEGAL DESCRIPTION:	The E ½ of the NW ¼ of Section 10 and that part of the SE ¼ of the SE ¼ of Section 3; all in Township 80 North, Range 3 East of the 5 th P.M., Scott County, Iowa, except the house, buildings and 12 acres.														
TAXES:	2010-2011, payable 2011-2012 – \$1,129.00 – net - \$17.00 per taxable acre. There are 66.42 estimated taxable acres.														
FSA INFORMATION:	<table><tr><td>Farm #2956 – Tract #270 - Estimated</td><td></td></tr><tr><td>Cropland</td><td>60.8 Acres</td></tr><tr><td>Corn Base</td><td>53.0 Acres</td></tr><tr><td>Direct and Counter Cyclical Corn Yield</td><td>114/114 Bushels/Acre</td></tr><tr><td>Soybean Base</td><td>6.0 Acres</td></tr><tr><td>Direct and Counter Cyclical Soybean Yield</td><td>34/34 Bushels/Acre</td></tr></table> There are 3.8 acres being certified as grass.			Farm #2956 – Tract #270 - Estimated		Cropland	60.8 Acres	Corn Base	53.0 Acres	Direct and Counter Cyclical Corn Yield	114/114 Bushels/Acre	Soybean Base	6.0 Acres	Direct and Counter Cyclical Soybean Yield	34/34 Bushels/Acre
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AVERAGE CSR:*	ArcView Software indicates an average CSR of 58.6 on the cropland acres. The Scott County Assessor indicates a CSR of 55.34 on the entire farm.														
POSSESSION:	At closing, subject to the 2012 Cash Rent Lease														
DATE OF CLOSING:	July 10, 2012.														

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.

METHOD OF SALE:	This property will be offered as a single parcel consisting of 67 acres. The bids will be dollars per acre and will be multiplied by 67 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 May 31, 2012. Buyer will sign a Real Estate Sales Agreement providing full cash settlement on or before July 10, 2012. Successful bidders are purchasing with no financing contingencies and must be prepared for cash settlement of their purchase on or before July 10, 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, 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.
SELLER:	Sherry L. Hardy
BROKER'S COMMENTS:	This is a good Scott County farm located in a strong area!

PHOTOS



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PLAT MAP

LONG GROVE TOWNSHIP

CLINTON CO.



FSA MAP



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AERIAL MAP



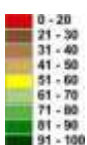
GIS MAP



CSR MAP



Measured Tillable Acres	56.0	Average CSR	58.6	Corn Yield	
Soil Label	Soil Name	CSR		Soybean Yield	Acres
1152	Marshan clay loam, 0 to 2 percer	71	183	49	1.74
1226	LAWLER LOAM, 0 TO 2 PERCE	66	176	48	25.89
1539	Ambraw-Perks-Lawson complex	25	121	33	2.30
175B	Dickinson fine sandy loam, 2 to 5	55	161	43	20.85
41B	Sparta loamy fine sand, 2 to 5 pe	40	141	38	0.06
961	Ambraw clay loam, 0 to 2 percen	47	150	41	5.18



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*

WE ARE PLEASED TO OFFER THESE SERVICES

APPRAISALS ✦ REAL ESTATE SALES ✦ FARM MANAGEMENT

FOR MORE INFORMATION EMAIL: TROYL@HERTZ.AG

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