



FARM REAL ESTATE AUCTION

GRADY FAMILY FARM 80 Acres m/l Washington County, Iowa

**Sale held at:
Parkside Activities Center
525 13th Street
Wellman, IA 52356
June 1, 2012 Starting at 10:00 a.m.**

- FARM LOCATION:** From Wellman: South ½ mile on Highway W38 and east 1 mile on 140th Street.
- LEGAL DESCRIPTION:** E ½ SW ¼ NE ¼ and E ½ NE ¼ except the East 520 feet of the North 1,675.38 feet; all in Section 30, Township 77 North, Range 8 West of the 5th P.M., Washington County, Iowa.
- TAXES:** 2010-2011, payable 2011-2012 – \$1,098.00 – net – \$13.91 per taxable acre. There are 78.9 taxable acres.
- FSA INFORMATION:**
- | | |
|--|--------------------------------------|
| Farm #2003 – Tract #8216 | |
| Cropland | 74.1 Acres (includes 21.2 acres CRP) |
| Corn Base | 52.9 Acres |
| Direct and Counter Cyclical Corn Yield | 105/105 Bushels/Acre |
- HEL-conservation system is being actively applied.
- CONSERVATION RESERVE PROGRAM (CRP):** There are 21.2 acres enrolled in the CRP Program at \$90.00 per acre for a total annual payment of \$1,908.00. This contract will expire on September 30, 2012.
- *This contract has been offered for re-enrollment at \$177.55 per acre for a total annual payment of \$3,764.00 expiring September 30, 2022. Subject to final FSA approval and acceptance.
- AVERAGE CSR:*** ArcView Software indicates a CSR of 56.0 on the cropland acres. The Washington County Assessor indicates a CSR of 54.03 on the entire farm.

**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.*

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 80 acres. The bids will be dollars per acre and will be multiplied by 80 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 1, 2012. Buyer will sign a Real Estate Sales Agreement providing full cash settlement on or before July 6, 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 6, 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 6, 2012
POSSESSION:	At closing, subject to the 2012 Cash Rent Lease.
OWNERS:	Paula Grady Family Trust.
BROKER'S COMMENTS:	This is a good quality Washington County farm located in a strong area. Good investment or add-on unit.

PHOTOS



Pond



Farmland

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PHOTOS

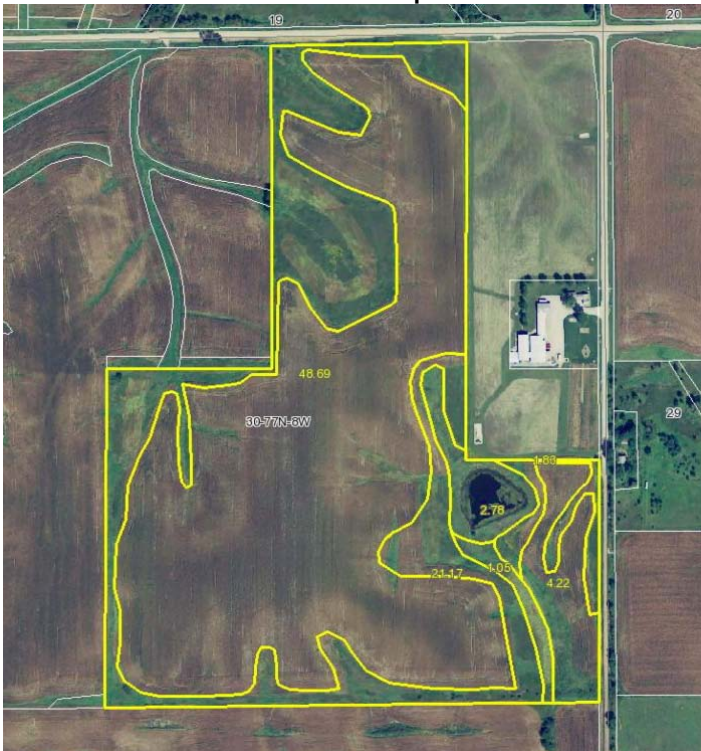


Farmland

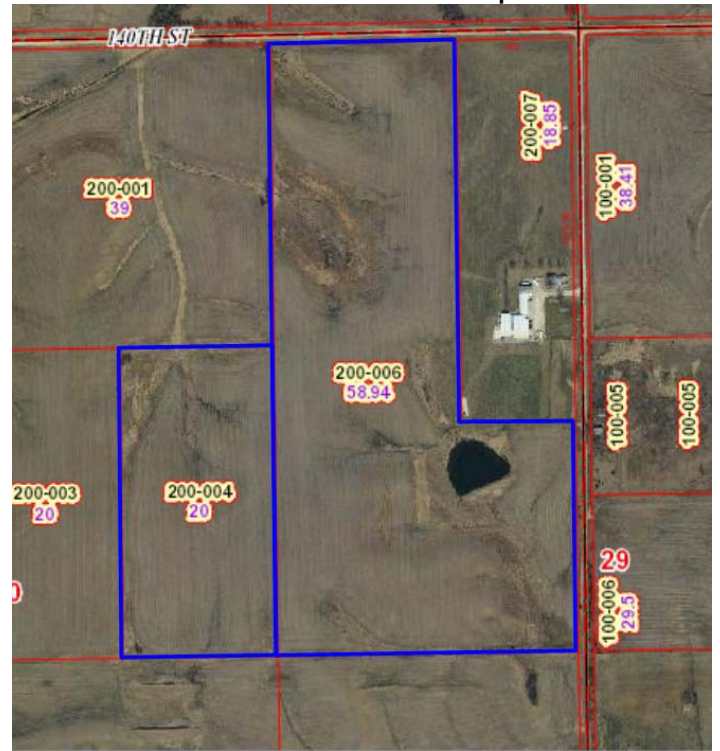


Farmland

FSA Map



ASSESSOR's Map

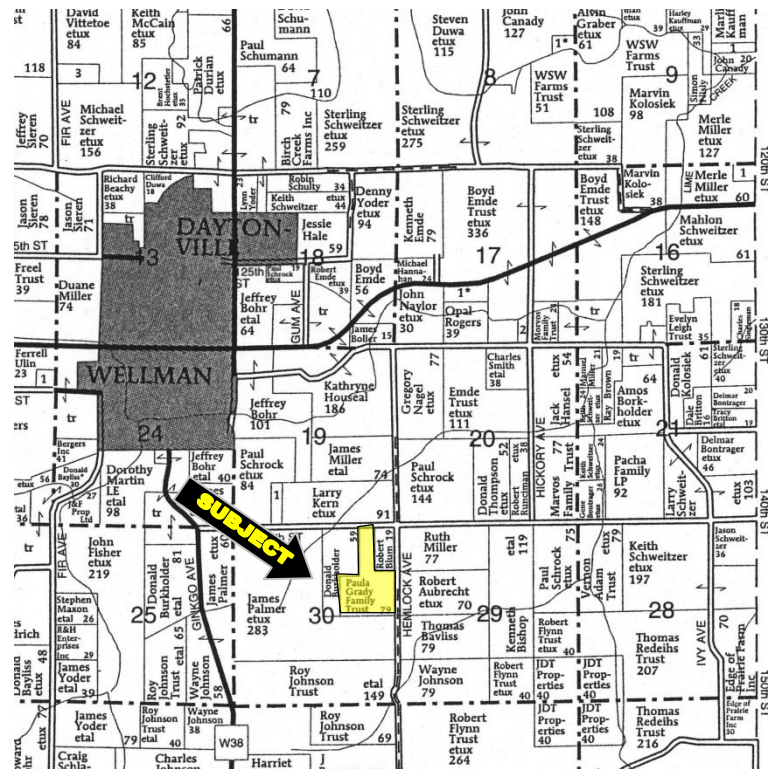


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Aerial Map



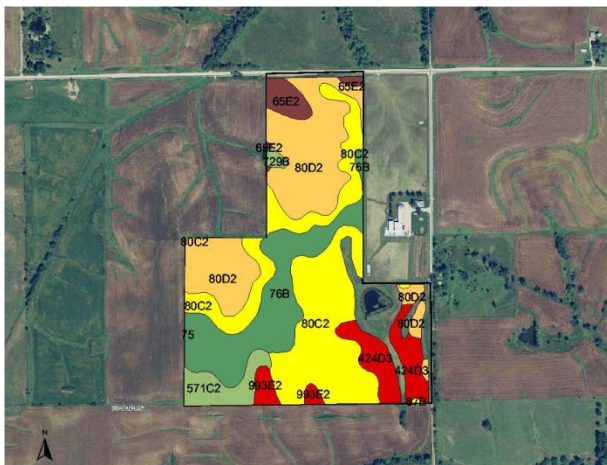
Plat Map



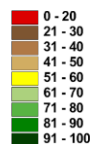
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CSR: Calculated using ArcView 3.2 software

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



Measured Tillable Acres		74.1	Average CSR		56.0	Soybean		
Soil Label	Soil Name	CSR	Yield	Yield	Acres			
424D3	Lindley-Keswick clay loams, 9 to	10	100	27	5.93			
571C2	Hedrick silt loam, 5 to 9 percent :	62	170	46	3.68			
65E2	Lindley loam, 14 to 18 percent sl	28	124	33	2.34			
729B	Ackmore-Nodaway silt loams, 21	67	176	48	0.47			
75	Givin silt loam, 0 to 2 percent slo	85	201	54	0.01			
76B	Ladoga silt loam, 2 to 5 percent :	85	201	54	13.97			
80C2	Clinton silt loam, 5 to 9 percent s	60	167	45	25.45			
80D2	Clinton silt loam, 9 to 14 percent	50	154	42	20.65			
87B	Colo-Zook silty clay loams, 0 to 3	60	167	45	0.06			
993E2	Gara-Armstrong complex, 14 to :	10	100	27	1.56			



WE ARE PLEASED TO OFFER THESE SERVICES

APPRAISALS ✦ REAL ESTATE SALES ✦ FARM MANAGEMENT

FOR MORE INFORMATION EMAIL: [TROY R. LOUWAGIE, ALC](mailto:TROYR@HERTZ.AG) OR [MATT A. CLARAHAN](mailto:MATT@HERTZ.AG)

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