

# FARM REAL ESTATE AUCTION

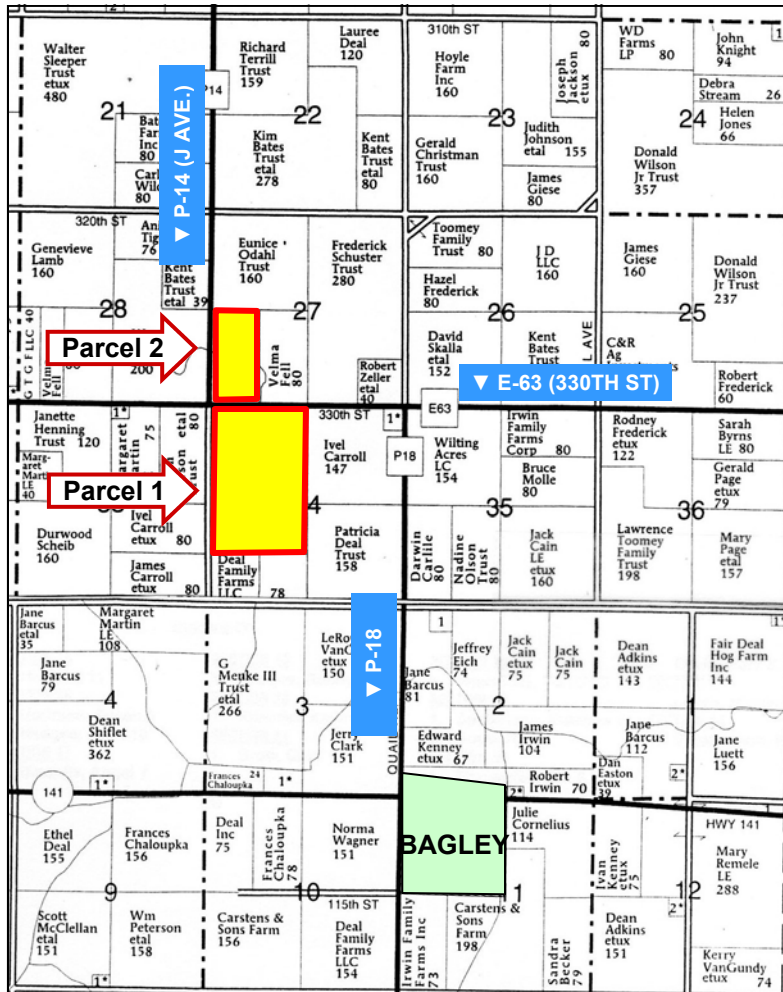
320 Acres, m/l, in two parcels - Greene County, Iowa

Thursday, June 14, 2012 at 10:00 a.m.

Sale held at the St. Joseph's Parish Center

501 N. Chestnut, Jefferson, IA

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## LOCATION:

From Bagley, go north 2 miles on P18 to E63 (330th St.), then west 1 mile to Co. Rd. P14 (J Ave.).

From Jefferson, go west 3 miles on Hwy. 30 to P14, then south 11 miles to intersection of P14 and E63.

**Parcel 1** is bordered by E63/330th St. on the north and P14/J Ave. on the West.

**Parcel 2** is bordered by E63/330th St. on the south and P14/J Ave. on the West.

## LEGAL DESCRIPTION:

**Parcel 1** -NW¼ and N½ SW¼ Sec. 34-T82N-R31W of the 5th P.M. (Greenbrier Twp.)

**Parcel 2** - W½ SW¼ Sec. 27-T82N-R31W of the 5th P.M. (Greenbrier Twp.)

## METHOD OF SALE:

- Parcels will be sold individually and will not be combined.
- Seller reserves the right to refuse any and all bids.

**SELLER:** Cali Limited Partnership

**AGENCY:** Hertz Real Estate Services and their representatives are agents of the Seller.

**TERMS AND POSSESSION:** 10% down payment required the day of sale. Successful bidders are purchasing with no financing contingencies and must be prepared for cash settlement of their purchase on November 15, 2012. Final settlement will require certified check or wire transfer. Closing and possession will occur November 15, 2012, subject to existing lease expiring March 1, 2013. Taxes will be prorated to November 15, 2012.

## INFORMATION ON PARCELS OFFERED:

|                              | <u>Parcel 1</u>                 | <u>Parcel 2</u>                 |
|------------------------------|---------------------------------|---------------------------------|
| Gross Acres:                 | 240                             | 80                              |
| Taxable Acres:               | 232.46                          | 75.48                           |
| Net Taxes Payable 2011-2012: | \$6,532 (\$28.10/Net Ac.)       | \$1,974 (\$26.15/Net Ac.)       |
| <b>FSA Data:</b>             | Part of Farm No. 418, Tract 475 | Part of Farm No. 418, Tract 475 |
| Crop Acres*                  | 219.85*                         | 72.56*                          |
| Corn Base*                   | 107.14*                         | 35.36*                          |
| Corn Yields                  | 122/143                         | 122/143                         |
| Bean Base*                   | 94.59*                          | 31.21*                          |
| Bean Yields                  | 34/41                           | 34/41                           |

\*Estimated - FSA cropland and base acres for individual tracts will be determined by local FSA office.

|                                |                                                               |                                                       |
|--------------------------------|---------------------------------------------------------------|-------------------------------------------------------|
| <b>CRP CONTRACTS:</b>          | 16.6 Ac. Paying \$2,796.11 Annually<br>Expires 9/30/2015      | 5.1 Ac. Paying \$854.86 Annually<br>Expires 9/30/2015 |
| <b>PRIMARY SOILS:</b>          | Webster, Nicollet, Clarion                                    | Coland, Nicollet, Clarion                             |
| <b>CSR per AgriData, Inc.:</b> | 82.2 on currently tilled ac.                                  | 81.6 on currently tilled ac.                          |
| <b>LAND DESCRIPTION:</b>       | Level to moderately sloping                                   | Level to moderately sloping                           |
| <b>DRAINAGE:</b>               | Drainage ditch runs length of farm<br>North to South          | Drainage ditch runs West to East<br>across farm       |
| <b>BUILDINGS/IMPROVEMENTS:</b> | 1 grain bin, 1 dry bin, corn crib<br>& 24' x 50' Machine Shed | None                                                  |
| <b>WATER/WELL INFORMATION:</b> | None                                                          | None                                                  |
| <b>COMMENTS:</b>               | Great opportunity for good southern<br>Greene County Farmland | Nice Greene County Farm                               |

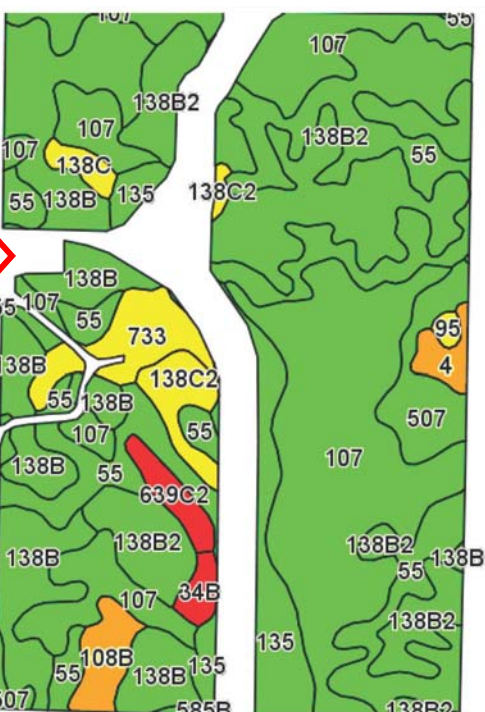
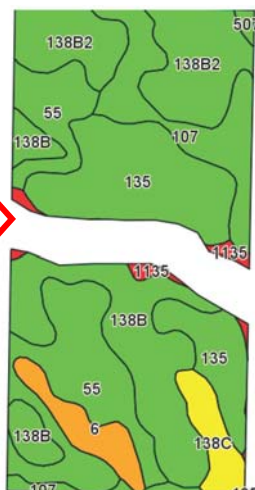
For additional information, contact Kyle Hansen:

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www.hfmgt.com



The information in this brochure is from sources deemed to be reliable but it cannot be guaranteed by Hertz Real Estate Services, Inc. or its staff.

## AERIAL & SOIL MAPS



Field borders provided by Farm  
Service Agency as of 5/21/2008.  
Soils data provided by USDA and  
NRCS.

# Parcel 1 - 203.3 Ac - 82.2 CSR

# Parcel 2 - 67.5 Ac - 81.6

**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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