



FARM REAL ESTATE AUCTION

REINKING FAMILY FARM

**160 Acres m/l
Cedar County, Iowa**

**Sale held at:
Clarence American Legion
304 6th Avenue
Clarence, IA 52216
April 17 , 2012 Starting at 10:00 a.m.**



FARM LOCATION: From Clarence: 2 miles east on Highway 30, and 3 ½ miles south on Spicer Avenue.

LEGAL DESCRIPTION: NW ¼ Section 18, Township 81 North, Range 1 West of the 5th P.M., Cedar County, Iowa.

TAXES: 2010-2011, payable 2011-2012 – \$3,888.00 – net – \$24.98 per taxable acre. There are 155.62 taxable acres.

FSA INFORMATION:

Farm #1838 – Tract #2171	
Cropland	146.6 Acres
Corn Base	81.7 Acres
Direct and Counter Cyclical Corn Yield	158/168 Bushels/Acre
Soybean Base	64.9 Acres
Direct and Counter Cyclical Soybean Yield	40/48 Bushels/Acre

HEL-conservation system is being actively applied.

AVERAGE CSR:* ArcView Software indicates a CSR of 83.2 on the cropland acres. The Cedar County Assessor indicates a CSR of 81.53 on the entire farm.

METHOD OF SALE: This property will be offered as a single Parcel consisting of 160 acres. The bids will be dollars per acre and will be multiplied by 160 acres to determine the total sales price.

*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.

- TERMS:** High bidder to pay 10% of the purchase price to the Agent's real estate trust account on April 17, 2012. Buyer will sign a Real Estate Sales Agreement providing full cash settlement on or before May 18, 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 May 18, 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:** May 18, 2012.
- POSSESSION:** April 18, 2012, on cropland. Seller reserves use of the grain bin through August 31, 2012.
- BUILDINGS:**
Grain Bin: 30' x 18'; with drying floor and aeration fan, 11,500 bushel capacity (heaped).
Machine Shed: Small, older machine shed.
- OWNERS:** Reinking Family.
- BROKER'S COMMENTS:** This is a high quality Cedar County farm located in a strong area. Good investment or add-on unit.

PHOTOS

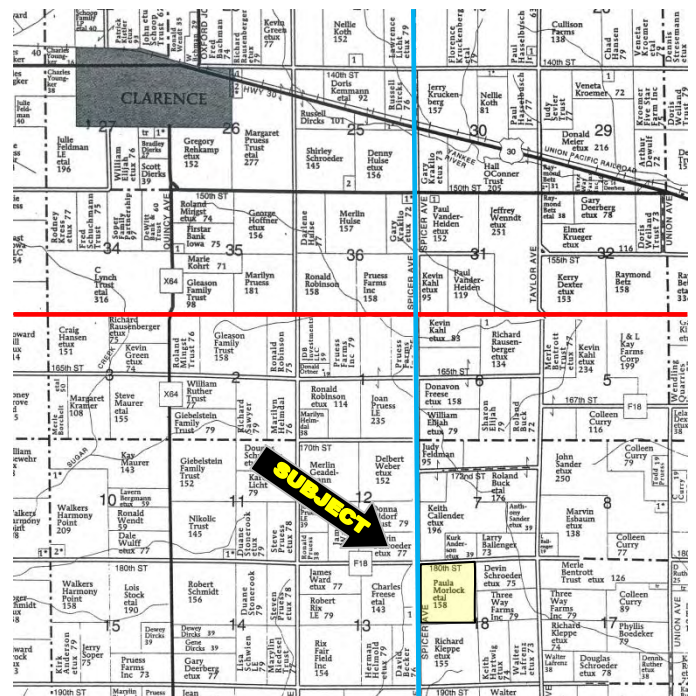


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Aerial Map



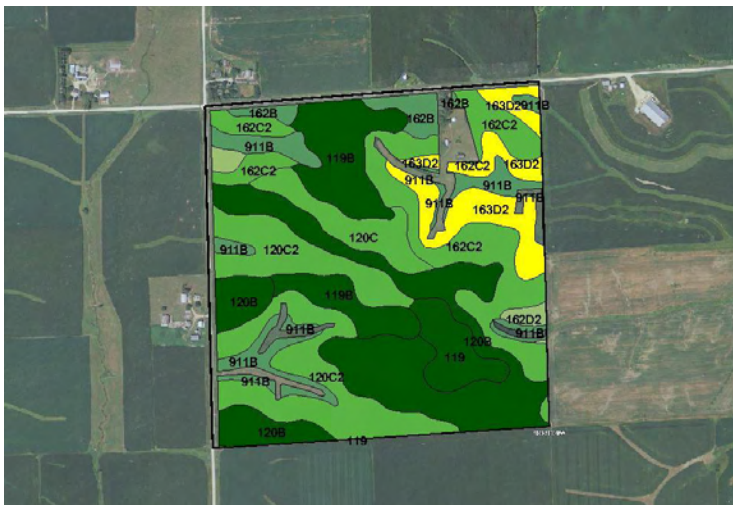
Plat Map



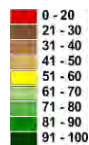
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CSR: Calculated using ArcView 3.2 software

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	146.6	Average CSR	83.2	Corn Yield	Soybean Yield	Acres
Soil Label	Soil Name	CSR				
119	Muscatine silty clay loam, 0 to 2	100	223	60	6.44	
119B	Muscatine silty clay loam, 2 to 5	95	216	58	17.07	
120B	Tama silty clay loam, 2 to 5 per	95	216	58	35.02	
120C	Tama silty clay loam, 5 to 9 per	80	196	53	7.23	
120C2	Tama silty clay loam, 5 to 9 per	78	193	52	26.96	
162B	Downs silt loam, 2 to 5 percent s	90	210	57	3.78	
162C2	Downs silt loam, 5 to 9 percent s	73	187	50	23.19	
162D2	Downs silt loam, 9 to 14 percent	63	173	47	2.01	
163D2	Fayette silt loam, 9 to 14 percent	58	166	45	12.90	
911B	Colo-Ely complex, 2 to 5 percent	85	203	55	11.42	



WE ARE PLEASED TO OFFER THESE SERVICES

APPRAISALS ✦ REAL ESTATE SALES ✦ FARM MANAGEMENT

FOR MORE INFORMATION EMAIL: [DENNIS P. UTHOF, AFM](mailto:DUTHOF@MTV.HFMGT.COM) OR [TROY R. LOUWAGIE, ALC](mailto:TLOUWAGIE@MTV.HFMGT.COM)

AT DUTHOF@MTV.HFMGT.COM OR TLOUWAGIE@MTV.HFMGT.COM

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

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