



FARM REAL ESTATE AUCTION

**Quinn Farm
236 Acres m/l
Scott County, Iowa**

**Sale held at:
Eldridge Public Library
200 N. 6th Avenue
Eldridge, IA 52748
April 5, 2012 – Starting at 10:00 a.m.**

- FARM LOCATION:*** From Long Grove: 2 miles north on Cadda Road (Highway Y64, 2 miles west on 290th Street (Highway F33), and 1 mile north on 130th Avenue.
- LEGAL DESCRIPTION:*** The SW $\frac{1}{4}$ and the E $\frac{1}{2}$ of the SE $\frac{1}{4}$ of Section 8, Township 80 North, Range 3 East of the 5th P.M., Scott County, Iowa, except the house, buildings and 5 acres more or less.
- TAXES:*** 2010-2011, payable 2011-2012 – \$4,088.00 – net – \$17.53 per taxable acre. There are 233.18 estimated taxable acres.
- FSA INFORMATION:***
- | | |
|--|----------------------|
| Farm #1372 – Tract #4487 | |
| Cropland | 224.7 Acres |
| Corn Base | 224.7 Acres |
| Direct and Counter Cyclical Corn Yield | 117/117 Bushels/Acre |
- This farm is classified as Highly Erodible Land (HEL).
- AVERAGE CSR:**** ArcView Software indicates a CSR of 67.6 on the cropland acres. The Scott County Assessor indicates a CSR of 60.8 on the entire farm.
- METHOD OF SALE:*** This property will be offered as a single Parcel consisting of 236 acres. The bids will be dollars per acre and will be multiplied by 236 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.*

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 5, 2012. Buyer will sign a Real Estate Sales Agreement providing full cash settlement on or before May 4, 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 4, 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 4, 2012.

POSSESSION:

At closing, subject to the 2012 Cash Rent Lease.

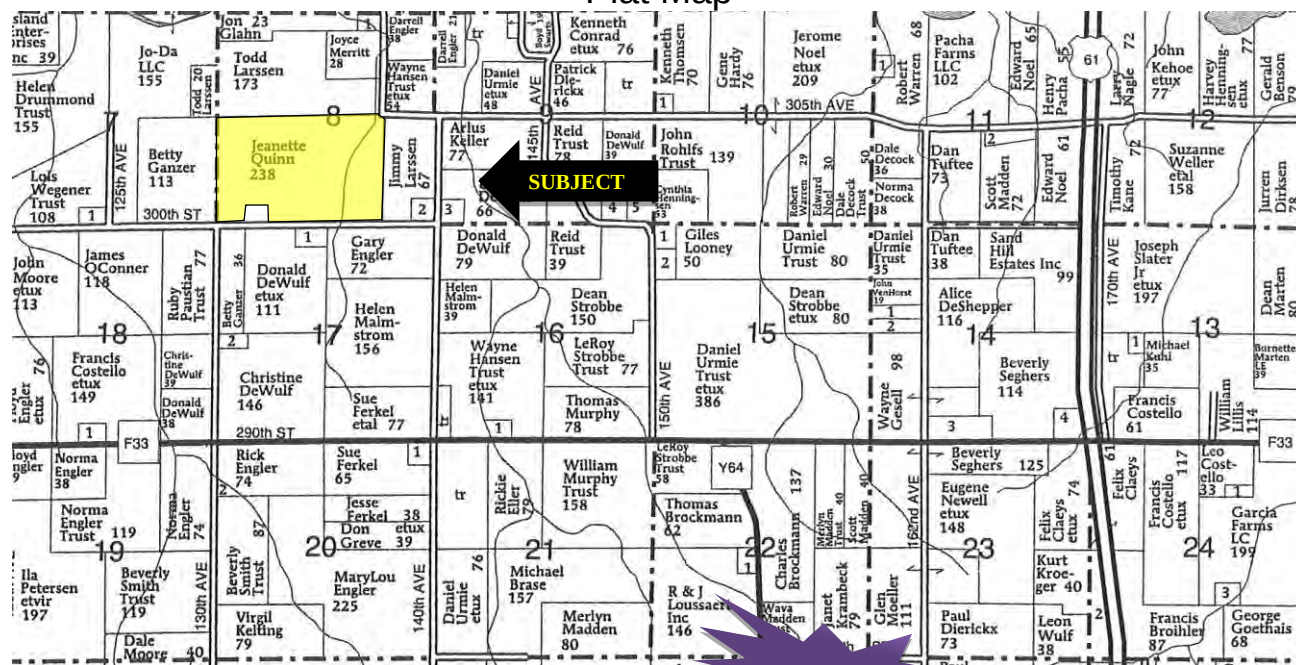
OWNERS:

Bill and Jeanette Quinn Farm.

BROKER'S**COMMENTS:**

This is a good quality Scott County farm located in a strong area. Good investment or add-on unit.

Plat Map



Permission for reproduction of map granted by Farm & Ranch

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Aerial Map

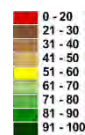


CSR: Calculated using ArcView 3.2 software

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	223.4	Average CSR	67.6	Corn Yield	Soybean Yield	Acres
Soil Label	Soil Name	CSR				
133	Colo silty clay loam, 0 to 2 perc	80	195	53	32.94	
175B	Dickinson fine sandy loam, 2 to	55	161	43	2.86	
41C	Sparta loamy fine sand, 5 to 9 p	25	121	33	26.59	
41D	Sparta loamy fine sand, 9 to 14	15	107	29	2.19	
426B	Aredale silt loam, 2 to 5 percen	85	202	55	20.26	
426C	Aredale silt loam, 5 to 9 percen	70	182	49	77.61	
83C2	Kenyon loam, 5 to 9 percent slc	69	180	49	18.64	
84	Clyde clay loam, 0 to 3 percent	75	188	51	42.26	



WE ARE PLEASED TO OFFER THESE SERVICES

APPRAISALS ✦ REAL ESTATE SALES ✦ FARM MANAGEMENT

FOR MORE INFORMATION EMAIL: **TROY LOUWAGIE, ALC** - TLOUWAGIE@MTV.HFMGT.COM

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