



**340 Tower Park Drive P.O. Box 2396
Waterloo, IA 50704-2396
Ph: 319-234-1949 • Fax: 319-234-2060**

**WE ARE PLEASED TO PRESENT
FOR SALE BY SEALED BID AUCTION
150 ACRES M/L
HOWARD COUNTY, IOWA**

**Sealed Bids due by: 5:00 p.m., Friday, February 3, 2012
Live bid for top bidders to be held:
10:00 a.m., Thursday, February 9, 2012
Alta Vista Municipal Hall – 110 E Weber St., Alta Vista, IA**

OWNERS: Bill, Leo and Dale Kout

FARM LOCATION: Three miles Southeast of Elma, IA

LEGAL DESCRIPTION: Conveys SW ¼ NW ¼ and Lot 1, Subdivision of NW ¼ NW ¼ and Lot 1, Subdivision of NE ¼ NW ¼ and Lot 1, Subdivision of SE ¼ NW ¼ of Section 15 as shown on Plat recorded in Field Notes Book B, page 117 and E ½ NE ¼ of Section 16, all in Township 97 North, Range 13 West of the 5th P.M., Howard County, Iowa.

RE TAXES: 2010-2011, payable 2011-2012 -\$2,512 net, on 144.12 taxable acres, or \$17.43 per acre.

POSSESSION AND CLOSING: Cropland available for 2012 crop year. Closing is scheduled for March, 1, 2012.

FSA INFO: #4075 Tract #7582

	Base	DP	CCP
<u>Crop</u>	<u>Acres Est</u>	<u>Yield</u>	<u>Yield</u>
Corn	63.4	103	139
Soybeans	67.0	32	38
Oats	4.3	52	49

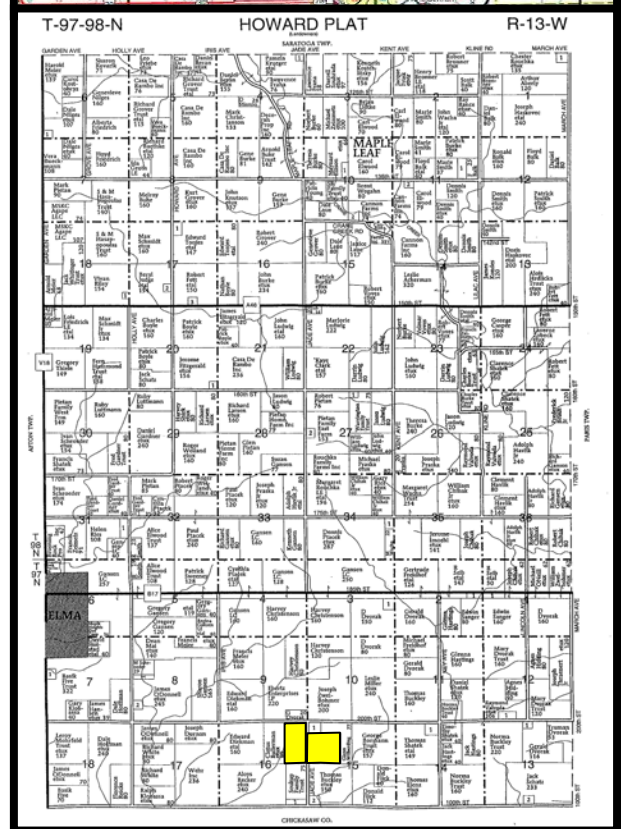
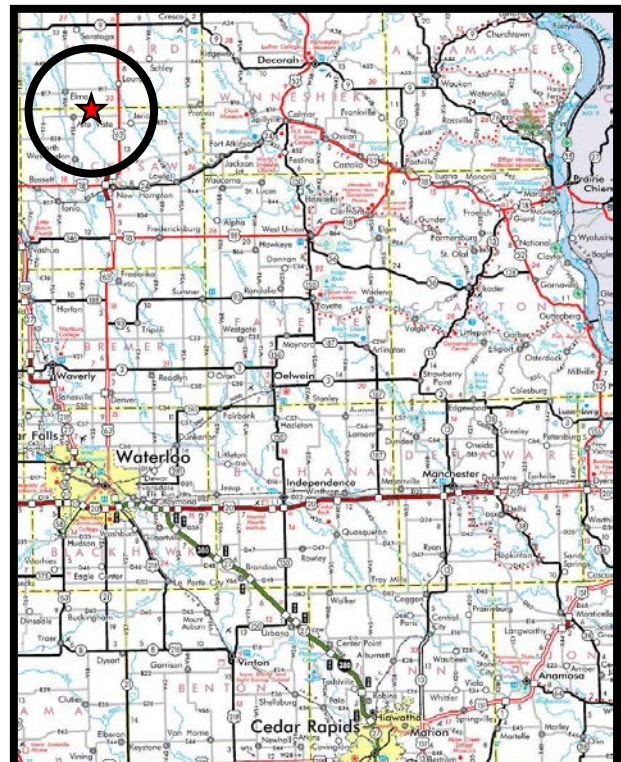
Total Cropland 144.5

AVERAGE CSR: 78.4 Per AgriData or 78.26 per Assessor

BUILDINGS: None

WELL: None

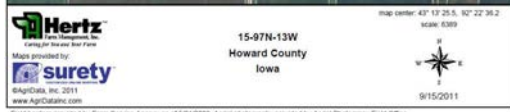
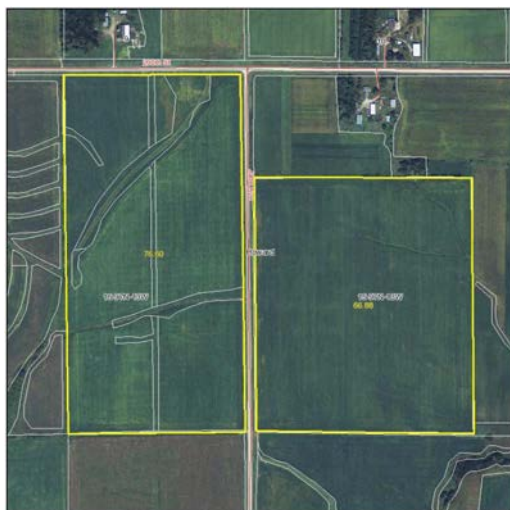
HIGHLY ERODIBLE CLASSIFICATION: All land is classified as Non-Highly Erodible Land (NHEL)



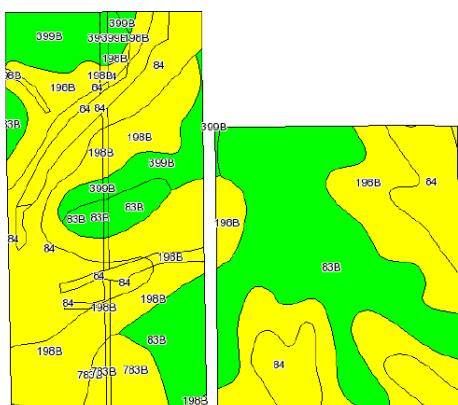
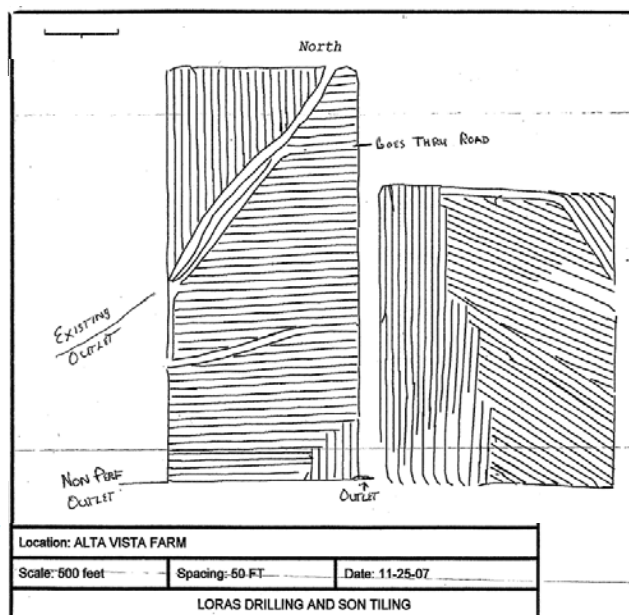
AGENCY: Hertz Real Estate Services and Hertz Farm Management and their representatives are Agents of the Seller.

*The information gathered for this brochure is from sources deemed reliable, but cannot be guaranteed by Hertz Farm Management, Inc. or its staff.
REID#050-0643*

Aerial – Tile and Soils Map



State: Iowa
County: Howard
Location: 015-097N-013W
Township: Howard
Acres: 144
Date: 9/8/2011



Code	Soil Description	Acres	Percent of field	CSR Legend	Non-Irr Class	CSR	Com	Soybeans
198B	Floyd loam, 1 to 4 percent slopes	51.6	35.8%		Ilw	78	189	51
83B	Kenyon loam, 2 to 5 percent slopes	42.6	29.6%		Ile	83	196	53
84	Clyde silty clay loam	33.8	23.5%		Ilw	73	183	49
399B	Readlyn loam, 2 to 5 percent slopes	11.6	8.1%		Ile	83	196	53
783B	Cresco loam, 2 to 5 percent slopes	4.4	3.1%		Ile	65	172	46
Weighted Average						78.4	189.9	51.2

Method – Terms and Announcements

METHOD OF SALE: Property to be sold as one parcel. Sealed bids must be mailed or delivered to Hertz Real Estate Services Waterloo office no later than 5:00 p.m. on February 3, 2012. Bid forms available upon request. Top bidders will be contacted and invited to a Live Bid on February 9, 2012 with an opportunity to raise their bid.

TERMS: Bidders to pay 10% of the purchase price with sealed bid. Successful Buyer(s) will be asked to pay additional funds the day of the auction so earnest money is equal to 10% of the final purchase price. Voided checks will be mailed to all unsuccessful bidders.

The property is being sold “as is” and “where is” with no warranties. Successful Bidder is purchasing with NO financing contingencies and must be prepared for cash settlement of their purchase. Final settlement and payment of the balance of purchase price by cashier’s check or wire transfer due at time of closing. 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, 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 on the day of the auction 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.

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