



**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 AUCTION**

**Annabella K. Peterson Trust
143 Acres m/l
Black Hawk County, Iowa**

**AUCTION HELD: 9:30 a.m.
Tuesday, January 24, 2012
AT: Denver Community Center
100 Washington Street, Denver, IA**

OWNER: Annabella K. Peterson Trust

**LOCATION: 5 miles northeast of Waterloo or 4 miles
southeast of Denver**

LEGAL: The SE 1/4 except tract beginning at the NE corner of the SE 1/4, then S 965.76 ft., then W 297 ft., then N 973 ft. to the N line, then E 297 ft. to the point of beginning, and except tract beginning at point 740 ft. N of the SE corner of the SE 1/4, then W 506 ft., then N 579.5 ft., then E 497.2 ft., to E line, then S 574.4 ft. to the point of beginning of Section 12, Township 90 N, Range 13 W of the 5th P.M. in Black Hawk County, Iowa

RE TAXES: 2010-2011, payable 2011-2012 - \$3,948 net, on 142.89 taxable acres, \$27.63 per acre.

POSSESSION: At closing.

FSA INFO: #1348*

	Base	DP	CCP
Crop	Acres Est	Yield	Yield
Corn	120.6	120.0	120.0
Soybeans	18.2	41.0	41.0
Total Cropland	140.3		

*Base acres are estimated since this parcel is combined with another parcel. Exact base acres will be determined by Farm Service Agency.

AVERAGE CSR: 87.2 Per AgriData on 140.3 tillable acres; or 86.8 per Assessor on 142.89 taxable acres

DRAINAGE: Tile maps available on request.

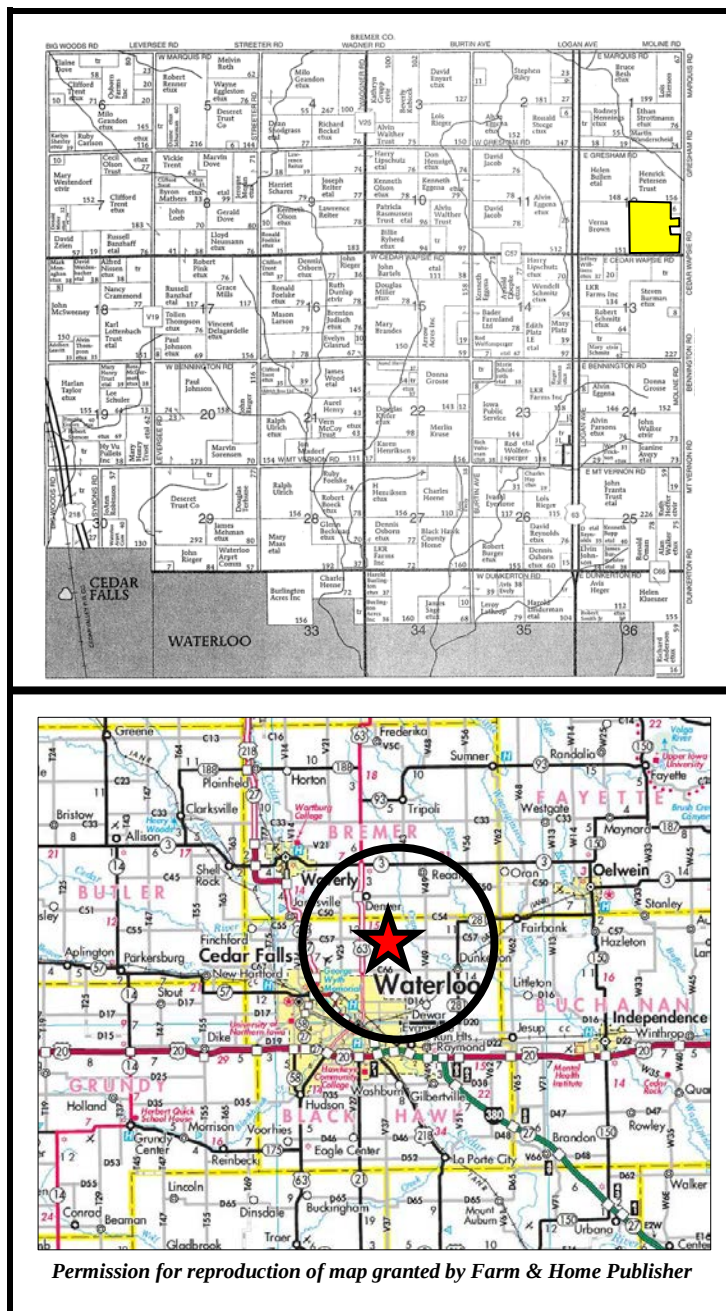
FERTILIZER: Buyer will reimburse farm operator \$13,010 at closing for fertilizer applied November 2011. Fertilizer analysis available on request.

BUILDINGS: None

WELL: None

HIGHLY ERODIBLE CLASSIFICATION: All cropland is classified Non Highly Erodible Land (NHEL).

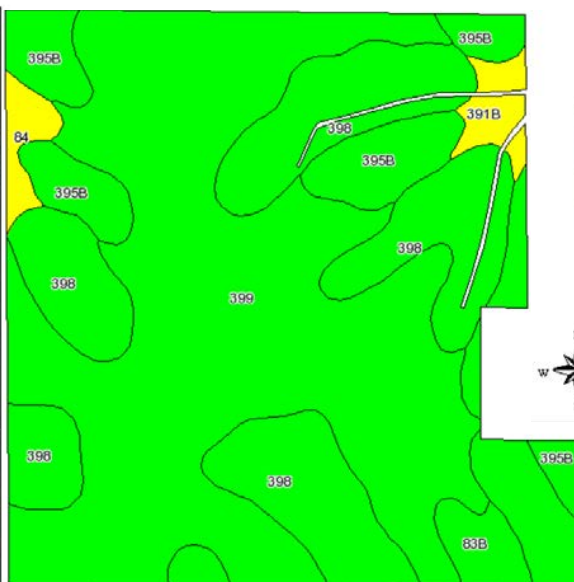
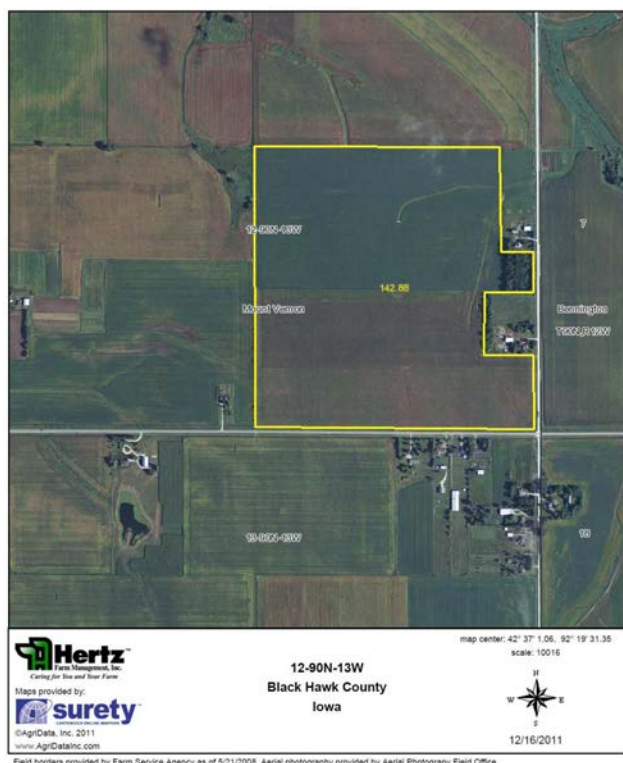
COMMENTS: High quality, well-drained farm located on hard surface road.



The information gathered for this brochure is from sources deemed reliable, but cannot be guaranteed by Hertz Farm Management, Inc. or its staff. TR#050-0666

AERIAL MAP

SOILS MAP



State: Iowa
County: Black Hawk
Location: 012-090N-013W
Township: Mount Vernon
Acres: 140.3
Date: 12/13/2011



Maps provided by:
 surety
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Code	Soil Description	Acres	Percent of field	CSR Legend	Non-Irr Class	CSR	Corn	Soybeans
399	Readlyn loam, 1 to 3 percent slopes	75.9	54.1%		I	91	210	57
398	Tripoli clay loam, 0 to 2 percent slopes	41.4	29.5%		IIw	81	196	53
395B	Marquis loam, 2 to 5 percent slopes	15.5	11.1%		IIIe	89	207	56
83B	Kenyon loam, 2 to 5 percent slopes	2.9	2.0%		IIIe	86	203	55
391B	Clyde-Floyd complex, 1 to 4 percent slopes	2.5	1.8%		IIw	72	184	50
84	Clyde silty clay loam, 0 to 3 percent slopes	2.1	1.5%		IIw	76	190	51
Weighted Average		87.2	204.6					55.5

METHOD – TERMS AND ANNOUNCEMENTS

METHOD OF SALE: Property to be sold as one parcel.

TERMS: High bidder of real estate to pay 10% of the purchase price to the Agent's real estate trust account on January 24, 2012. Buyer will sign a Real Estate Sales Agreement providing for a full cash settlement on or before February 24, 2012. Successful bidders are purchasing with no financing contingencies and must be prepared for cash settlement of their purchase. Final settlement and payment of the balance of the purchase price to be by cashier's check or wire transfer at closing on February 24, 2012. 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 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 and Hertz Farm Management and their representatives are Agents of the Seller.

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