

# FARM REAL ESTATE AUCTION

**70 Acres, m/l - Marion County, Iowa**

**Thursday, February 16, 2012 at 2:00 p.m.**

**Sale held at the Melcher-Dallas Community Center**

**112 N. Main Street, Melcher-Dallas, Iowa**

**LOCATION:** 3 miles west of Melcher-Dallas on Hwy. G76 to 20th Pl., 1½ miles north on east side of road

**LEGAL DESCRIPTION:**

SW¼ NW¼ and NW¼ SW¼ lying north and west of new channel of White Breast Creek, except South 15 rods (247.5 ft.), all in Section 8, T-74-N, R-21-W. (Dallas Township). Exact legal to be taken from abstract.

**METHOD OF SALE:**

- Parcel will be sold as a single tract of land.
- Sellers reserve the right to refuse any and all bids.

**SELLER:** Henry and Christine Langebartels

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

**SOIL TYPES:** Primary soils are Vesser, Nodaway, Bremer and Nevin. See soil maps on back for detail.

**CSR:** 78.3    **SOURCE:** AgriData, Inc.

**LAND DESCRIPTION:** Level to sloping

**DRAINAGE:** White Breast Creek lies to the southeast. Natural drainage and drainage ditch.

**BUILDINGS/IMPROVEMENTS:** None

**REAL ESTATE TAXES:**

Payable in 2011-2012: \$1,738

Taxable Acres: 67.92

Tax per Acre: \$25.59

**FSA DATA:**

Part of Farm Number 5445, Tract 8328

Crop Acres: 53.1 (est.)\*, plus 9.1 acres in CRP

| Base/Yields              | Direct/Counter-Cyclical |
|--------------------------|-------------------------|
| *Est. Corn Base    21.65 | 101/101                 |

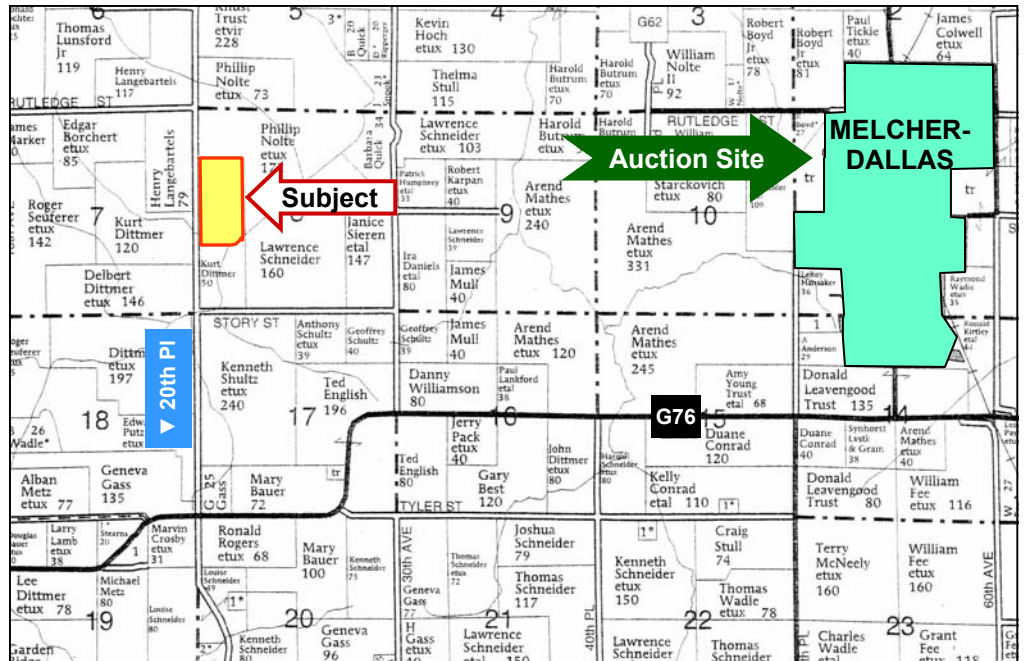
\*Figures are estimated. Marion County FSA will make final determination.

**CRP Contract:** 9.1 acres paying \$2,172 annually, expires 09/30/2019.

**COMMENTS:** Available to farm in 2012

**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 March 22, 2012. Final settlement will require certified check or wire transfer. Possession will occur on February 17, 2012. Taxes will be prorated to March 22, 2012. If Buyer incurs field expenses between time of possession and closing, and Buyer cannot close, all expenses and inputs on the farm will be forfeited.

**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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**For additional information, contact Kyle J. Hansen:**

415 S. 11th Street, Nevada, Iowa 50201

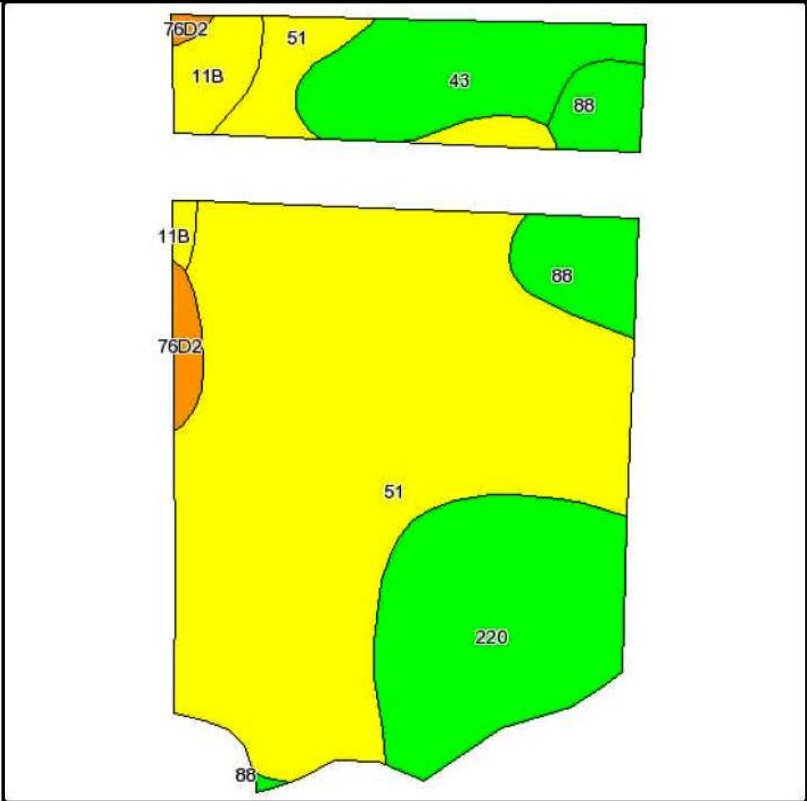
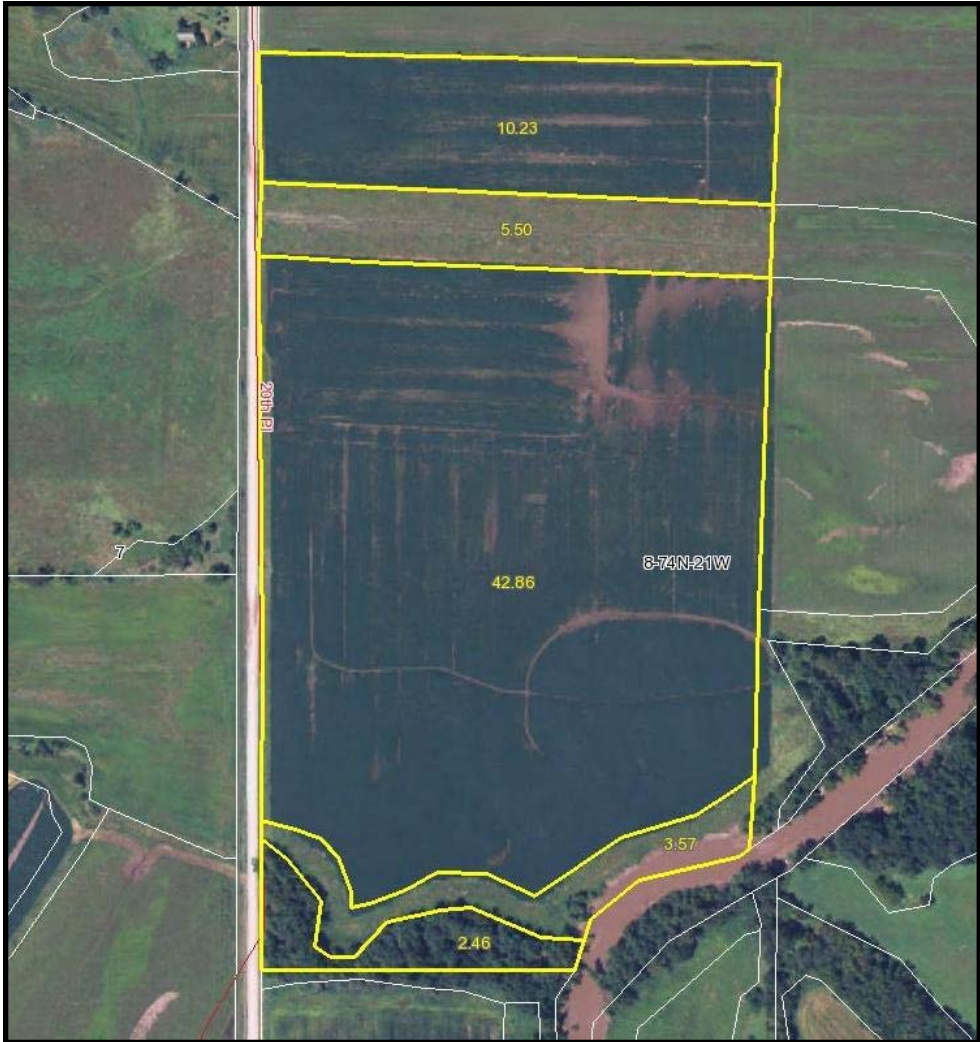
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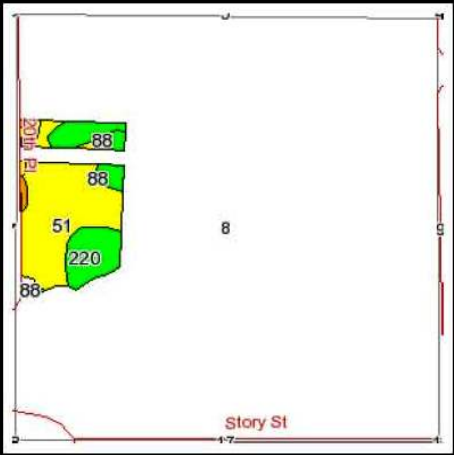


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AERIAL & SOIL MAPS



Fsa borders provided by the Farm Service Agency as of May 23, 2008.  
Soils data provided by USDA and NRCS.



State: Iowa  
County: Marion  
Location: 008-074N-021W  
Township: Dallas  
Acres: 53.1  
Date: 12/29/2011



Maps provided by:  
  
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| Code             | Soil Description                                            | Acres | Percent of field | CSR Legend | Non-Irr Class | CSR  | Corn  | Soybeans |
|------------------|-------------------------------------------------------------|-------|------------------|------------|---------------|------|-------|----------|
| 51               | Vesser silt loam, 0 to 2 percent slopes                     | 32.1  | 60.5%            |            | IIw           | 74   | 180   | 49       |
| 220              | Nodaway silt loam, 0 to 2 percent slopes                    | 9.8   | 18.4%            |            | IIw           | 90   | 202   | 55       |
| 43               | Bremer silty clay loam, 0 to 2 percent slopes               | 5.3   | 9.9%             |            | IIw           | 82   | 191   | 52       |
| 88               | Nevin silty clay loam, 0 to 2 percent slopes                | 3.4   | 6.5%             |            | I             | 90   | 202   | 55       |
| 11B              | Colo-Ely silty clay loams, 2 to 5 percent slopes            | 1.7   | 3.2%             |            | Ile           | 65   | 168   | 45       |
| 76D2             | Ladoga silt loam, 9 to 14 percent slopes, moderately eroded | 0.8   | 1.6%             |            | IIIe          | 55   | 154   | 42       |
| Weighted Average |                                                             |       |                  |            |               | 78.3 | 185.9 | 50.6     |

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