



## ***FARM REAL ESTATE AUCTION***

**Driscoll Farm  
155 Acres m/l  
Cedar County, Iowa**

**Sale held at:  
Mechanicsville Memorial Building  
102 North John Street  
Mechanicsville, IA 52306  
November 16, 2011 – Starting at 10:00 a.m.**

- FARM LOCATION:*** From Tipton: 6 miles west on Highway F28, 1 mile north on Highway X40 and 1 mile west on 200<sup>th</sup> Street.
- From Mechanicsville: 7 miles south on Highway X40 and 1 mile west on 200<sup>th</sup> Street.
- LEGAL DESCRIPTION:*** The NE ¼ of Section 26, Township 81 North, Range 4 West of the 5<sup>th</sup> P.M., Cedar County, Iowa, except the house, buildings and 5 acres.
- TAXES:*** 2010-2011, payable 2011-2012 – \$3,658 – net – \$23.91 per taxable acre. There are 153 estimated taxable acres.
- FSA INFORMATION:***
- |                                        |                      |
|----------------------------------------|----------------------|
| Farm #255 – Tract #613                 |                      |
| Cropland                               | 155.6 Acres          |
| Corn Base                              | 155.6 Acres          |
| Direct and Counter Cyclical Corn Yield | 147/147 Bushels/Acre |
- AVERAGE CSR:\**** ArcView Software indicates a CSR of 84.1 on the cropland acres. The Cedar County Assessor indicates a CSR of 83.3 on the entire farm.
- METHOD OF SALE:*** This property will be offered as a single Parcel consisting of 155 acres. The bids will be dollars per acre and will be multiplied by 155 acres to determine the total sales price.
- TERMS:*** High bidder to pay 10% of the purchase price to the Agent's real estate trust

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account on November 16, 2011. Buyer will sign a Real Estate Sales Agreement providing full cash settlement on or before December 20, 2011. 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 December 20, 2011. 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:**

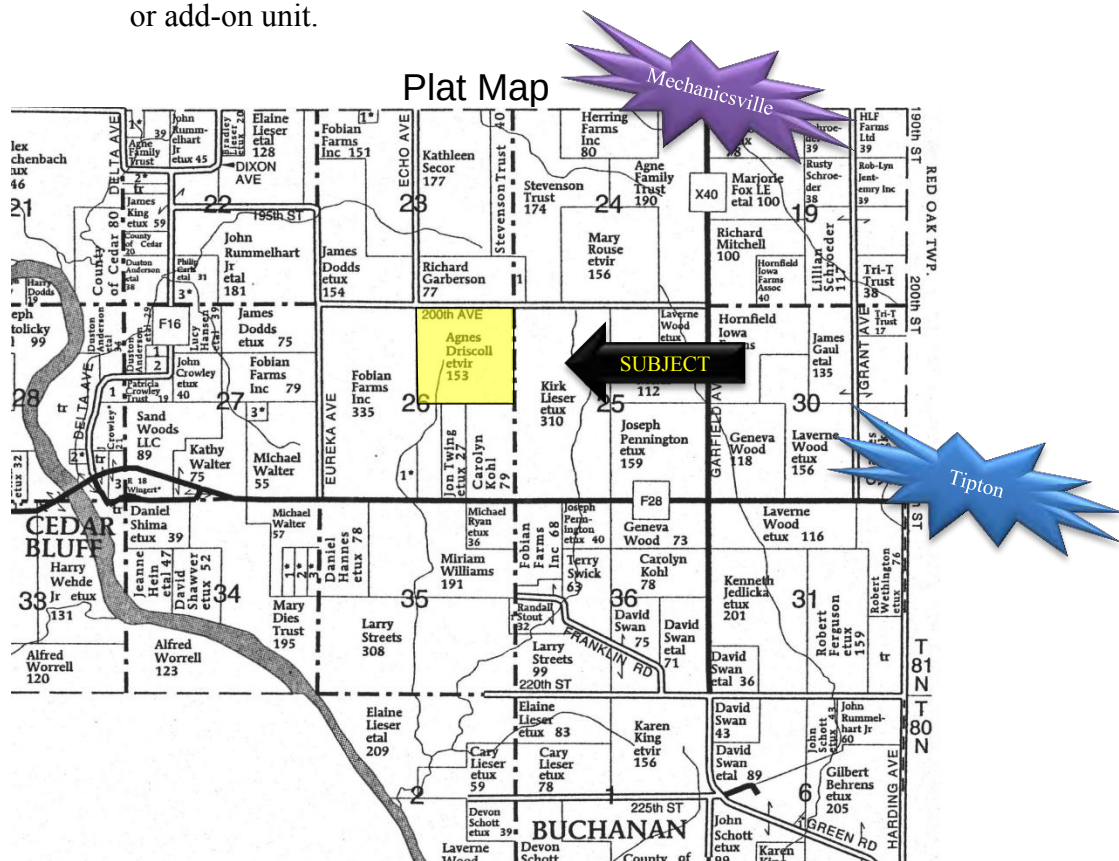
December 20, 2011.

**POSSESSION:**

At closing, subject to the 2011 Cash Rent Lease.

**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

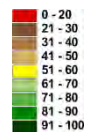


### CSR: Calculated using ArcView 3.2 software

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 | 155.6                               | Average CSR | 84.1 | Corn Yield | Soybean Yield | Acres |
|-------------------------|-------------------------------------|-------------|------|------------|---------------|-------|
| Soil Label              | Soil Name                           | CSR         |      |            |               |       |
| 122                     | Sperry silt loam, 0 to 1 percent s  | 63          | 173  | 47         | 1.33          |       |
| 143                     | Brady sandy loam, 0 to 2 percent    | 60          | 169  | 46         | 1.72          |       |
| 160                     | Walford silt loam, 0 to 2 percent   | 67          | 178  | 48         | 2.40          |       |
| 175B                    | Dickinson fine sandy loam, 2 to 5   | 56          | 164  | 44         | 8.91          |       |
| 184                     | Klinger silty clay loam, 1 to 3 per | 93          | 214  | 58         | 24.77         |       |
| 377B                    | Dinsdale silty clay loam, 2 to 5 pe | 90          | 210  | 57         | 57.58         |       |
| 382                     | Maxfield silty clay loam, 0 to 2 pe | 90          | 210  | 57         | 14.39         |       |
| 41B                     | Sparta loamy fine sand, 2 to 5 pe   | 42          | 145  | 39         | 6.39          |       |
| 761                     | Franklin silt loam, 1 to 3 percent  | 83          | 200  | 54         | 26.64         |       |
| 83B                     | Kenyon loam, 2 to 5 percent slop    | 87          | 205  | 55         | 0.10          |       |
| 911B                    | Colo-Ely complex, 2 to 5 percent    | 85          | 203  | 55         | 11.29         |       |



## WE ARE PLEASED TO OFFER THESE SERVICES

APPRAISALS ✦ REAL ESTATE SALES ✦ FARM MANAGEMENT

FOR MORE INFORMATION EMAIL: **TROY LOUWAGIE, ALC** - [TLOUWAGIE@MTV.HFMGT.COM](mailto:TLOUWAGIE@MTV.HFMGT.COM)

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