



FARM REAL ESTATE AUCTION

**49 Acres mll
Linn County, Iowa**

**Sale held at Coggon Legion Hall
101 1st Street, Coggon, IA 52218**

Tuesday, October 4, 2011 – Starting at 10:00 a.m.

FARM LOCATION:	From Coggon: 1 mile west on County Road D62 and 1 mile north on Quality Ridge Road.												
LEGAL DESCRIPTION:	Parcel A, Plat of Survey #1512 as recorded in Book 7125 Page 313 of records of Linn County, Iowa Recorder on November 14, 2008, being part of the North FRL ½ NW ¼ in Section 4, Township 86 North, Range 6 West of the 5 th P.M., Linn County, Iowa.												
FSA INFORMATION:	<table><tr><td>Farm #4921 – Tract #5313</td><td></td></tr><tr><td>Cropland</td><td>43.0 Acres</td></tr><tr><td>Corn Base</td><td>33.9 Acres</td></tr><tr><td>Direct and Counter Cyclical Corn Yield</td><td>118/118 Bushels/Acre</td></tr><tr><td>Soybean Base</td><td>4.8 Acres</td></tr><tr><td>Direct and Counter Cyclical Soybean Yield</td><td>34/34 Bushels/Acre</td></tr></table>	Farm #4921 – Tract #5313		Cropland	43.0 Acres	Corn Base	33.9 Acres	Direct and Counter Cyclical Corn Yield	118/118 Bushels/Acre	Soybean Base	4.8 Acres	Direct and Counter Cyclical Soybean Yield	34/34 Bushels/Acre
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AVERAGE CSR:*	ArcView Software indicates an average CSR of 72.9 on the cropland acres. The Linn County Assessor indicates a CSR of 65.07 on the entire farm.												
TAXES:	2010-2011, payable 2011-2012 – \$1,162.00 - net – \$24.30 per taxable acre. There are 47.83 taxable acres.												
POSSESSION:	At closing.												
DATE OF CLOSING:	November 9, 2011.												
METHOD OF SALE:	This farm will be offered at public auction as one parcel containing 49 acres. The bids will be dollars per acre and will be multiplied by 49 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. All acres are more or less.*

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TERMS:

High bidder for each parcel of real estate to pay 10% of the purchase price to the Agent's real estate trust account on October 4, 2011. Buyer will sign a Real Estate Sales Agreement providing full cash settlement on or before November 9, 2011. Successful bidders are purchasing with no financing contingencies and must be prepared for cash settlement of their purchase on or before November 9, 2011. Final settlement and payment of the balance of the purchase price to be by cashier's check or wire transfer.

Sellers reserve 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 their representatives are Agents of the Seller.

SELLERS:

David A. and Jamie J. Anderson.

BROKER'S COMMENTS:

This is a good Linn County farm located in a strong area!

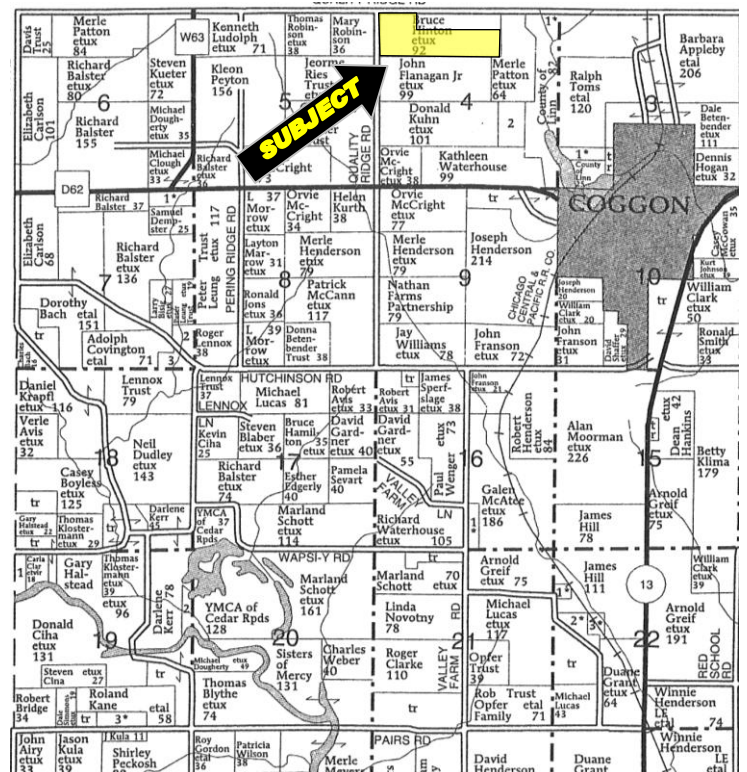


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AERIAL MAP



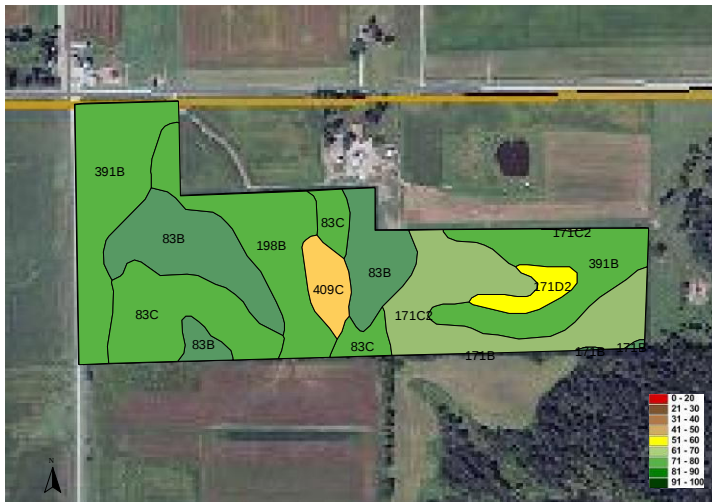
PLAT MAP



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.

CSR MAP



Measured Tillable Acres	43.0	Average CSR	72.9		
			Corn	Soybean	
Soil Label	Soil Name	CSR	Yield	Yield	Acres
171B	Bassett loam, 2 to 5 percent slop	82	195	53	0.09
171C2	Bassett loam, 5 to 9 percent slop	64	170	46	7.85
171D2	Bassett loam, 9 to 14 percent slo	54	157	42	1.24
198B	Floyd loam, 1 to 4 percent slopes	76	187	50	5.95
391B	Clyde-Floyd-Schley complex, 1 to 4 percent slopes	73	183	49	12.68
409C	Dickinson fine sandy loam, loam	41	139	38	1.59
83B	Kenyon loam, 2 to 5 percent slop	87	201	54	9.10
83C	Kenyon loam, 5 to 9 percent slop	72	181	49	7.31

WE ARE PLEASED TO OFFER THESE SERVICES

APPRAISALS ✦ REAL ESTATE SALES ✦ FARM MANAGEMENT

FOR MORE INFORMATION EMAIL: TLOUWAGIE@MTV.HFMGT.COM

102 PALISADES ROAD ✦ MT. VERNON IA ✦ 52314 ✦ PHONE: 319-895-8858 ✦ WWW.HFMGT.COM

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