



FARM REAL ESTATE AUCTION

***52 Acres m/l
Buchanan County, Iowa***

***Sale held at:
Troy Mills American Legion
Troy Mills, IA 52344***

Friday, September 30, 2011 – Starting at 10:00 a.m.

<i>FARM LOCATION:</i>	From the north side of Troy Mills: 1 mile west on Linn-Buchanan Road, 1 ½ miles north on Thomas Avenue, ¾ mile west on 325 th Street.												
<i>LEGAL DESCRIPTION:</i>	That part of the S ½ of the NE ¼ of Section 25, Township 87 North, Range 8 West of the 5 th P.M., Buchanan County, Iowa.												
<i>FSA INFORMATION:</i>	<table><tr><td>Farm #4156 – Tract #22037</td><td></td></tr><tr><td>Cropland</td><td>51.5 Acres</td></tr><tr><td>Corn Base</td><td>49.0 Acres</td></tr><tr><td>Direct and Counter Cyclical Corn Yield</td><td>110/110 Bushels/Acre</td></tr><tr><td>Soybean Base</td><td>2.5 Acres</td></tr><tr><td>Direct and Counter Cyclical Soybean Yield</td><td>32/32 Bushels/Acre</td></tr></table>	Farm #4156 – Tract #22037		Cropland	51.5 Acres	Corn Base	49.0 Acres	Direct and Counter Cyclical Corn Yield	110/110 Bushels/Acre	Soybean Base	2.5 Acres	Direct and Counter Cyclical Soybean Yield	32/32 Bushels/Acre
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<i>AVERAGE CSR:*</i>	ArcView Software indicates an average CSR of 52.0 on the cropland acres. The Buchanan County Assessor indicates a CSR of 50.23 on the entire farm.												
<i>TAXES:</i>	2010-2011, payable 2011-2012 – \$846 - net – \$16.84 per taxable acre. There are 51.29 taxable acres.												
<i>POSSESSION:</i>	At closing.												
<i>DATE OF CLOSING:</i>	November 10, 2011.												
<i>METHOD OF SALE:</i>	This farm will be offered at public auction as one parcel containing 52 acres. The bids will be dollars per acre and will be multiplied by 52 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.*

The information gathered for this brochure is from sources deemed reliable, but cannot be guaranteed by Hertz Real Estate Services or its staff. All acres are considered more or less.

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 September 30, 2011. Buyer will sign a Real Estate Sales Agreement providing full cash settlement on or before November 10, 2011. Successful bidders are purchasing with no financing contingencies and must be prepared for cash settlement of their purchase on or before November 10, 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.

SELLER:

Mary V. Slife Estate.

BROKER'S COMMENTS:

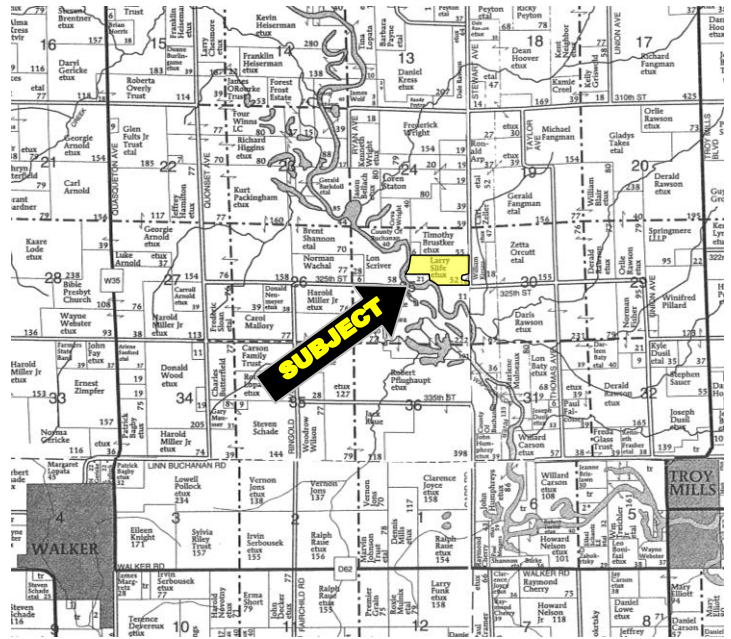
This is a good quality Buchanan County farm located in a strong area!



AERIAL MAP



PLAT MAP



Permission for reproduction of map granted by Farm & Home Publishers, Ltd.

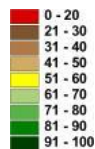
CSR: Calculated using ArcView 3.2 software

*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		52.1	Average CSR		52.0		
Soil Label		Soil Name	CSR	Corn Yield		Soybean Yield	Acres
159	Finchford loamy sand, 0 to 2 per	30	127	34	1.75		
391B	Clyde-Floyd complex, 1 to 4 perc	76	189	51	7.42		
408B	Olin fine sandy loam, 2 to 5 perc	67	176	48	10.16		
41	Sparta loamy fine sand, 0 to 2 pe	45	147	40	0.51		
41B	Sparta loamy fine sand, 2 to 5 pe	40	140	38	0.64		
585	Spillville-Coland complex, 0 to 2	80	194	52	0.31		
626	Hayfield loam, 0 to 2 percent slo	67	176	48	2.53		
63B	Chelsea loamy fine sand, 2 to 5 p	36	135	36	20.49		
776C	Lilah sandy loam, 2 to 9 percent	8	97	26	0.23		
777	Wapsie loam, 0 to 2 percent slo	58	164	44	3.13		
807B	Schley variant sandy loam, 1 to 4	50	154	42	4.95		



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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