



FARM REAL ESTATE AUCTION

***73 Acres m/l
Scott County, Iowa***

***Sale held at Blue Grass Community Club
232 East Orphed Street, Blue Grass, IA 52726***

Tuesday, September 27, 2011 – Starting at 10:00 a.m.

- FARM LOCATION:*** This farm is located 1 mile west of Davenport from Intersection of Interstate 280 and Highway 61 (Exit 6): 1 mile west on Highway 61, ½ mile north on Highway 48 and ½ mile west on 145th Street.
- LEGAL DESCRIPTION:*** W ½ of the NE ¼ except the house and buildings, Section 35, Township 78 North, Range 2 East of the 5th P.M., Scott County, Iowa.
- FSA INFORMATION:***
- | | |
|---|----------------------|
| Farm #4196 – Tract #1113 | |
| Cropland | 72.7 Acres |
| Corn Base | 44.4 Acres |
| Direct and Counter Cyclical Corn Yield | 134/134 Bushels/Acre |
| Soybean Base | 20.9 Acres |
| Direct and Counter Cyclical Soybean Yield | 40/40 Bushels/Acre |
- AVERAGE CSR:**** ArcView Software indicates an average CSR of 77.7 on the cropland acres. The Scott County Assessor indicates a CSR of 77.88 on the entire farm.
- TAXES:*** 2010-2011, payable 2011-2012 – \$1,660.00 - net – \$22.74 per taxable acre. There are 73.0 taxable acres.
- POSSESSION:*** At closing, subject to the 2011 Cash Rent Lease.
- DATE OF CLOSING:*** November 17, 2011.
- METHOD OF SALE:*** This farm will be offered at public auction as one parcel containing 73 acres. The bids will be dollars per acre and will be multiplied by 73 acres to determine the total sales price.
- 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 27, 2011. Buyer will sign a Real Estate Sales Agreement providing full cash settlement on or before November 17, 2011. Successful bidders are purchasing with no financing

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contingencies and must be prepared for cash settlement of their purchase on or before November 17, 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:

Connie Organ and Lowell W. Spring Revocable Trust.

BROKER'S COMMENTS:

This is a high quality Scott County farm located in a strong area!

**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.*

CROPLAND PHOTOS

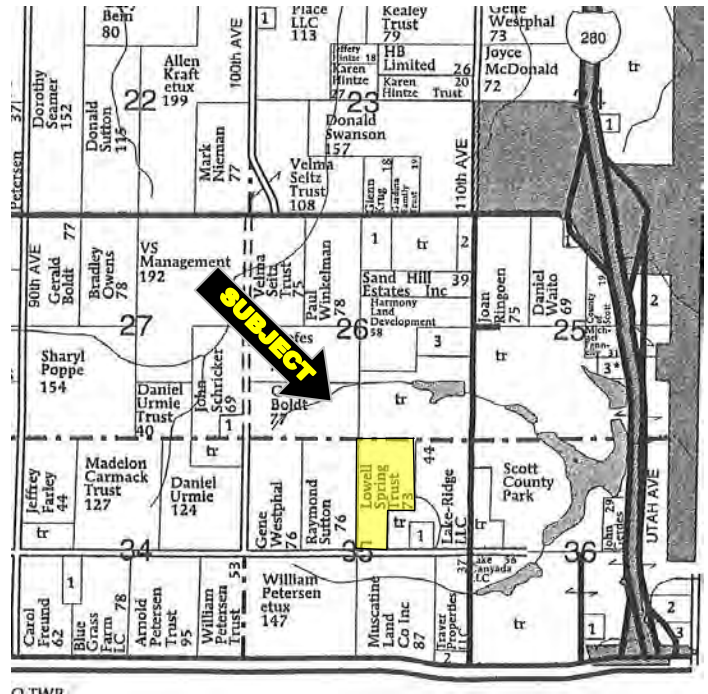


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AERIAL MAP



PLAT MAP

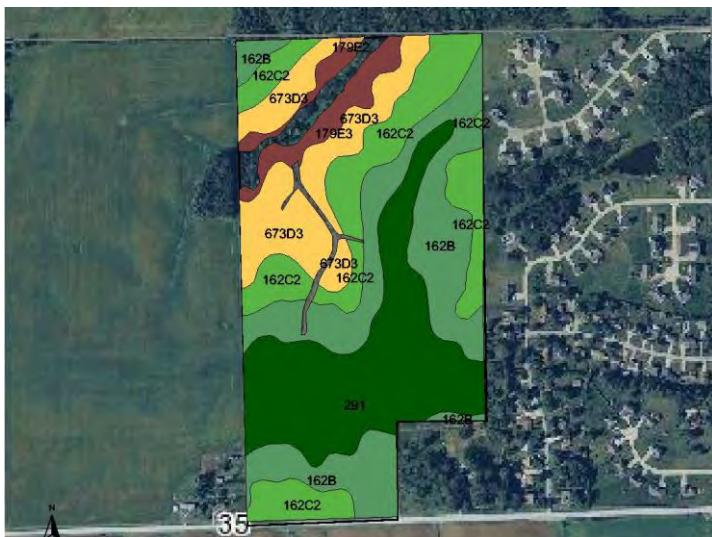


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CSR: Calculated using ArcView 3.2 software

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CSR MAP



Measured Tillable Acres		71.5	Average CSR		77.7	
Soil Label	Soil Name	CSR	Corn Yield	Soybean Yield	Acres	
162B	Downs silt loam, 2 to 5 percent s	90	209	56	20.05	
162C2	Downs silt loam, 5 to 9 percent s	73	186	50	15.39	
179E2	Gara loam, 14 to 18 percent slop	33	132	36	0.16	
179E3	Gara clay loam, 14 to 18 percent	30	128	35	4.11	
291	Atterberry silt loam, 0 to 2 percer	95	215	58	20.20	
673D3	Timula silt loam, 9 to 14 percent	50	155	42	11.58	



WE ARE PLEASED TO OFFER THESE SERVICES

APPRAISALS ✦ REAL ESTATE SALES ✦ FARM MANAGEMENT

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

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