



**340 Tower Park Drive P.O. Box 2396
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WE ARE PLEASED TO PRESENT FARMLAND AUCTION

Blanche Carr Trust

100 Acres m/l - Delaware County, Iowa

OWNER: Blanche Carr Trust

AUCTION TIME AND LOCATION: 10:00 A.m. - Tuesday,
August 9, 2011, O'Sullivan Hall, 608 Bernhart St.,
Masonville, IA 50654

FARM LOCATION: 4 miles west of Manchester south of
County Rd. D-22 and North of Hwy. 20.

LEGAL: NE ¼ North of Hwy. 20, except acreage in
northeast corner, in Section 4, Township 88 North, Range
6 West of the 5th P.M., Delaware County, Iowa

RE TAXES: 2009-2010 payable 2010-2011 - \$2,358 net,
on 99.10 taxable acres, \$23.79 per acre.

POSSESSION: At closing subject to existing lease.

SCHOOL DIST: West Delaware Community Schools

FSA INFO: #3100

	Base	DP	CCP
Crop	Acres Est	Yield	Yield
Corn	72.7	130.0	130.0
Soybeans	26.3	41.0	41.0
Total Cropland	99.0		

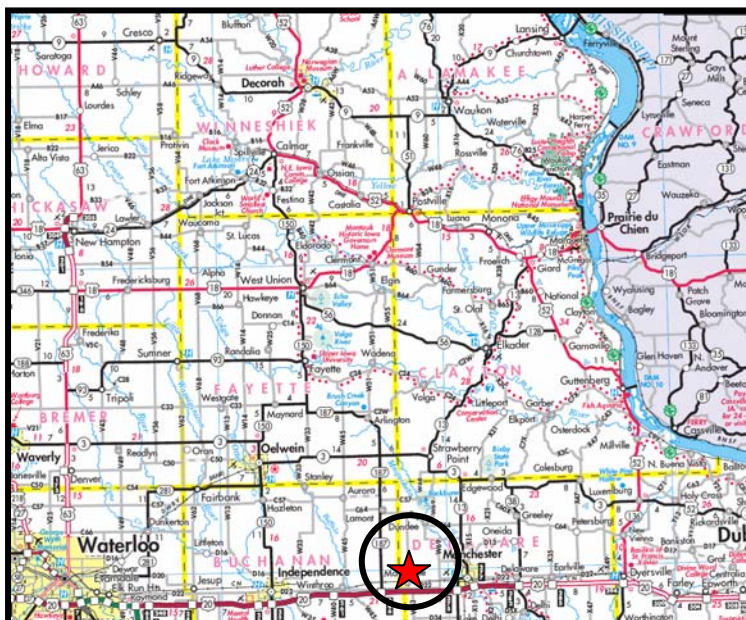
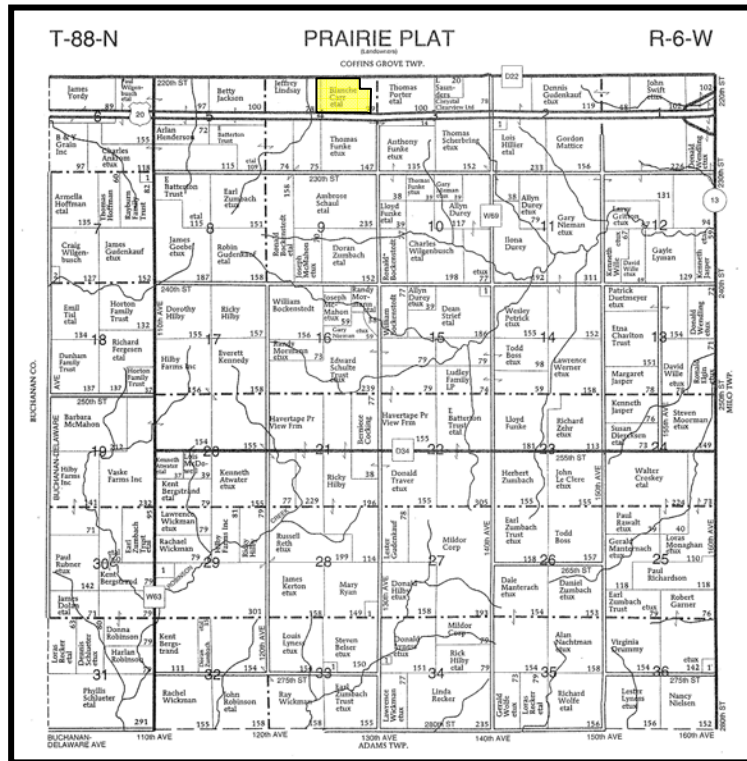
AVERAGE CSR: 79.3 Per AgriData; 79.4 Per County
Assessor

*The information gathered for this brochure is from sources
deemed reliable, but cannot be guaranteed by Hertz Farm
Management, Inc. or its staff. REID #050-0622*

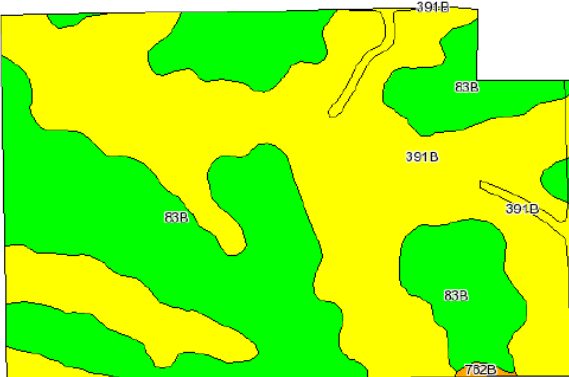
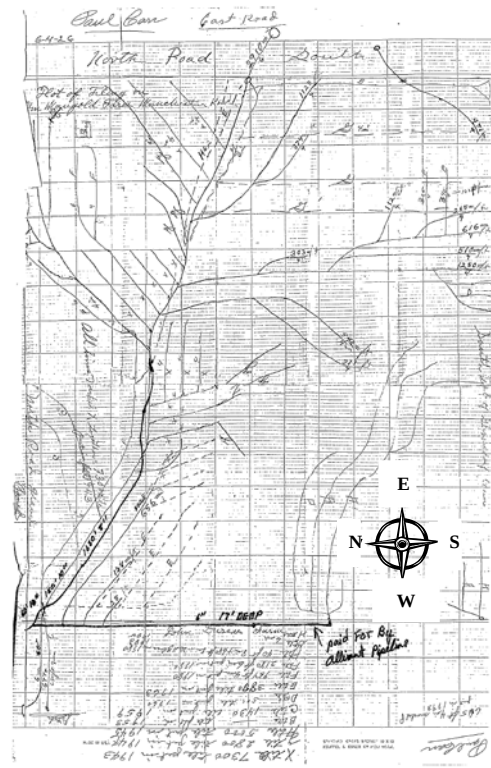
BUILDINGS: None

WELL: None

HIGHLY ERODIBLE CLASSIFICATION: Non Highly
Erodible (NHEL)



Aerial – Tile Map – Soils Map



Code	Soil Description	Acres	Percent of field	CSR Legend	Non-Irr Class	CSR	Corn	Soybeans
391B	Clyde-Floyd complex, 1 to 4 percent slopes	55.8	54.7%		IIw	74	188	51
83B	Kenyon loam, 2 to 5 percent slopes	46	45.0%		IIe	86	204	55
782B	Donnan loam, 2 to 6 percent slopes	0.3	0.3%		IIe	51	157	42
Weighted Average						79.3	195.1	52.8

Method – Terms – Announcements

METHOD OF SALE:

Property to be offered as one parcel.

TERMS:

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

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