



FARM REAL ESTATE AUCTION

Huffman Farm

463 Acres m/l

Jefferson County, Iowa

Sale held at:

Best Western Fairfield Inn

2200 West Burlington Avenue

Fairfield, IA 52556

August 3, 2011 – Starting at 10:00 a.m.

- FARM LOCATION:** From Packwood: 5 miles south on County Road V63, 3 miles west on Brookville Road.
- LEGAL DESCRIPTION:** 463 acres located in Section 33, Township 73 North, Range 11 West and Sections 3 and 4, Township 72 North, Range 11 West, Jefferson County, Iowa.
- POSSESSION:** At closing, subject to a 2011 Lease.
- DATE OF CLOSING:** October 20, 2011.
- METHOD OF SALE:** These farms will be offered separately as Parcel #1, consisting of 89 acres, Parcel #2, consisting of 196 acres, Parcel #3, consisting of 113 Acres and Parcel #4, consisting of 65 acres. These farms will sell individually and will not be combined. The bids will be dollars per acre and will be multiplied by the advertised acres to determine the total sales price.
- TERMS:** High bidder of real estate to pay 10% of the purchase price to the Agent's real estate trust account on August 3, 2011. Buyer will sign a Real Estate Sales Agreement providing for a full cash settlement on or before October 20, 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 20, 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.

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.

FSA INFORMATION:

Farm #4745 – Tract #4032	
Farmland	463 Acres
Cropland	309.1 Acres
Corn Base	186.2 Acres
Direct and Counter Cyclical Corn Yield	106/106 Bushels/Acre
Soybean Base	118.1 Acres
Direct and Counter Cyclical Soybean Yield	29/29 Bushels/Acre

AGENCY:

Hertz Real Estate Services and Hertz Farm Management and their representatives are Agents of the Sellers.

SELLERS:

Wallace E. Huffman, Shirley A. Pickett, and Connie L. Peterson.

BROKERS COMMENTS:

Great opportunity to purchase good quality Jefferson County farms with income potential and recreational value.

Contact:

Matthew A. Clarahan
OR
Troy R. Louwagie, ALC

Email: mclarahan@mtv.hfmgt.com or tlouwagie@mtv.hfmgt.com

For additional information contact:

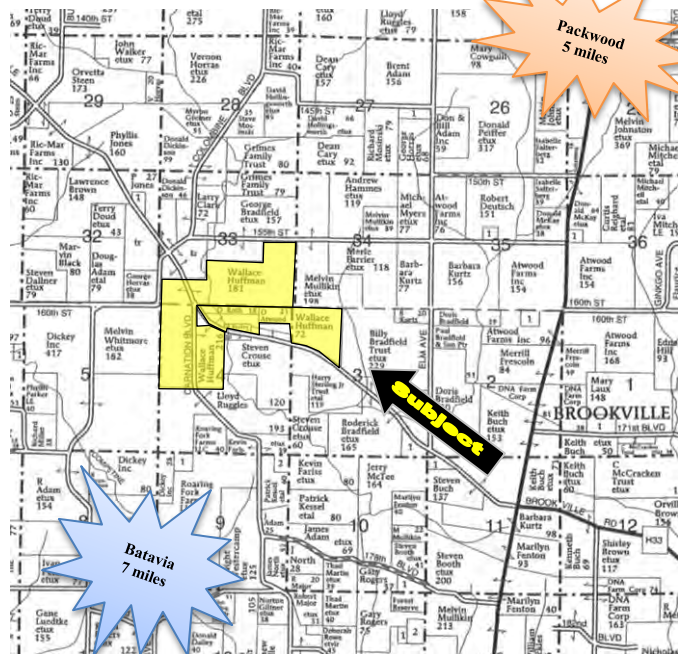
HERTZ REAL ESTATE SERVICES/HERTZ FARM MANAGEMENT, Inc.
P.O. Box 50, Mt. Vernon, IA 52314
Telephone: 319-895-8858



Aerial Map



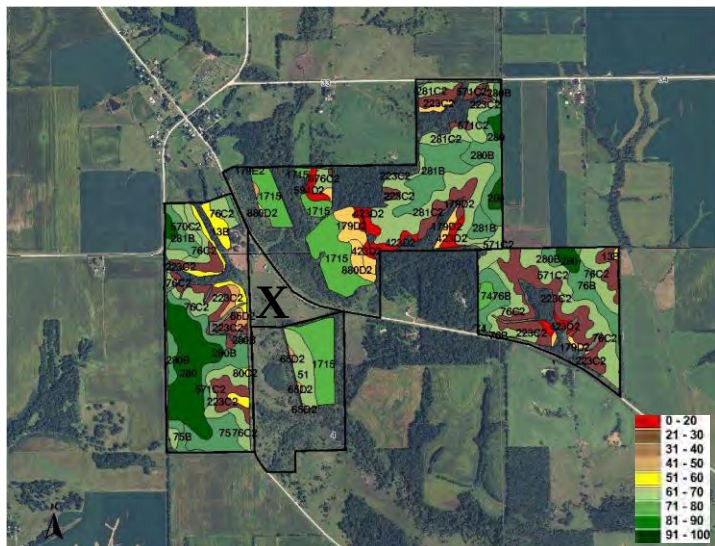
Plat Map



Permission for reproduction of map granted by Farm & Home Publishers

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		309.1	Average CSR		65.7	Corn Yield		172	Soybean Yield		46	Acres		7.99
Soil Label	Soil Name	CSR	CSR	CSR	CSR	Yield	Yield	Yield	Yield	Yield	Yield	Yield	Yield	Yield
13B	Olmitz-Vesser-Zook complex, 01	60	60	172	46	7.99								
1715	Nodaway-Vesser-Ackmore comp	80	188	51	36.11									
179D2	Gara clay loam, 9 to 14 percent s	43	138	37	9.03									
179E2	Gara clay loam, 14 to 18 percent	33	125	34	0.31									
223C2	Rinda silty clay loam, 5 to 9 perc	22	110	30	46.33									
280	Mahaska silty clay loam, 0 to 2 p	95	208	56	29.90									
280B	Mahaska silty clay loam, 2 to 5 p	90	202	55	23.62									
281B	Otley silty clay loam, 2 to 5 perce	90	202	55	20.90									
281C2	Otley silty clay loam, 5 to 9 perce	70	175	47	27.14									
423D2	Bucknell silty clay loam, 9 to 14 p	13	98	26	8.17									
425D2	Keswick clay loam, 9 to 14 perce	12	96	26	0.09									
51	Vesser silt loam, 0 to 2 percent s	70	175	47	7.23									
570C2	Nira silty clay loam, 5 to 9 perce	67	170	46	3.26									
571C2	Hedrick silty clay loam, 5 to 9 pe	62	164	44	19.80									
594D2	Galland clay loam, 9 to 14 perce	5	87	23	1.91									
65D2	Lindley loam, 9 to 14 percent slo	38	131	35	3.12									
74	Rubio silt loam, 0 to 2 percent sl	78	185	50	2.15									
75	Givin silt loam, 0 to 2 percent slo	85	195	53	7.96									
75B	Givin silt loam, 2 to 5 percent slo	81	189	51	2.07									
76B	Ladoga silt loam, 2 to 5 percent s	85	195	53	12.84									
76C2	Ladoga silty clay loam, 5 to 9 per	65	168	45	34.01									
80C2	Clinton silty clay loam, 5 to 9 per	60	161	43	0.24									
876C2	Ladoga silty clay loam, bench, 5	65	168	45	1.89									
880D2	Clinton silty clay loam, bench, 9 t	50	148	40	3.06									

WE ARE PLEASED TO OFFER THESE SERVICES

APPRAISALS ✦ REAL ESTATE SALES ✦ FARM MANAGEMENT

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

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

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Parcel #1

89 Acres m/l

Jefferson County, Iowa

TAXES: 2009 – 2010, payable 2010 – 2011 – \$1,188 – net - \$13.77 per taxable acre. There are 86.3 taxable acres..

FSA INFORMATION: Farm #4745 – Tract #4032
Cropland 71.9 Acres

Final determination of corn and soybean bases to be determined by the Jefferson County FSA.

SCHOOL DISTRICT: Pekin Community Schools.

AVERAGE CSR:* ArcView Software indicates a CSR of 55.5 on the cropland acres.

*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 71.9

Average CSR 55.5

Soil Label	Soil Name	CSR	Corn Yield	Soybean Yield	Acres
13B	Olmitz-Vesser-Zook complex, 0 to 2 percent clay	60	172	46	0.37
179D2	Gara clay loam, 9 to 14 percent clay	43	138	37	1.00
223C2	Rinda silty clay loam, 5 to 9 percent clay	22	110	30	21.65
280	Mahaska silty clay loam, 0 to 2 percent clay	95	208	56	2.43
280B	Mahaska silty clay loam, 2 to 5 percent clay	90	202	55	1.59
423D2	Bucknell silty clay loam, 9 to 14 percent clay	13	98	26	1.71
571C2	Hedrick silty clay loam, 5 to 9 percent clay	62	164	44	8.14
74	Rubio silt loam, 0 to 2 percent clay	78	185	50	2.15
75B	Givin silt loam, 2 to 5 percent clay	81	189	51	0.10
76B	Ladoga silt loam, 2 to 5 percent clay	85	195	53	12.05
76C2	Ladoga silty clay loam, 5 to 9 percent clay	65	168	45	20.69

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Parcel #2 **196 Acres m/l** **Jefferson County, Iowa**

TAXES: 2009 – 2010, payable 2010 – 2011 – Estimated \$2,268 – net - \$11.75 per taxable acre.
There are an estimated 193 taxable acres.

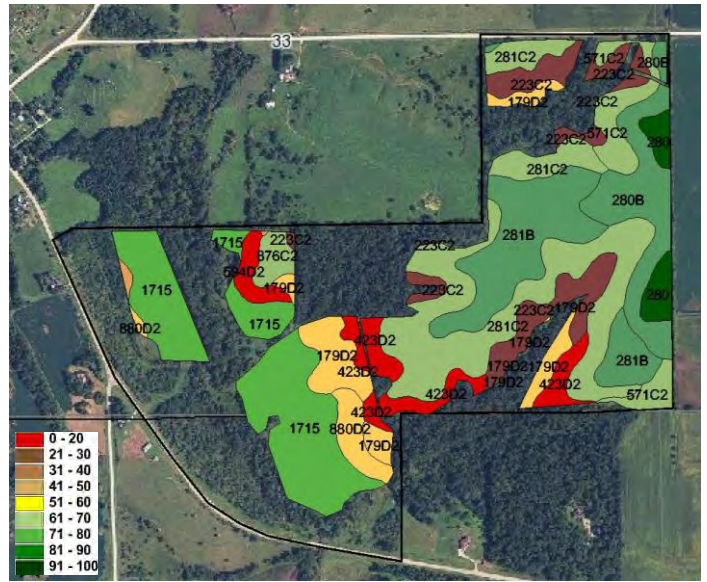
FSA INFORMATION: Farm #4745– Tract #4032
Cropland 120.8 Acres

Final determination of corn and soybean bases to be determined by the Jefferson County FSA.

SCHOOL DISTRICT: Pekin Community Schools.

AVERAGE CSR:* ArcView Software indicates a CSR of 66.0 on the cropland acres.

*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	120.8	Average CSR	66.0		
			Corn	Soybean	
Soil Label	Soil Name	CSR	Yield	Yield	Acres
1715	Nodaway-Vesser-Ackmore comp	80	188	51	24.52
179D2	Gara clay loam, 9 to 14 percent s	43	138	37	8.03
179E2	Gara clay loam, 14 to 18 percent	33	125	34	0.31
223C2	Rinda silty clay loam, 5 to 9 perc	22	110	30	10.76
280	Mahaska silty clay loam, 0 to 2 p	95	208	56	3.12
280B	Mahaska silty clay loam, 2 to 5 p	90	202	55	10.79
281B	Otley silty clay loam, 2 to 5 perce	90	202	55	16.88
281C2	Otley silty clay loam, 5 to 9 perce	70	175	47	27.14
423D2	Bucknell silty clay loam, 9 to 14 p	13	98	26	6.46
571C2	Hedrick silty clay loam, 5 to 9 pei	62	164	44	5.89
594D2	Galland clay loam, 9 to 14 percei	5	87	23	1.91
876C2	Ladoga silty clay loam, bench, 5	65	168	45	1.89
880D2	Clinton silty clay loam, bench, 9 t	50	148	40	3.06

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Parcel #3

113 Acres m/l

Jefferson County, Iowa

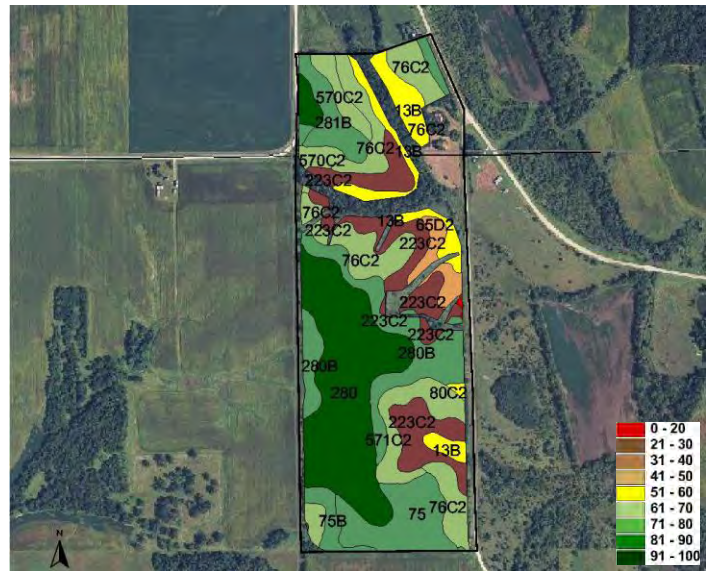
TAXES: 2009 – 2010, payable 2010 – 2011 – \$2,144 – net - \$19.60 per taxable acre. There are 109.4 taxable acres.

FSA INFORMATION: Farm #4745 – Tract #4032
Cropland 97.0 Acres
Final determination of corn and soybean bases to be determined by the Jefferson County FSA.

SCHOOL DISTRICT: Pekin School District.

AVERAGE CSR:* ArcView Software indicates a CSR of 71.2 on the cropland acres.

*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		97.0	Average CSR		71.2
			Corn Yield		Soybean Yield
Soil Label	Soil Name	CSR	Yield	Yield	Acres
13B	Olmitz-Vesser-Zook complex, 0 to 2 percent slope	60	172	46	7.62
223C2	Rinda silty clay loam, 5 to 9 percent slope	22	110	30	13.92
280	Mahaska silty clay loam, 0 to 2 percent slope	95	208	56	24.35
280B	Mahaska silty clay loam, 2 to 5 percent slope	90	202	55	11.24
281B	Otley silty clay loam, 2 to 5 percent slope	90	202	55	4.02
425D2	Keswick clay loam, 9 to 14 percent slope	12	96	26	0.09
570C2	Nira silty clay loam, 5 to 9 percent slope	67	170	46	3.26
571C2	Hedrick silty clay loam, 5 to 9 percent slope	62	164	44	5.77
65D2	Lindley loam, 9 to 14 percent slope	38	131	35	2.45
75	Givin silt loam, 0 to 2 percent slope	85	195	53	7.96
75B	Givin silt loam, 2 to 5 percent slope	81	189	51	1.97
76B	Ladoga silt loam, 2 to 5 percent slope	85	195	53	0.79
76C2	Ladoga silty clay loam, 5 to 9 percent slope	65	168	45	13.32
80C2	Clinton silty clay loam, 5 to 9 percent slope	60	161	43	0.24

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Parcel #4 **65 Acres m/l** **Jefferson County, Iowa**

TAXES: 2009 – 2010, payable 2010 – 2011 – Estimated \$502 – net - \$8.03 per taxable acre.
There are an estimated 62.5 taxable acres.

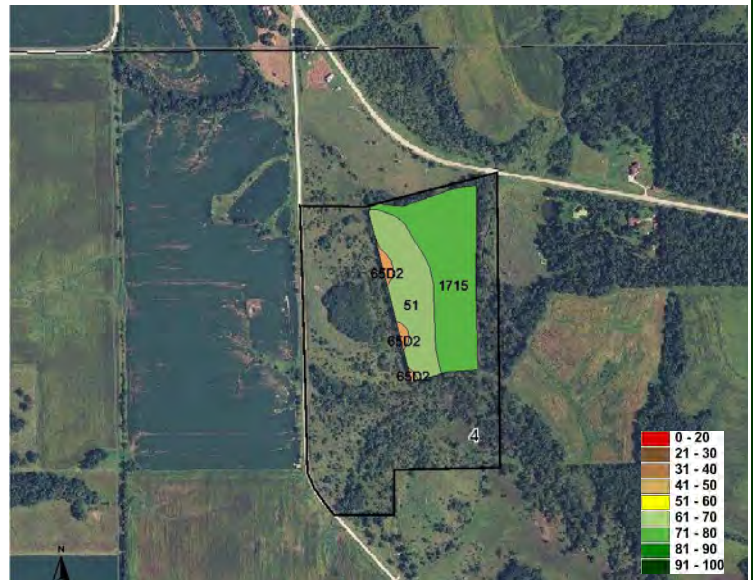
FSA INFORMATION: Farm #4745 – Tract #4032
Cropland 19.5 Acres

Final determination of corn and soybean bases to be determined by the Jefferson County FSA.

SCHOOL DISTRICT: Pekin School District.

AVERAGE CSR:* ArcView Software indicates a CSR of 74.8 on the cropland acres.

*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	19.5	Average CSR	74.8		
			Corn Yield	Soybean Yield	Acres
Soil Label	Soil Name	CSR			
1715	Nodaway-Vesser-Ackmore comp	80	188	51	11.59
51	Vesser silt loam, 0 to 2 percent s	70	175	47	7.23
65D2	Lindley loam, 9 to 14 percent slo	38	131	35	0.67

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