



FARM REAL ESTATE AUCTION

**Collingwood Farm
216 Acres m/l
Iowa County, Iowa**

**Sale held at:
St. Mary's Memorial Community Center,
102 East Penn Street, Williamsburg, IA 52361**

June 22, 2011 – Starting at 10:00 a.m.

- FARM LOCATION:*** From Millersburg: 3 miles north on county road V52, and ½ mile east on 275th Avenue.
- LEGAL DESCRIPTION:*** SE ¼ NE ¼ and that part of the Easterly 97 acres of the SE ¼ of Section 32 and the W ½ SW ¼ of Section 33; all in Township 79 North, Range 11, West of the 5th P.M., Iowa County, Iowa.
- REAL ESTATE TAXES:*** 2009-2010, payable 2010-2011 – \$4,530 – net – \$21.39 per taxable acre. There are 211.75 taxable acres.
- POSSESSION:*** At closing, subject to a 2011 Cash Rent Lease and 2011 Pasture Lease.
- DATE OF CLOSING:*** July 28, 2011.
- METHOD OF SALE:*** This property will be offered separately as Parcel #1 consisting of 169 acres and Parcel #2 consisting of 7 acres. Parcels #1 and #2 will then be combined and offered as one 176-acre parcel. The property will sell in the manner resulting in the highest total price. Parcel #3 will be offered separately as a 40 acre parcel and not combined.
- TERMS:*** High bidder of real estate to pay 10% of the purchase price to the Agent's real estate trust account on June 22, 2011. Buyer will sign a Real Estate Sales Agreement providing for a full cash settlement on or before July 28, 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 July 28, 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.

SELLERS:

Eldon D. Collingwood, Shirley J. Schmidt and Jerry L. Collingwood.

BROKERS COMMENTS:

This is a high quality Iowa County farm with good soils located in a strong area! Includes 115.7 acres of flat and black cropland, 40 acres of good open pasture and a nice house and buildings.

Contact:

Troy R. Louwagie, ALC

or

Matthew A. Clarahan

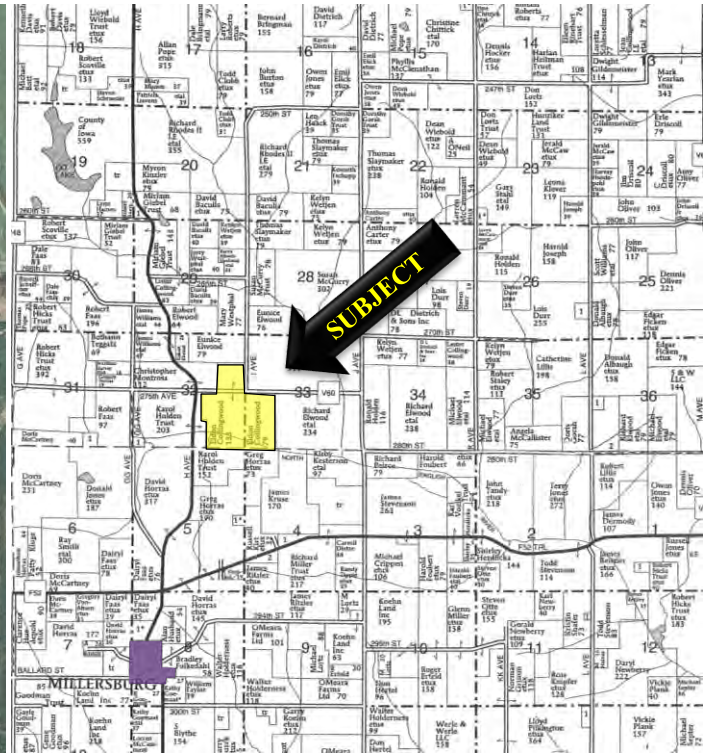
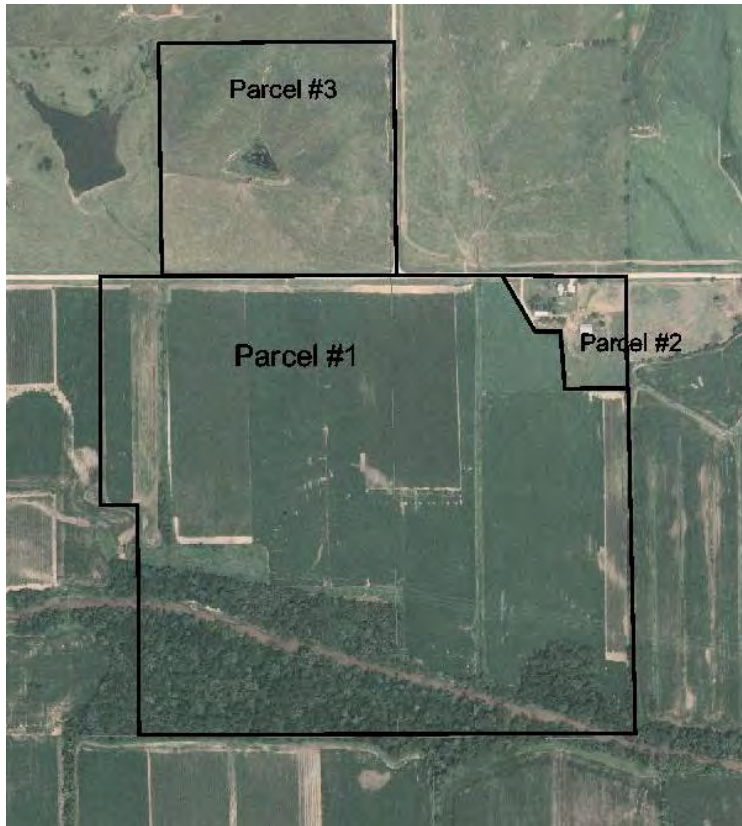
Email: tlouwagie@mtv.hfmgt.com
mclarahan@mtv.hfmgt.com

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



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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

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.

Parcel #1

169 Acres m/I

Iowa County, Iowa

LOCATION: From Millersburg: 3 miles north on county road V52 and ½ mile east on 275th Avenue.

LEGAL DESCRIPTION: That part of the Easterly 97 acres of the SE ¼ of Section 32 and the W ½ SW ¼ of Section 33; all in Township 79 North, Range 11, West of the 5th P.M., Iowa County, Iowa.

TAXES: 2009 – 2010, payable 2010 – 2011 – Estimated – \$2,957 – net - \$17.68 per taxable acre. There are 167.25 taxable acres..

FSA INFORMATION:

Farm #1101 – Tract #2189	
Cropland	115.7 Acres
Corn Base	71.7 Acres
Direct and Counter Cyclical Corn Yield	119/119 Bushels/Acre
Soybean Base	26.9 Acres
Direct and Counter Cyclical Soybean Yield	29/29 Bushels/Acre
Sorghum	8.9 Acres
Direct and Counter Cyclical Sorghum Yield	70/70 Bushels/Acre

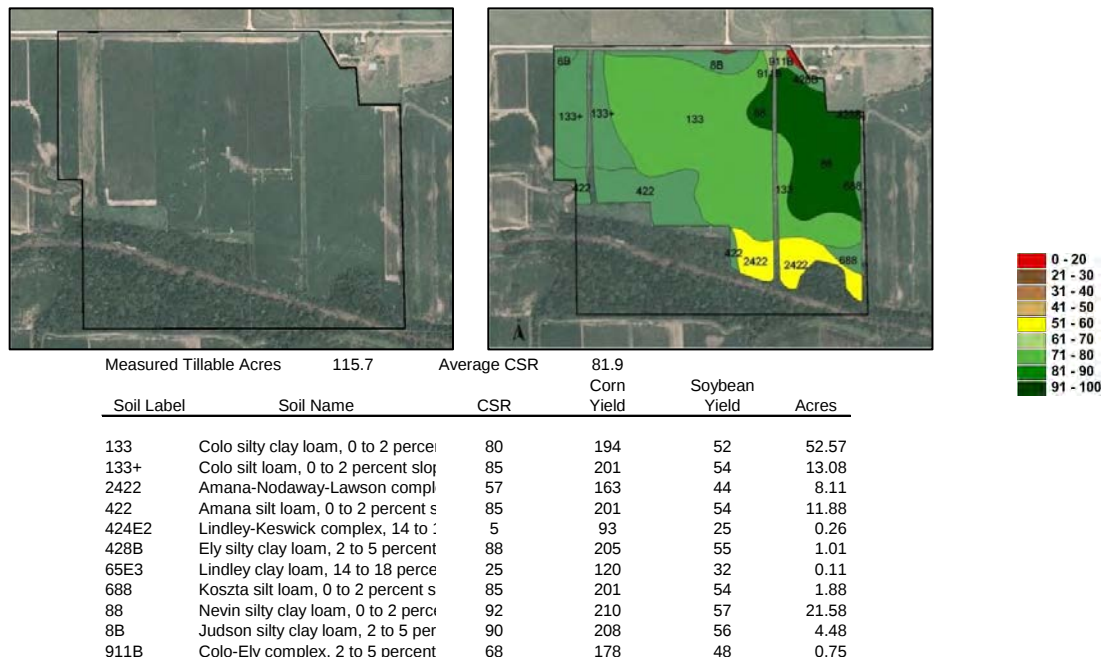
AVERAGE CSR:* ArcView Software indicates a CSR of 81.9 on the cropland acres.

RESERVED ITEMS: The irrigation center pivot.

SOLID WASTE: There is some old metal and debris in the south central portion of the farm.

BROKER'S COMMENTS: This is a high quality Iowa 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.



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Parcel #2
7 Acres m/l
Iowa County, Iowa

- LOCATION:** From Millersburg: 3 miles north on county road V52 and ½ mile east on 275th Avenue.
- LEGAL DESCRIPTION:** To be determined by survey, if sold separately.
- TAXES:** 2009 – 2010, payable 2010 – 2011 – Estimated – \$1,175 annually. There are 6.5 taxable acres.
- HOUSE:** The house and buildings are located on the east side of the farm. The house was built around 1890 and consists of 1,884 finished square feet above ground with beautiful woodwork. The house has three bedrooms on the second level with one bedroom and full bath on the main level.
- OUTBUILDINGS:** Two-stall detached garage, livestock barn, Quonset and Loafing Shed.
- WELLS:** One well is located in the pit at the bottom of the hill and a second well is located south of the barn in the pasture.
- SEPTIC:** The status of the septic system is unknown. Buyer will receive \$5,000 credit towards a new septic and the responsibility of installation is upon the Buyer. The septic and house are being sold “as is – where is”.
- BROKER'S COMMENTS:** Nice rural acreage with outbuildings for storage or livestock.



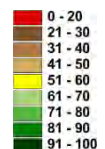
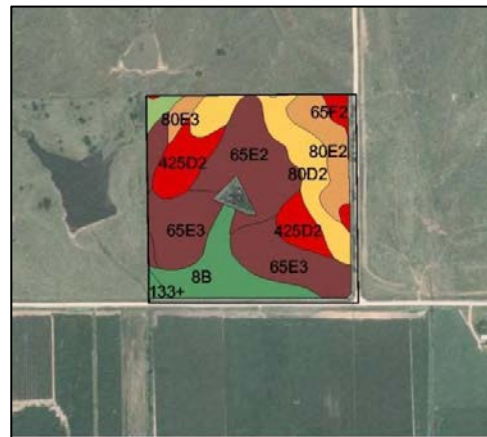
Parcel #3

40 Acres m/l

Iowa County, Iowa

LOCATION:	From Millersburg: 3 miles north on county road V52 and ½ mile east on 275 th Avenue.
LEGAL DESCRIPTION:	SE ¼ NE ¼ of Section 32, all in Township 79 North, Range 11, West of the 5 th P.M., Iowa County, Iowa.
TAXES:	2009 – 2010, payable 2010 – 2011 - \$398 – net - \$10.47 per taxable acre. There are 38.0 taxable acres.
FSA INFORMATION:	There are 37.8 acres of this pasture that the FSA indicates has a cropping history and is considered as cropland. These acres are being certified as grass. This farm is classified as highly erodible land (HEL).
AVERAGE CSR:*	ArcView Software indicates a CSR of 38.8 on the cropland acres.
BUILDINGS:	None.
BROKER'S COMMENTS:	Well-maintained open pasture with good fences and a pond that supplies water for livestock.

*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	37.8	Average CSR	38.8		
			Corn	Soybean	
Soil Label	Soil Name	CSR	Yield	Yield	Acres
133+	Colo silt loam, 0 to 2 percent slop	85	201	54	0.28
425D2	Keswick silty clay loam, 9 to 14 p	12	102	28	4.78
65E2	Lindley loam, 14 to 18 percent sl	28	124	33	7.82
65E3	Lindley clay loam, 14 to 18 perce	25	120	32	8.95
65F2	Lindley loam, 18 to 25 percent sl	8	97	26	0.58
65F3	Lindley clay loam, 18 to 25 perce	5	93	25	0.03
80C2	Clinton silty clay loam, 5 to 9 per	60	167	45	0.02
80D2	Clinton silty clay loam, 9 to 14 pe	50	154	42	5.75
80E2	Clinton silty clay loam, 14 to 18 p	40	140	38	3.23
80E3	Clinton silty clay loam, 14 to 18 p	35	133	36	0.75
8B	Judson silty clay loam, 2 to 5 per	90	208	56	5.03
911B	Colo-Ely complex, 2 to 5 percent	68	178	48	0.62

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