



FARM REAL ESTATE AUCTION

Karl G. Voelkel Revocable Trust Farm 63 Acres m/l Iowa County, Iowa

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

June 29, 2011 – Starting at 10:00 a.m.

LOCATION: From Millersburg: 3 miles east on F52 Trail.

LEGAL DESCRIPTION: East 15 Acres of W $\frac{1}{2}$ NE $\frac{1}{4}$ SE $\frac{1}{4}$ and Lot 8 of the SE $\frac{1}{4}$ NE $\frac{1}{4}$ and W $\frac{1}{2}$ of Lot 9 of the SE $\frac{1}{4}$ NE $\frac{1}{4}$ of Section 3; all in Township 78 North, Range 11, West of the 5th P.M., Iowa County, Iowa, except Auditor's parcel 2011-23.

FSA INFORMATION: Farm #147 – Tract #1412

Cropland	47.5 Acres*
Corn Base	33.9 Acres
Direct and Counter Cyclical Corn Yield	119/119 Acres
Soybean Base	11.4 Acres
Direct and Counter Cyclical Soybean Yield	37/37 Acres

*2.2 Acres enrolled in to the Conservation Reserve Program (CRP).

The farm is classified as highly erodible land (HEL).

AVERAGE CSR:* ArcView Software indicates a CSR of:

Parcel #1 – 74.7 on the cropland.
Parcel #2 – 38.5 on the cropland.

POSSESSION AT CLOSING: At closing, subject to a 2011 Cash Rent Lease.

METHOD OF SALE: This 63 acre farm will be offered separately as Parcel #1 consisting of 48 acres and Parcel #2 consisting of 15 acres and will not be combined.

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 June 29, 2011. Buyer will sign a Real Estate Sales Agreement providing for a full cash settlement on or before July 29, 2011. Successful bidders are purchasing with no financing contingencies and must be prepared for cash settlement of their purchase on or before July 29, 2011. Final settlement and payment of the balance of the purchase price to be by cashier's check or wire transfer at closing on July 29, 2011. Seller reserves the right to reject any and all bids.

**CSR is an index of soil productivity with a range from 5 to 100, the higher the index, the more productive the soil.*

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.

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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 and 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 the 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/Hertz Farm Management, Inc. and their representatives are Agents of the Sellers.

SELLERS:

Karl Voelkel, Trustee.

BROKER'S COMMENTS:

This is a good Iowa County farm located in a strong area on a hard surface road. Great building site potential!



Parcel #1
48 Acres m/l
Iowa County, Iowa

LEGAL DESCRIPTION: Lot 8 of the SE ¼ NE ¼ and W ½ Lot 9 of the SE ¼ NE ¼ of Section 3; all in Township 78 North, Range 11, West of the 5th P.M., Iowa County, Iowa, except Auditor's parcel 2011-23.

TAXES: 2009-2010, payable 2010-2011 – estimated – \$925.00 – net – \$19.52 per taxable acre. There are an Estimated – 47.4 taxable acres.

FSA INFORMATION: Farm #147 – Tract #1412
 Cropland 37.3 Acres*

*2.2 Acres are enrolled into the Conservation Reserve Program (CRP).

Final determination of corn and soybean bases to be determined by the Iowa County Farm Service Agency.

CONSERVATION RESERVE PROGRAM (CRP): There are 2.2 acres along the timber enrolled in the CRP program. This contract is paying \$227.31 per acre with an annual contract payment of \$500. This contract expires September 30, 2019.

AVERAGE CSR:* ArcView Software indicates a CSR of 74.7 on the cropland acres.

BUILDINGS: None.

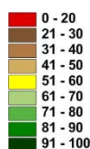
EASEMENTS: There is an ammonia pipeline running through the southwest corner of the property.

BROKER'S COMMENTS: This is a good quality 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.*



Measured Tillable Acres		37.3	Average CSR	74.7		
				Corn	Soybean	
Soil Label	Soil Name	CSR		Yield	Yield	Acres
179D2	Gara loam, 9 to 14 percent slope	43		144	39	0.47
484	Lawson silt loam, 0 to 2 percent	90		208	56	6.73
5B	Ackmore-Colo complex, 2 to 5 percent	83		198	53	5.73
65D2	Lindley loam, 9 to 14 percent slope	38		137	37	2.68
75	Givin silt loam, 0 to 2 percent slope	85		201	54	1.73
76B	Ladoga silt loam, 2 to 5 percent	85		201	54	3.50
76C2	Ladoga silt loam, 5 to 9 percent	65		174	47	0.01
80B	Clinton silt loam, 2 to 5 percent	80		194	52	2.17
80C2	Clinton silty clay loam, 5 to 9 percent	60		167	45	0.68
876C	Ladoga silt loam, terrace, 5 to 9 percent	70		181	49	7.62
876C2	Ladoga silt loam, terrace, 5 to 9 percent	65		174	47	6.00



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

LEGAL DESCRIPTION: East 15 Acres of W ½ NE ¼ SE ¼ of Section 3; all in Township 78 North, Range 11, West of the 5th P.M., Iowa County, Iowa.

TAXES: 2009-2010, payable 2010-2011 – \$162.00 – net – \$11.17 per taxable acre. There are 14.5 taxable acres.

FSA INFORMATION: Farm #147 – Tract #1412
 Cropland 10.2 Acres*

*6.1 acres of cropland are being certified as grass.

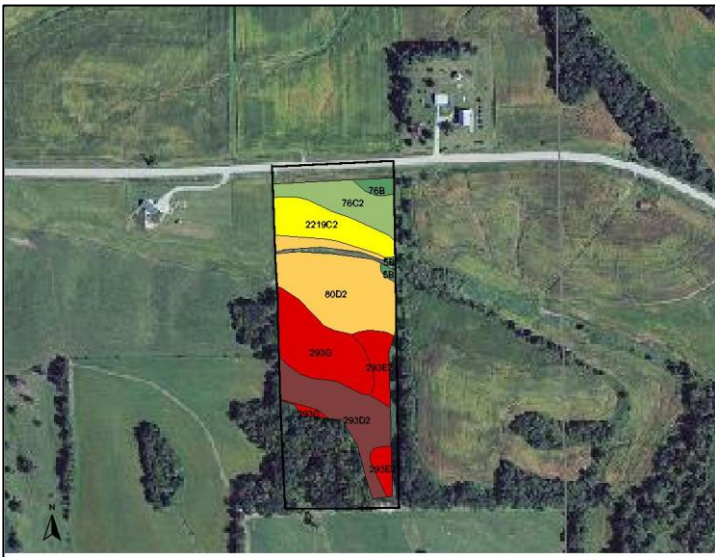
Final determination of corn and soybean bases to be determined by the Iowa County Farm Service Agency.

AVERAGE CSR:* ArcView Software indicates a CSR of 38.5 on the cropland acres.

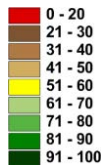
BUILDINGS: None.

EASEMENTS: There is an ammonia pipeline running through the north portion of the property.

BROKER'S COMMENTS: Great opportunity to purchase a beautiful building site with a great view of the rural countryside on a hard surface road. This property has it all with cropland, pasture and timber.



Measured Tillable Acres	10.2	Average CSR	38.5	Corn Yield	Soybean Yield	Acres
Soil Label	Soil Name	CSR				
2219C2	Ella silt loam, 5 to 9 percent slop	58	164	44	1.29	
293D2	Fayette-Chelsea-Tell complex, 9	28	124	33	1.76	
293E2	Fayette-Chelsea-Tell complex, 1	18	110	30	0.82	
293G	Fayette-Chelsea-Tell complex, 1	5	93	25	2.01	
5B	Ackmore-Colo complex, 2 to 5 pi	83	198	53	0.08	
76B	Ladoga silt loam, 2 to 5 percent :	85	201	54	0.19	
76C2	Ladoga silt loam, 5 to 9 percent :	65	174	47	1.17	
80D2	Clinton silty clay loam, 9 to 14 pe	50	154	42	2.92	



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