



## **FARM REAL ESTATE AUCTION**

**HANNEN FARM**  
**Parcel #1 – 99 Acres m/l**  
**Parcel #2 – 56 Acres m/l**  
**Benton County, Iowa**

**Sale held at:**  
**Blairstown Community Center, 305 Locust Street NW, Blairstown, IA 52209**

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

- FARM LOCATION:** From Blairstown: ½ mile south on Highway V66, then turn west on 78<sup>th</sup> Street (Highway E68), then 1 ½ miles south on 20<sup>th</sup> Avenue. Watch for signs.
- POSSESSION:** At closing, subject to the 2011 Cash Rent Lease. Buyer to receive a credit at closing for the 2nd half rent.
- DATE OF CLOSING:** July 15, 2011.
- METHOD OF SALE:** These farms will be offered separately as Parcel #1, consisting of 99 acres and Parcel #2, consisting of 56 acres. These farms will sell individually and will not be combined. The bids for Parcel #1 will be dollars per acre and will be multiplied by 99 acres to determine the total sales price. The bids for Parcel #2 will be dollars per acre and will be multiplied by 56 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 June 10, 2011. Buyer will sign a Real Estate Sales Agreement providing for a full cash settlement on or before July 15, 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 15, 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.

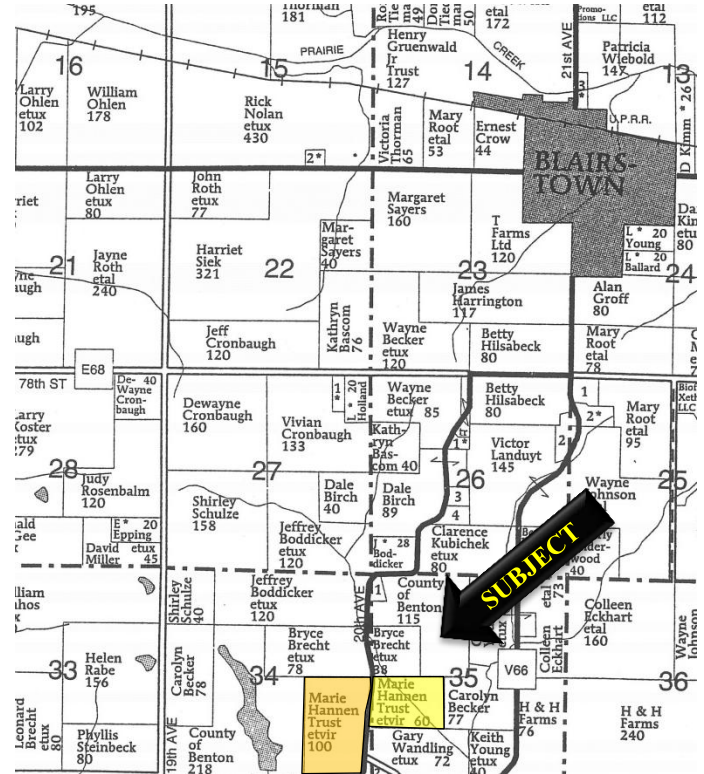
*The information gathered for this brochure is from sources deemed reliable, but cannot be guaranteed by Hertz Real Estate Services or its staff. All acres are considered more or less.*

**SELLERS:**

Marie E. Hannen Estate & Warren H. Hannen Family Trust.

**BROKERS COMMENTS:**

Good income producing Benton County farm located on a hard surface road!



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**Contact:**

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**For additional information contact:**

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

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**Parcel #1**  
**99 Acres m/l**  
**Benton County, Iowa**

**LEGAL DESCRIPTION:** That part of the E ½ of the SE ¼ of Section 34, Township 82 North, Range 11 West of the 5<sup>th</sup> P.M., Benton County, Iowa.

**TAXES:** 2009-2010, payable 2010-2011 – Estimated – \$776.00 - net – \$8.00 per taxable acre. There are 97 estimated taxable acres.

**FSA INFORMATION:** Farm #1692 – Tract #3293

|                                           |                      |
|-------------------------------------------|----------------------|
| Cropland                                  | 29.4 Acres           |
| Corn Base                                 | 22.0 Acres           |
| Direct and Counter Cyclical Corn Yield    | 118/134 Bushels/Acre |
| Soybean Base                              | 6.0 Acres            |
| Direct and Counter Cyclical Soybean Yield | 42/50 Bushels/Acre   |

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

**AVERAGE CSR:\*** ArcView Software indicates a CSR of 65.1 on the cropland acres. The Benton County Assessor indicates an average CSR of 43.0 on the entire farm.

**BUILDINGS:** There is an older livestock barn, corn crib, and machine shed.

**RURAL WATER:** Rural water is available at the farm.

**WELL:** There is an old well located east of the corn crib.

**PONDS:** There are two ponds that provide water to the cattle.

**RESERVED ITEMS:** The tenant reserves all feeders, cattle chutes, creep feeders and all gates inside the barn.

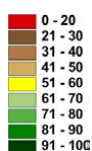
**SOLID WASTE:** There is some old metal located in a ravine east of the crop field.

**BROKER'S COMMENTS:** This farm includes 29 acres of crop ground, with the balance in pasture and rolling timber. It is a good income producing farm with nice pasture and timber for livestock or recreation located on a hard surface road.

\*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 | 29.4                                | Average CSR | 65.1       |               |       |
|-------------------------|-------------------------------------|-------------|------------|---------------|-------|
|                         |                                     | CSR         | Corn Yield | Soybean Yield | Acres |
| 163C                    | Fayette silt loam, 5 to 9 percent s | 70          | 181        | 49            | 0.16  |
| 163C2                   | Fayette silt loam, 5 to 9 percent s | 68          | 178        | 48            | 24.44 |
| 163D2                   | Fayette silt loam, 9 to 14 percent  | 58          | 164        | 44            | 3.49  |
| 163E2                   | Fayette silt loam, 14 to 18 percer  | 48          | 151        | 41            | 0.17  |
| 163F2                   | Fayette silt loam, 18 to 25 percer  | 28          | 124        | 33            | 0.63  |
| 163G                    | Fayette silt loam, 25 to 40 percer  | 20          | 113        | 31            | 0.43  |
| 65F                     | Lindley loam, 18 to 25 percent sl   | 10          | 100        | 27            | 0.03  |



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**Parcel #2**  
**56 Acres m/l**  
**Benton County, Iowa**

**LEGAL DESCRIPTION:** That part of the N ½ of the SW ¼ lying east of the road in Section 35, Township 82 North, Range 11 West of the 5<sup>th</sup> P.M., Benton County, Iowa.

**TAXES:** 2009-2010, payable 2010-2011 - Estimated – \$825.00 – net – \$15.00 per taxable acre. There are 55 estimated taxable acres.

**FSA INFORMATION:** Farm #1692 – Tract #3293

|                                           |                                     |
|-------------------------------------------|-------------------------------------|
| Cropland                                  | 40.0 Acres                          |
| CRP                                       | 10.3 Acres (Expires Sept. 30, 2011) |
| Corn Base                                 | 30.4 Acres                          |
| Direct and Counter Cyclical Corn Yield    | 118/134 Bushels/Acre                |
| Soybean Base                              | 8.0 Acres                           |
| Direct and Counter Cyclical Soybean Yield | 42/50 Bushels/Acre                  |

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

**AVERAGE CSR:\*** ArcView Software indicates a CSR of 59.9 on the cropland and CRP acres. The Benton County Assessor indicates an average CSR of 55.0 on the entire farm.

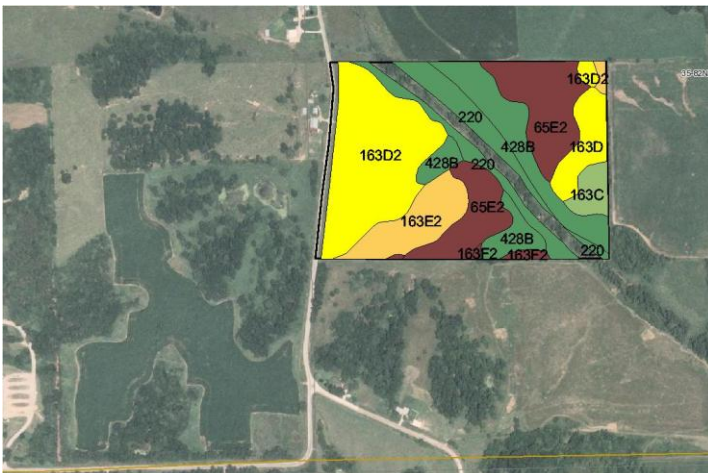
**BUILDINGS:** None.

**ACCESS EASEMENT:** Access to the east portion of the farm is by an access easement from the farm to the north. This is a recorded easement.

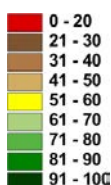
**CRP:** The October 1, 2011 CRP payment to be prorated to closing. This contract expires September 30, 2011.

**BROKER'S COMMENTS:** This is a good income producing farm located on a hard surface road!

\*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 |                                     | 50.3 | Average CSR |  | 59.9 | 59.9 Corn Yield |    | Soybean Yield |  | Acres |  |
|-------------------------|-------------------------------------|------|-------------|--|------|-----------------|----|---------------|--|-------|--|
| Soil Label              | Soil Name                           | CSR  |             |  |      |                 |    |               |  |       |  |
| 163C                    | Fayette silt loam, 5 to 9 percent s | 70   |             |  | 181  |                 | 49 |               |  | 1.62  |  |
| 163D                    | Fayette silt loam, 9 to 14 percent  | 60   |             |  | 167  |                 | 45 |               |  | 3.19  |  |
| 163D2                   | Fayette silt loam, 9 to 14 percent  | 58   |             |  | 164  |                 | 44 |               |  | 14.34 |  |
| 163E2                   | Fayette silt loam, 14 to 18 percer  | 48   |             |  | 151  |                 | 41 |               |  | 5.15  |  |
| 163F2                   | Fayette silt loam, 18 to 25 percer  | 28   |             |  | 124  |                 | 33 |               |  | 0.49  |  |
| 220                     | Nodaway silt loam, 0 to 2 percer    | 90   |             |  | 208  |                 | 56 |               |  | 6.24  |  |
| 428B                    | Ely silt loam, 2 to 5 percent slope | 88   |             |  | 205  |                 | 55 |               |  | 8.55  |  |
| 65E2                    | Lindley loam, 14 to 18 percent sl   | 28   |             |  | 124  |                 | 33 |               |  | 10.74 |  |



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## HANNEN PHOTOS



WE ARE PLEASED TO OFFER THESE SERVICES

APPRAISALS ✦ REAL ESTATE SALES ✦ FARM MANAGEMENT

FOR MORE INFORMATION EMAIL: [TLOUWAGIE@MTV.HFMGT.COM](mailto:TLOUWAGIE@MTV.HFMGT.COM)

102 PALISADES ROAD ✦ MT. VERNON IA ✦ 52314 ✦ PHONE: 319-895-8858 ✦ [WWW.HFMGT.COM](http://WWW.HFMGT.COM)

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