



FARM REAL ESTATE AUCTION

Hannen Farm 43 Acres m/l Linn County, Iowa

**Sale held at:
LJL Hall, 908 Main Street, Center Point, IA 52213**

June 9, 2011 – Starting at 10:00 a.m.

<i>FARM LOCATION:</i>	From Alburnett: ½ mile north on Highway W58, ¼ mile west on Burbridge Lane.												
<i>LEGAL DESCRIPTION:</i>	That part of the NW ¼ SE ¼ of Section 23, Township 85 North, Range 7, West of the 5 th P.M., Linn County, Iowa.												
<i>FSA INFORMATION:</i>	<table><tr><td>Farm # 5317 – Tract #10101</td><td></td></tr><tr><td>Cropland</td><td>42 Acres</td></tr><tr><td>Corn Base</td><td>22.1 Acres</td></tr><tr><td>Direct and Counter Cyclical Corn Yield</td><td>125/130 Bushels/Acre</td></tr><tr><td>Soybean Base</td><td>19.9 Acres</td></tr><tr><td>Direct and Counter Cyclical Soybean Yield</td><td>30/36 Bushels/Acre</td></tr></table>	Farm # 5317 – Tract #10101		Cropland	42 Acres	Corn Base	22.1 Acres	Direct and Counter Cyclical Corn Yield	125/130 Bushels/Acre	Soybean Base	19.9 Acres	Direct and Counter Cyclical Soybean Yield	30/36 Bushels/Acre
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<i>AVERAGE CSR:*</i>	ArcView Software indicates a CSR of 82.8 on the tillable acres. The Linn County Assessor indicates an average CSR of 79.7 on the entire farm.												
<i>REAL ESTATE TAXES:</i>	2009-2010, payable 2010-2011 – \$1,088 – net – \$25.71 per taxable acre. There are 42.31 taxable acres.												
<i>POSSESSION:</i>	At closing, subject to the 2011 Cash Rent Lease. Buyer to receive credit for the 2 nd half rent at closing.												
<i>DATE OF CLOSING:</i>	July 15, 2011.												
<i>GRAIN BIN:</i>	There is a small grain bin in the northwest corner of the farm.												
<i>METHOD OF SALE:</i>	This property will be offered at public auction as one parcel containing 43 acres. The bids will be dollars per acre and will be multiplied by 43 acres to determine the total sales price.												

**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.

TERMS:

High bidder of real estate to pay 10% of the purchase price to the Agent's real estate trust account on June 9, 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.

SELLER:

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

BROKERS COMMENTS:

This is a high quality Linn County farm with good soils located in a strong area.

**Contact:**

Troy R. Louwagie, ALC

Email: tlouwagie@mtv.hfmgt.com

For additional information contact:

HERTZ REAL ESTATE SERVICES/HERTZ FARM MANAGEMENT, Inc.

P.O. Box 50, Mt. Vernon, IA 52314

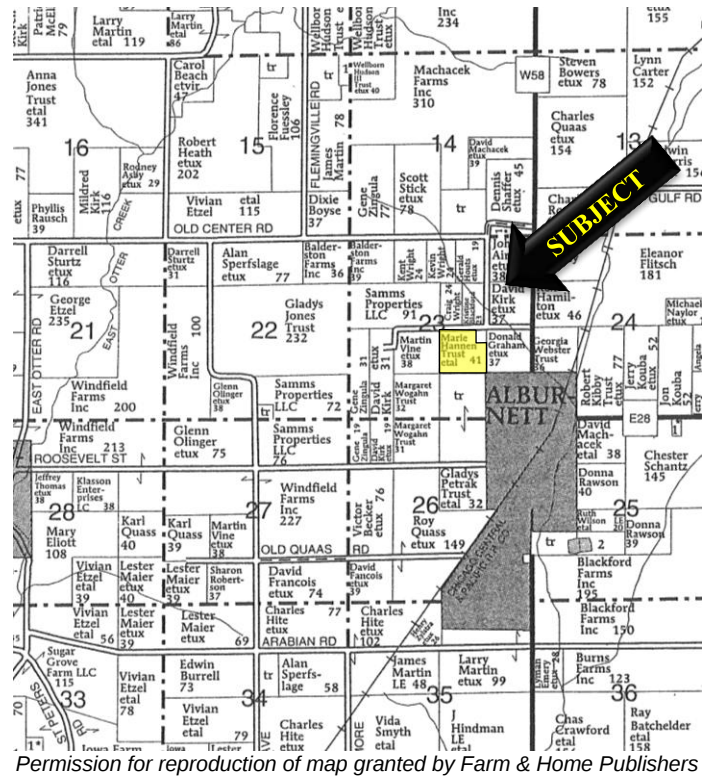
Telephone: 319-895-8858

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Aerial Map



Plat Map

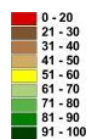


CSR: Calculated using ArcView 3.2 software

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	42.0	Average CSR	82.8		
			Corn	Soybean	
Soil Label	Soil Name	CSR	Yield	Yield	Acres
175B	Dickinson fine sandy loam, 2 to 5 percent slopes	55	158	43	3.36
184A	Klinger silty clay loam, 0 to 2 percent slopes	95	212	57	0.12
382	Maxfield silty clay loam	90	206	56	0.20
399A	Readlyn loam, 0 to 2 percent slopes	92	208	56	2.87
41B	Sparta loamy fine sand, 2 to 5 percent slopes	40	138	37	1.77
471A	Oran loam, 0 to 2 percent slopes	87	201	54	33.46
83B	Kenyon loam, 2 to 5 percent slopes	87	201	54	0.21



WE ARE PLEASED TO OFFER THESE SERVICES

APPRAISALS ✦ REAL ESTATE SALES ✦ FARM MANAGEMENT

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

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

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