



FARM REAL ESTATE AUCTION

***Helen Calvert Estate Farm
160 Acres m/l
Iowa County, Iowa***

***Sale held at - Victor American Legion
601 3rd Street:
Victor, IA 52347***

February 24, 2011 – Starting at 10:00 a.m.

LOCATION: From Victor/I-80 Exit: 1 ½ miles south on Highway V38, 2 miles east on 230th Street.

ADDRESS: 2283 D Avenue, Ladora, Iowa 52251

LEGAL DESCRIPTION: E ½ SE ¼ of Section 4 and W ½ SW ¼ of Section 3, all in Township 79 North, Range 12 West of the 5th P.M., Iowa County, Iowa.

FSA INFORMATION:

Farm #915 – Tract #1045	
Cropland	142.1 Acres
Corn Base	70.1 Acres
Direct and Counter Cyclical Corn Yield	111/111 Acres
Soybean Base	20.9 Acres
Direct and Counter Cyclical Soybean Yield	40/40 Acres
Oat Base	6.8 Acres
Direct and Counter Cyclical Oat Yield	50/50 Acres

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

AVERAGE CSR:* ArcView Software indicates a CSR of 61.5 on the cropland acres.

POSSESSION AT CLOSING: March 18, 2011

REAL ESTATE TAXES: 2009 – 2010, payable 2010-2011 - \$3,750 – net - \$24.35 per taxable acre. There are 154 taxable acres. Real estate taxes will be prorated to closing.

BUILDINGS: The property includes a house and outbuildings.

METHOD OF SALE: This 160 acre farm will be offered separately as Parcel #1 consisting of 80 acres, Parcel #2 consisting of 73.3 acres and Parcel #3 consisting of 6.7 acres. Parcels #1, #2 and #3 will then be combined and offered as one 160-acre Parcel.

This property will sell in the manner resulting in the highest total 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 for each parcel of real estate to pay 10% of the purchase price to the Agent's real estate trust account on February 24, 2011. Buyer will sign a Real Estate Sales Agreement providing for a full cash settlement on or before March 18, 2011. Successful bidders are purchasing with no financing contingencies and must be prepared for cash settlement of their purchase on or before March 18, 2011. Final settlement and payment of the balance of the purchase price to be by cashier's check or wire transfer at closing on March 18, 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 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 Seller.

SELLERS:

Helen Calvert Estate.

BROKER'S COMMENTS:

This is a good Iowa County farm located in a strong area.



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

LEGAL DESCRIPTION: W ½ SW ¼ of Section 3 Township 79 North, Range 12 West of the 5th P.M., Iowa County, Iowa.

TAXES: 2009-2010, payable 2010-2011 – \$1,586.00 – net – \$20.60 per taxable acre. There are 77.0 taxable acres.

FSA INFORMATION: Farm #915 – Tract #1045
 Cropland 72.6 Acres

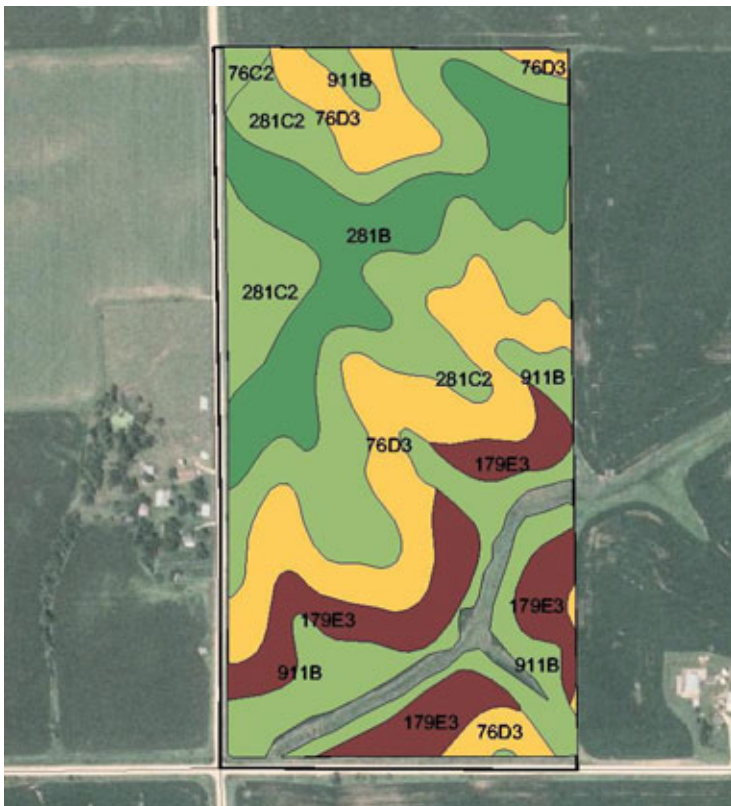
Final determination of corn and soybean bases to be determined by the Iowa County Farm Service Agency.

AVERAGE CSR:* ArcView Software indicates a CSR of 63.0 on the cropland acres.

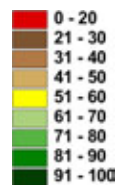
BUILDINGS: None.

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	72.6	Average CSR	63.0	Corn Yield	Soybean Yield	Acres
Soil Label	Soil Name	CSR	Corn Yield	Soybean Yield	Acres	
179E3	Gara clay loam, 14 to 18 percent	30	127	34	10.37	
281B	Otley silty clay loam, 2 to 5 percent	90	208	56	13.22	
281C2	Otley silty clay loam, 5 to 9 percent	70	181	49	20.83	
76C2	Ladoga silt loam, 5 to 9 percent	65	174	47	0.54	
76D3	Ladoga silty clay loam, 9 to 14 percent	50	154	42	16.47	
911B	Colo-Ely complex, 2 to 5 percent	68	178	48	11.14	



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

LEGAL DESCRIPTION: E ½ SE ¼ of Section 4 Township 79 North, Range 12 West of the 5th P.M., Iowa County, Iowa, except the house, buildings and 6.7 acres.

TAXES: 2009-2010, payable 2010-2011 – \$1,406.00 – net – \$20.00 per taxable acre. There are 70.3 estimated taxable acres.

FSA INFORMATION: Farm #915 – Tract #1045
Cropland 69.0 Acres

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

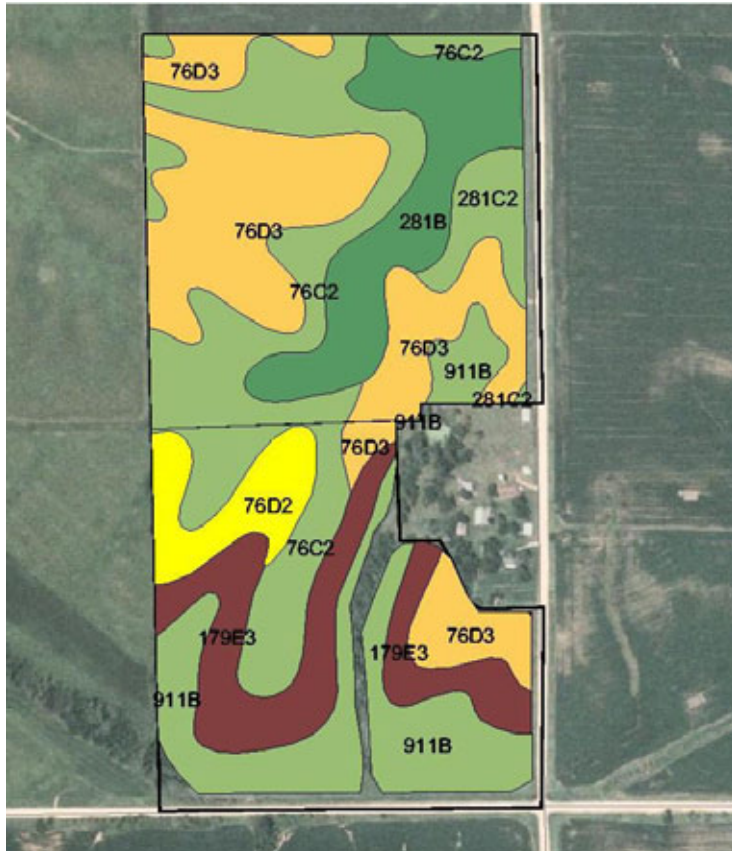
AVERAGE CSR:* ArcView Software indicates a CSR of 60.0 on the cropland acres.

BUILDINGS: There is an old school house located in the southeast portion of the farm.

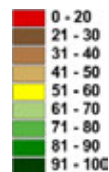
WELL: There is a well under the windmill in southeast corner of the farm.

BROKER'S COMMENTS: Good quality farm located in a strong area.

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Measured Tillable Acres	69.0	Average CSR	60.0	Corn Yield	Soybean Yield	Acres
Soil Label	Soil Name	CSR				
179D3	Gara clay loam, 9 to 14 percent s	40	140	38		
179E3	Gara clay loam, 14 to 18 percent	30	127	34		8.74
281B	Otley silty clay loam, 2 to 5 perce	90	208	56		8.68
281C2	Otley silty clay loam, 5 to 9 perce	70	181	49		2.43
76C2	Ladoga silt loam, 5 to 9 percent s	65	174	47		16.00
76D2	Ladoga silt loam, 9 to 14 percent	55	160	43		3.78
76D3	Ladoga silty clay loam, 9 to 14 pe	50	154	42		17.74
911B	Colo-Ely complex, 2 to 5 percent	68	178	48		11.64



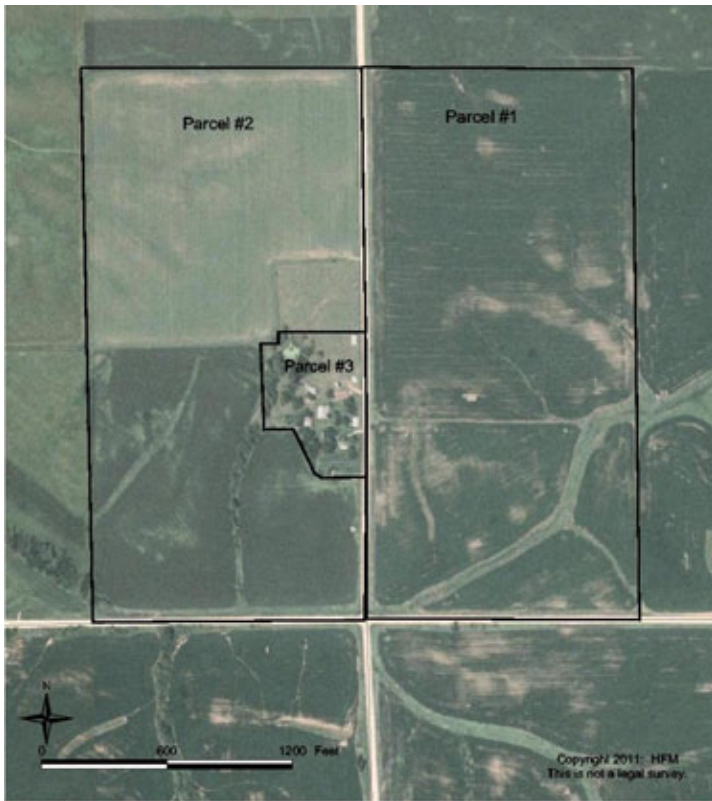
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Parcel #3
House, Buildings and 6.7 Acres m/l
Iowa County, Iowa

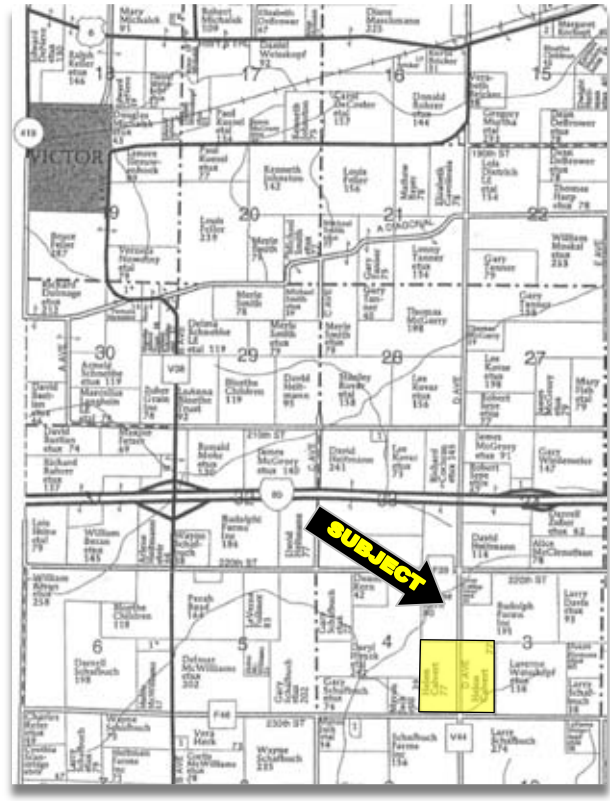
- ADDRESS:** 2283 B Avenue, Ladora, Iowa 52251
- LEGAL DESCRIPTION:** House, buildings and 6.7 acres more or less located in the E ½ SE ¼ of Section 4 Township 79 North, Range 12 West of the 5th P.M., Iowa County, Iowa, the boundaries are per the marked areas around the house and buildings.
- TAXES:** 2009-2010, payable 2010-2011 – Estimated at \$800.00 – net.
- HOUSE:** This is a two-story, four bedroom home that was built in 1926. The house includes one full bath, hardwood floors and attractive woodwork. The house includes a newer furnace and a newer hot water heater.
- OUTBUILDINGS:** The outbuildings include a variety of livestock buildings ,bin, and silo.
- WELL(S):** There are two wells located on this 6.7 acres.
- SEPTIC SYSTEM:** The location and status of the septic system are unknown.
- BURIED FUEL TANK:** There is a buried fuel tank by the machine shed.
- LP TANK:** The 500-gallon LP tank is currently rented from Harden Brothers. Buyer would need to make arrangements with Harden Brothers to continue renting this tank.
- BROKER'S COMMENTS:** This is a nice setting in rural Iowa County. The house includes oak floors and nice woodwork. The house, buildings and 6.7 acres are being sold “As Is – Where Is”.



Aerial Map



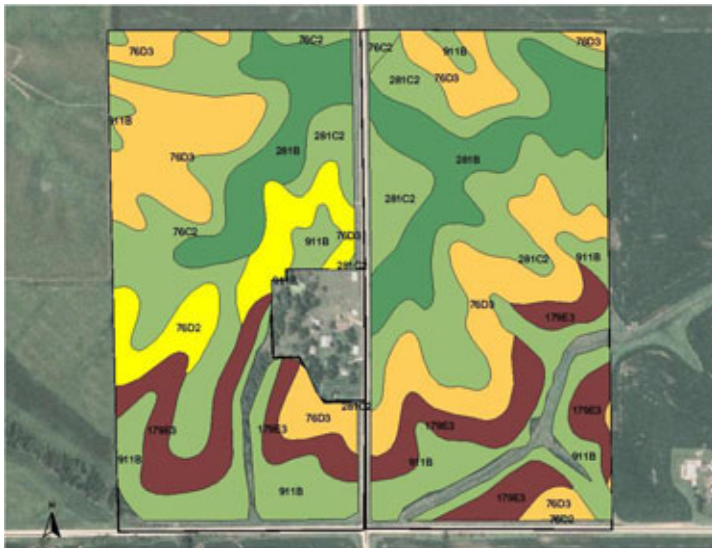
Plat Map



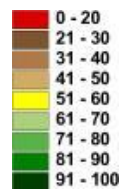
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CSR: Calculated using ArcView 3.2 software

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Measured Tillable Acres	141.6	Average CSR	61.5	Corn Yield	
Soil Label	Soil Name	CSR		Soybean Yield	Acres
179D3	Gara clay loam, 9 to 14 percent s	40	140	38	
179E3	Gara clay loam, 14 to 18 percent	30	127	34	19.12
281B	Otley silty clay loam, 2 to 5 perce	90	208	56	21.90
281C2	Otley silty clay loam, 5 to 9 perce	70	181	49	23.27
76C2	Ladoga silt loam, 5 to 9 percent :	65	174	47	16.54
76D2	Ladoga silt loam, 9 to 14 percent	55	160	43	3.78
76D3	Ladoga silty clay loam, 9 to 14 pe	50	154	42	34.23
911B	Colo-Ely complex, 2 to 5 percent	68	178	48	22.79



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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