



FARM REAL ESTATE AUCTION

***237 Acres m/l
Benton County, IA***

***Sale held at Newhall Community Center
206 3rd Avenue
Newhall, IA 52315***

Thursday, December 16, 2010 – Starting at 10:00 A.M.

- FARM LOCATION:** From Newhall: North on W14 2 miles to 69th Street, then east on 69th Street 1 ½ miles. The farm is located on the north side of the road.
- LEGAL DESCRIPTION:** The E ½ of the NE ¼ and the SE ¼ of Section 6, Township 83 North, Range 9 West of the 5th P.M., Benton County, Iowa except the house and 3 Acres.
- FSA INFORMATION:**
- | | |
|---|----------------------|
| Farm #5777 – Tract #1806 | |
| Cropland | 220.0 Acres |
| Corn Base | 102.3 Acres |
| Direct and Counter Cyclical Corn Yield | 126/148 Bushels/Acre |
| Soybean Base | 101.5 Acres |
| Direct and Counter Cyclical Soybean Yield | 41/49 Bushels/Acre |
- This farm is classified as nonhighly erodible land (NHEL).
- REAL ESTATE TAXES:** 2009-2010, payable 2010-2011 – \$5,850.00 – net – \$25.00 per taxable acre. There are 234 taxable acres. The taxes will be prorated to closing.
- AVERAGE CSR:*** ArcView Software indicates a CSR of 82.2 on the tillable acres. The Benton County Assessor indicates an average CSR of 81.0 on the entire farm.
- POSSESSION:** At closing.
- DATE OF CLOSING:** January 20, 2011.
- METHOD OF SALE:** This property will be offered at public auction as one parcel containing 237 acres. The bids will be dollars per acre and will be multiplied by 237 acres to determine the total sales price. Sellers reserve the right to refuse any and all bids.
- TERMS:** 10% down payment required the day of sale. Successful bidder is 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 by cashier's check or wire transfer on January 20, 2011.

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

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.

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. 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:

Eddice M. Weichman Charitable Remainder Unitrust, Bankers Trust Company, Cedar Rapids, Trustee.

BROKER'S COMMENTS:

This is an excellent investment quality farm located near Newhall. Farmers and Investors don't miss this one!



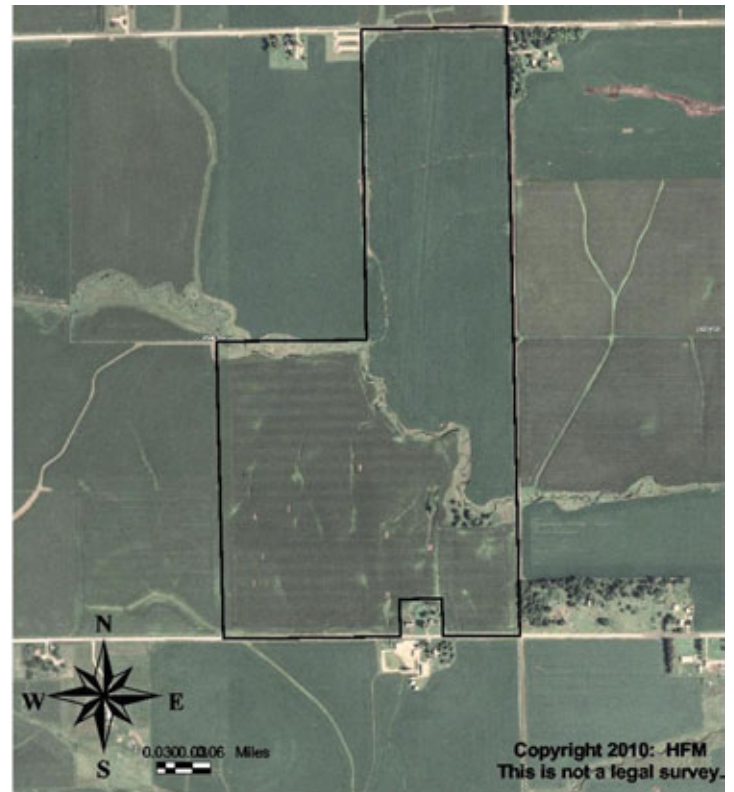
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Plat Map



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Aerial Map

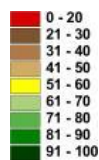


CSR: Calculated using ArcView 3.2 software

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Measured Tillable Acres	220.0	Average CSR	82.2	Corn Yield	Soybean Yield	Acres
Soil Label	Soil Name	CSR				
119B	Muscatine silty clay loam, 2 to 5 percent slope	95	214	58	1.47	
11B	Colo-Ely complex, 2 to 5 percent slope	68	178	48	24.52	
1226	Lawler loam, 24 to 40 inches to surface	73	185	50	2.85	
133	Colo silty clay loam, 0 to 2 percent slope	80	194	52	31.04	
1727	Udolphi loam, 0 to 2 percent slope	68	178	48	5.95	
178	Waukee loam, 0 to 2 percent slope	79	193	52	16.94	
184B	Klinger silty clay loam, 1 to 4 percent slope	91	209	56	1.67	
377B	Dinsdale silty clay loam, 2 to 5 percent slope	90	208	56	62.85	
377C	Dinsdale silty clay loam, 5 to 9 percent slope	75	187	50	12.99	
377C2	Dinsdale silty clay loam, 5 to 9 percent slope	73	185	50	3.75	
428B	Ely silt loam, 2 to 5 percent slope	88	205	55	27.45	
83B	Kenyon loam, 2 to 5 percent slope	87	203	55	20.96	
83C	Kenyon loam, 5 to 9 percent slope	72	183	49	7.20	
83C2	Kenyon loam, 5 to 9 percent slope	70	181	49	0.36	



WE ARE PLEASED TO OFFER THESE SERVICES

APPRAISALS ✱ REAL ESTATE SALES ✱ FARM MANAGEMENT

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

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