



FARM REAL ESTATE AUCTION

**73 Acres m/l
Johnson County, IA**

**Sale held at Solon Public Library
320 W. Main Street, Solon, IA 52333**

November 10, 2010 – Starting at 10:00 a.m.

FARM LOCATION: From north edge of Solon: Go east on Sutliff Road 1-1/2 miles. The farm is located on the north side of the road.

LEGAL DESCRIPTION: The SW ¼ of the SE ¼ and the SE ¼ of the SW ¼ except the house, buildings and 6.84 acres; all in Section 18, Township 81 North, Range 5 West of the 5th P.M., Johnson County, Iowa.

FSA INFORMATION: Farm #4941 – Tract #2948

Cropland	64.1 Acres
Corn Base	58.3 Acres
Direct and Counter Cyclical Corn Yield	124/124 Bushels/Acre
Soybean Base	5.8 Acres
Direct and Counter Cyclical Soybean Yield	34/34 Bushels/Acre

This farm is classified as Non-Highly Erodible Land (NHEL).

AVERAGE CSR:* ArcView Software indicates a CSR of 74.7 on the cropland acres. The Johnson County Assessor indicates a 76.1 CSR on the entire farm.

REAL ESTATE TAXES: 2009-2010, payable 2010-2011 – \$1,556.00. There are 70.66 taxable acres.

POSSESSION: At closing, subject to a 2010 cash rent lease.

DATE OF CLOSING: December 10, 2010.

METHOD OF SALE: This property will be offered at public auction as one parcel containing 73 acres. The bids will be dollars per acre and will be multiplied by 73 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 December 10, 2010.

**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.

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.

CREEK CROSSING:

There are 5 acres of cropland located northwest of the creek. Should a buyer want a creek crossing, we have received a quote from a local contractor in the amount of \$3,500 to install a creek crossing.

FARMSTEAD SPLIT:

Johnson County will allow a Farmstead Split on this 73-acre farm. A Buyer could split off 1-5 acres of this farm, which would allow a Single Family Home to be constructed. This 1-5 acre parcel will sell at a premium in Johnson County. A Buyer could then still build on the remaining 68 acres, if they so desired.

AGENCY:

Hertz Real Estate Services and Hertz Farm Management and their representatives are Agents of the Seller.

SELLERS:

Paul and Theresa Thuerauf.

BROKERS COMMENTS:

This is an Excellent Quality Farm located on a hard surface road. Farmers and Investors don't miss this one!

Troy R. Louwagie
Accredited Land Consultant
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Michael C. Downey
Licensed Real Estate Salesperson
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For additional information contact:

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Aerial Map



Plat Map



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CSR: Calculated using ArcView 3.2 software

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Measured Tillable Acres	64.1	Average CSR	74.7	Corn Yield	
Soil Label	Soil Name	CSR		Soybean Yield	Acres
175B	Dickinson fine sandy loam, 2 to 5 percent slope	55	156	42	4.47
178	Waukeee loam, 0 to 2 percent slope	81	191	52	0.82
184	Klinger silty clay loam, 1 to 3 percent slope	95	210	57	5.05
284	Flagler sandy loam, 0 to 2 percent slope	50	150	41	0.57
41B	Sparta loamy fine sand, 2 to 5 percent slope	41	137	37	4.85
442B	Tama-Dickinson complex, 2 to 5 percent slope	70	177	48	0.01
442C2	Tama-Dickinson complex, 5 to 9 percent slope	55	156	42	9.79
485	Spillville loam, 0 to 2 percent slope	92	206	56	5.06
83B	Kenyon loam, 2 to 5 percent slope	87	199	54	25.39
83C2	Kenyon loam, 5 to 9 percent slope	69	175	47	8.07



WE ARE PLEASED TO OFFER THESE SERVICES

APPRAISALS ✦ REAL ESTATE SALES ✦ FARM MANAGEMENT

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

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