

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.

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 1/4 of the SE 1/4 and the SE 1/4 of the SW 1/4 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

Sovbean 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:

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

Constraint 2000, 197M. That is seen a larger enemy.

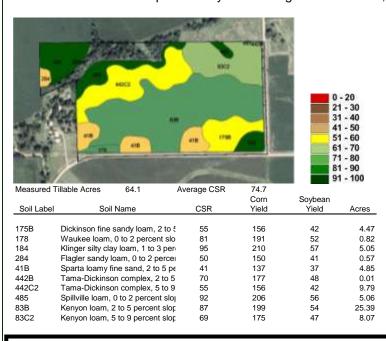
Plat Map



Permission for reproduction of map granted by Farm & Home Publishers

CSR: Calculated using ArcView 3.2 software

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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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