



FARM REAL ESTATE AUCTION

Vern & Rose Erusha Estate Farm

72 Acres m/l

Iowa County, Iowa

Tuesday, July 20, 2010 at 10:00 A.M.

Sale held at Walford Community Center, Walford, IA 52351

Street Address of Walford Community Center:

120 Fifth Street North

Walford, IA 52351

FARM LOCATION: From Walford: 2 miles west and 2 miles south on Highway 151, 1 mile east on Highway F12 (Swisher Blacktop).

From Swisher: 8 miles west on Swisher Blacktop (Highway F12).

LEGAL DESCRIPTION: W ½ SW ¼ Except the House and Buildings in the NW corner of Section 1, Township 81 North, Range 9 West of the 5th P.M., Iowa County, Iowa.

FSA INFORMATION: Farm #3035 - Tract #357

Cropland	70.8 Acres
Corn Base	60.7 Acres
Direct and Counter Cyclical Corn Yield	112/112 Bushels/Acre
Soybean Base	9.3 Acres
Direct and Counter Cyclical Soybean Yield	37/37 Bushels/Acre

*This farm is classified as Highly Erodible Land (HEL).

AVERAGE CSR:* ArcView software indicates an average CSR of 78.5 on the cropland acres. The Iowa County Assessor indicates an average CSR of 78.8 on the entire farm.

REAL ESTATE TAXES: 2008-2009, payable 2009-2010 – \$1,948.00 – net - \$27.09 per taxable acre. There are 71.91 taxable acres. Taxes are prorated to date of closing.

DATE OF CLOSING: October 1, 2010.

POSSESSION: At Closing, subject to a 2010 Cash Rent Lease.

BUILDINGS: This property includes a 1 ½ story home that was built around 1920. It includes one bedroom on the main level and one bedroom on the second level. There is one full bath on the main level.

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.

WELL:	There is a drilled well located four feet north of the house.
METHOD OF SALE:	This property will be offered at public auction as one parcel containing 72 acres. The bids will be dollars per acre and will be multiplied by 72 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 purchase price by cashier's check or wire transfer on October 1, 2010.
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 previously 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 their representatives are Agents of the Seller.
SELLERS:	Vern and Rose Erusha Estate.
BROKER'S COMMENTS:	Excellent opportunity to purchase a High Quality Iowa County farm located on a hard surface road.

For additional information contact:

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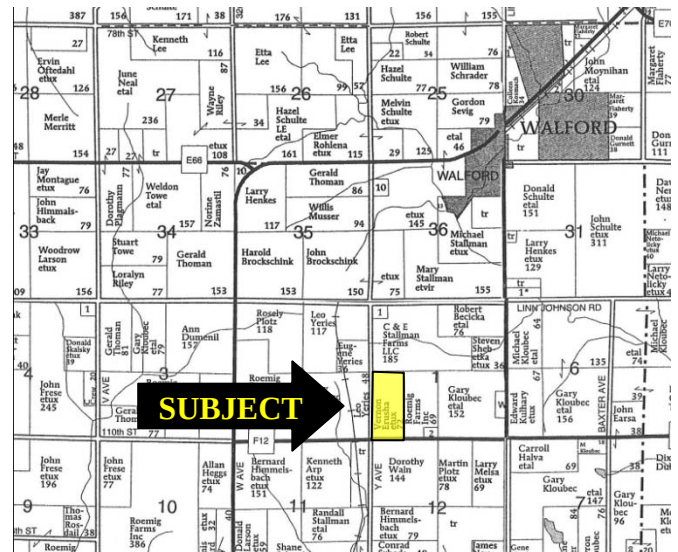
HERTZ REAL ESTATE SERVICES
P.O. Box 50, Mt. Vernon, IA 52314
Telephone: 319-895-8858

**CSR is an index of soil productivity with a range from 5 to 100, the higher the index, the more productive the soil.
#010-1155*

Aerial Map



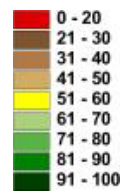
Plat Map



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CSR: Calculated using ArcView 3.2 software

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Measured Tillable Acres	70.8	Average CSR	78.5		
			Corn	Soybean	
Soil Label	Soil Name	CSR	Yield	Yield	Acres
119	Muscatine silty clay loam, 0 to 2	100	221	60	6.28
171C2	Bassett loam, 5 to 9 percent slop	63	171	46	23.11
377B	Dinsdale silty clay loam, 2 to 5 p	90	208	56	2.00
771B	Waubek silt loam, 2 to 5 percer	85	201	54	22.49
83B	Kenyon loam, 2 to 5 percent slop	87	203	55	12.10
911B	Colo-Ely complex, 2 to 5 percent	68	178	48	4.77



Cropland



Cropland



House



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APPRAISALS ✱ REAL ESTATE SALES ✱ FARM MANAGEMENT

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

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