

# FARM REAL ESTATE AUCTION

**80 Acres, m/I - Marion County, Iowa**

**Thursday, November 5 at 10:00 a.m.**

**Sale held at the Comfort Inn & Suites**

**910 W. 16th St., Pella, Iowa**

**LOCATION:** Located 2½ miles south of Otley. Go south of Hwy. 163 on 170th Ave. to T-intersection, then west ¼ mile on Erbe St., South ½ mile on 167th Pl. and west ¼ mile on Fillmore Dr.

**LEGAL DESCRIPTION:** S½ NW¼ Section 34, Township 77 North, Range 19 West of the 5th p.m. (Summit Township)

**METHOD OF SALE:**

- Parcel will be sold as single tract of land.
- Sellers reserve the right to refuse any and all bids.

**SELLER:** Leahann & Marvin Miller

**AGENCY:** Hertz Real Estate Services and their representatives are agents of the Seller.

**SOIL TYPES:** Primary soils are Otley, Tama & Lagoda. See soil map on back for detail.

**CSR:** 71.3 **SOURCE:** AgriData & ArcView

**LAND DESCRIPTION:** Gently sloping to strongly sloping.

**DRAINAGE:** Natural, plus tile.

**WATER INFORMATION:**

Central Iowa Rural Water Association 2" main on north side of Fillmore Drive. Hydrology study would need to be done for approval to connect.

**REAL ESTATE TAXES:**

Payable in 2009-2010: \$1,524.00

Taxable Acres: 80

Tax per Acre: \$19.05

**FSA DATA:**

Farm Number: 4386

Crop Acres: 77.0 HEL

| Base/Yields | Acres | Direct/Counter-Cyclical |
|-------------|-------|-------------------------|
|-------------|-------|-------------------------|

|            |      |         |
|------------|------|---------|
| Corn Base: | 42.5 | 112/112 |
|------------|------|---------|

|            |      |       |
|------------|------|-------|
| Bean Base: | 26.5 | 39/39 |
|------------|------|-------|

|             |     |       |
|-------------|-----|-------|
| Wheat Base: | 3.2 | 38/38 |
|-------------|-----|-------|

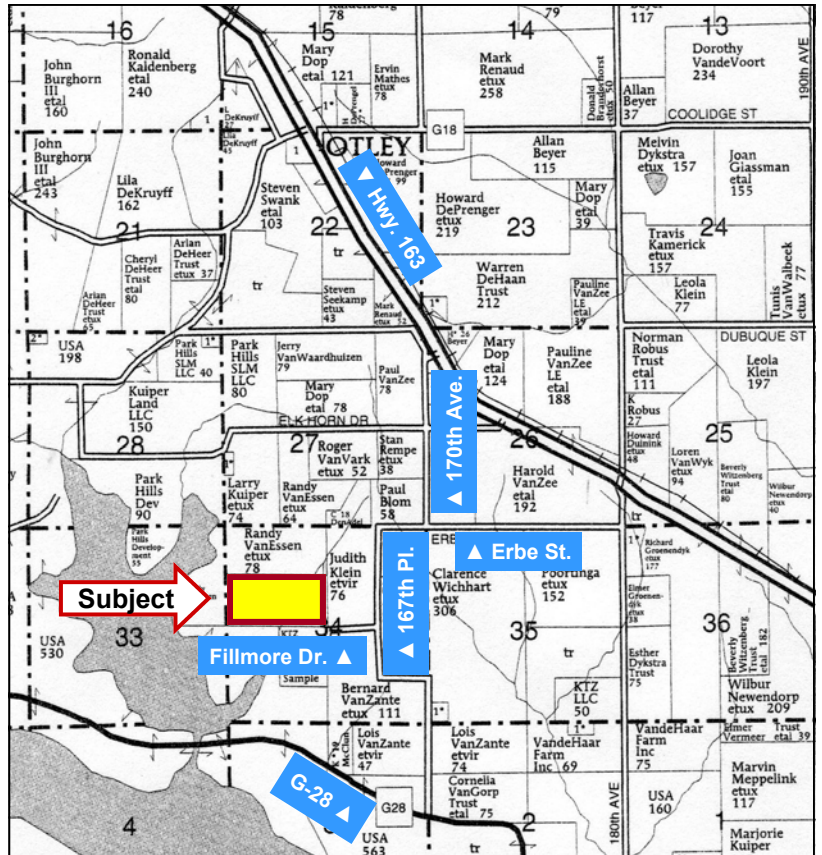
**YIELD AVERAGES:**

Corn Yield Average for 2002, 2004, 2006 & 2008 = 211 Bu.

Bean Yield Average for 2001, 2003, 2005 & 2007 = 53.5 Bu.

**TERMS AND POSSESSION:** 10% down payment required the day of sale. Successful bidders are purchasing with no financing contingencies and must be prepared for cash settlement of their purchase on December 10, 2009. Final settlement will require certified check or wire transfer. Closing and possession will occur December 10, 2009, subject to the existing lease which expires February 28, 2010. Taxes will be prorated to December 10, 2009.

**ANNOUNCEMENTS:** Information provided herein was obtained from sources deemed reliable but the Auctioneer makes no guarantees as to its accuracy. Prospective bidders are urged to fully inspect the property and to rely on their own conclusions. Announcements made the day of the auction will take precedence over previously printed material or oral statements. Bidding increments are at the discretion of the Auctioneer. Acreage figures are based on information currently available but are not guaranteed.



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**For additional information, contact Marv Huntrods**

PO Box 500, Nevada, IA 50201-0500

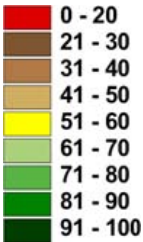
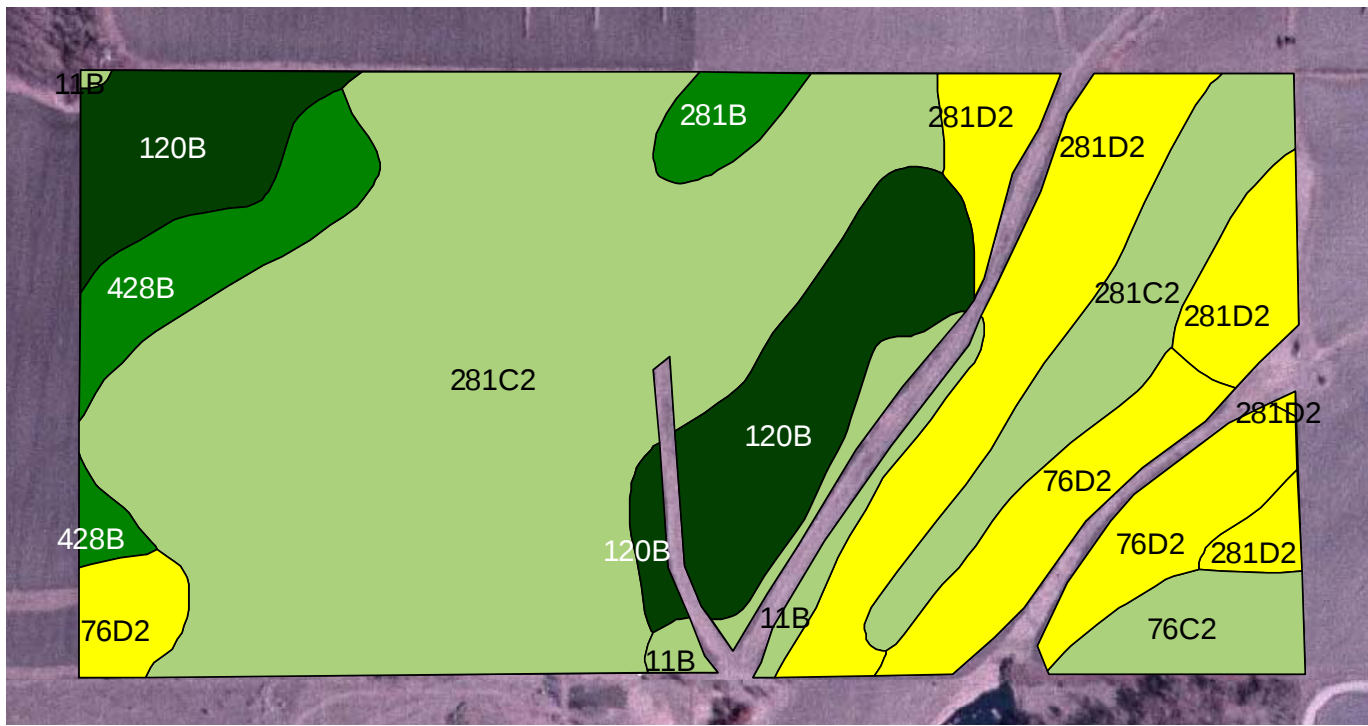
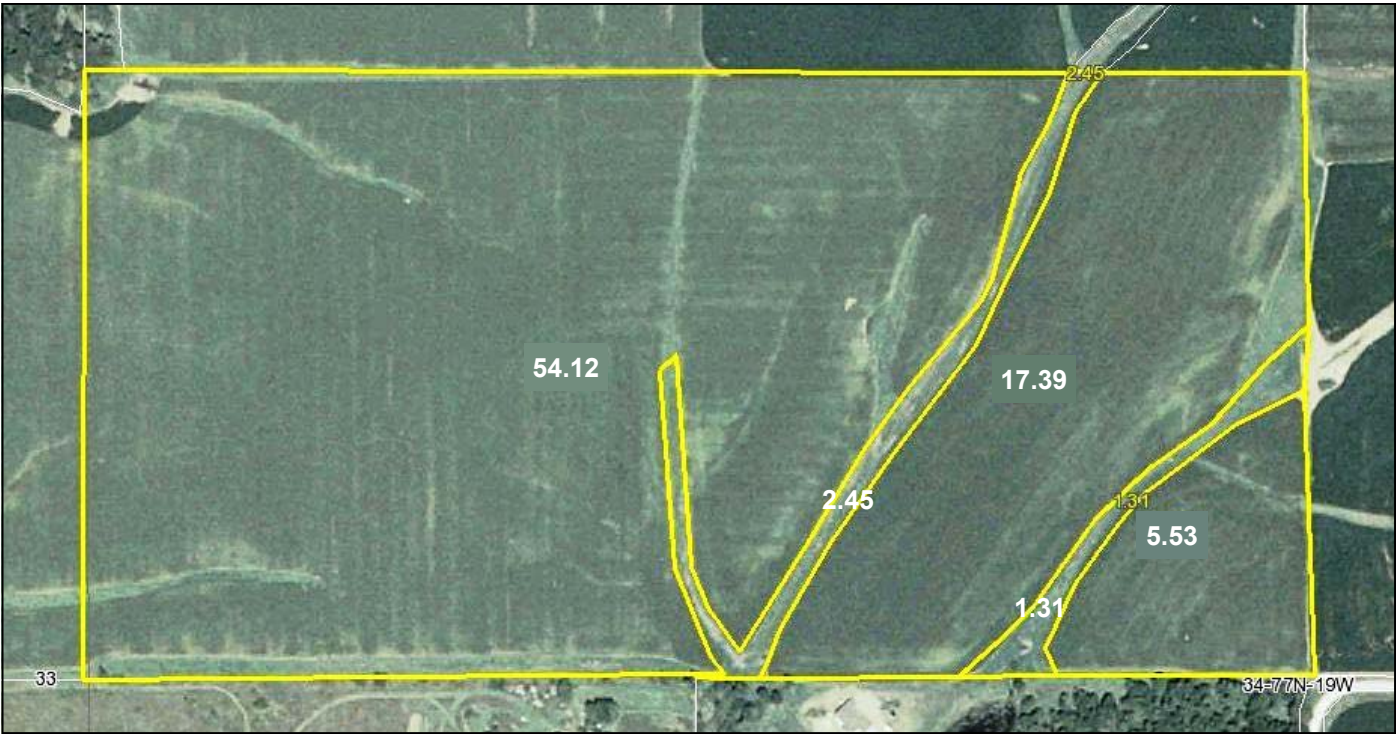
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www.hfmgt.com



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## AERIAL & SOIL MAPS



| Soil Label       | Soil Name     | CSR  | Corn Yield | Soybean Yield | Capability Class | %Slope | Acres |
|------------------|---------------|------|------------|---------------|------------------|--------|-------|
| 281C2            | OTLEY         | 70   | 175        | 47            | 3E               | 5-9%   | 40.29 |
| 120B             | TAMA          | 93   | 206        | 56            | 2E               | 2-5%   | 10.34 |
| 281D2            | OTLEY         | 60   | 161        | 43            | 3E               | 9-14%  | 10.11 |
| 76D2             | LADOGA        | 55   | 154        | 42            | 3E               | 9-14%  | 7.13  |
| 428B             | ELY           | 88   | 199        | 54            | 2E               | 2-5%   | 3.72  |
| 76C2             | LADOGA        | 65   | 168        | 45            | 3E               | 5-9%   | 2.25  |
| 11B              | COLO-ELY SICL | 65   | 168        | 45            | 2W               | 2-5%   | 2.02  |
| 281B             | OTLEY         | 90   | 202        | 55            | 2E               | 2-5%   | 1.18  |
| WEIGHTED AVERAGE |               | 71.3 | 176.4      | 47.5          |                  |        | 77.04 |

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