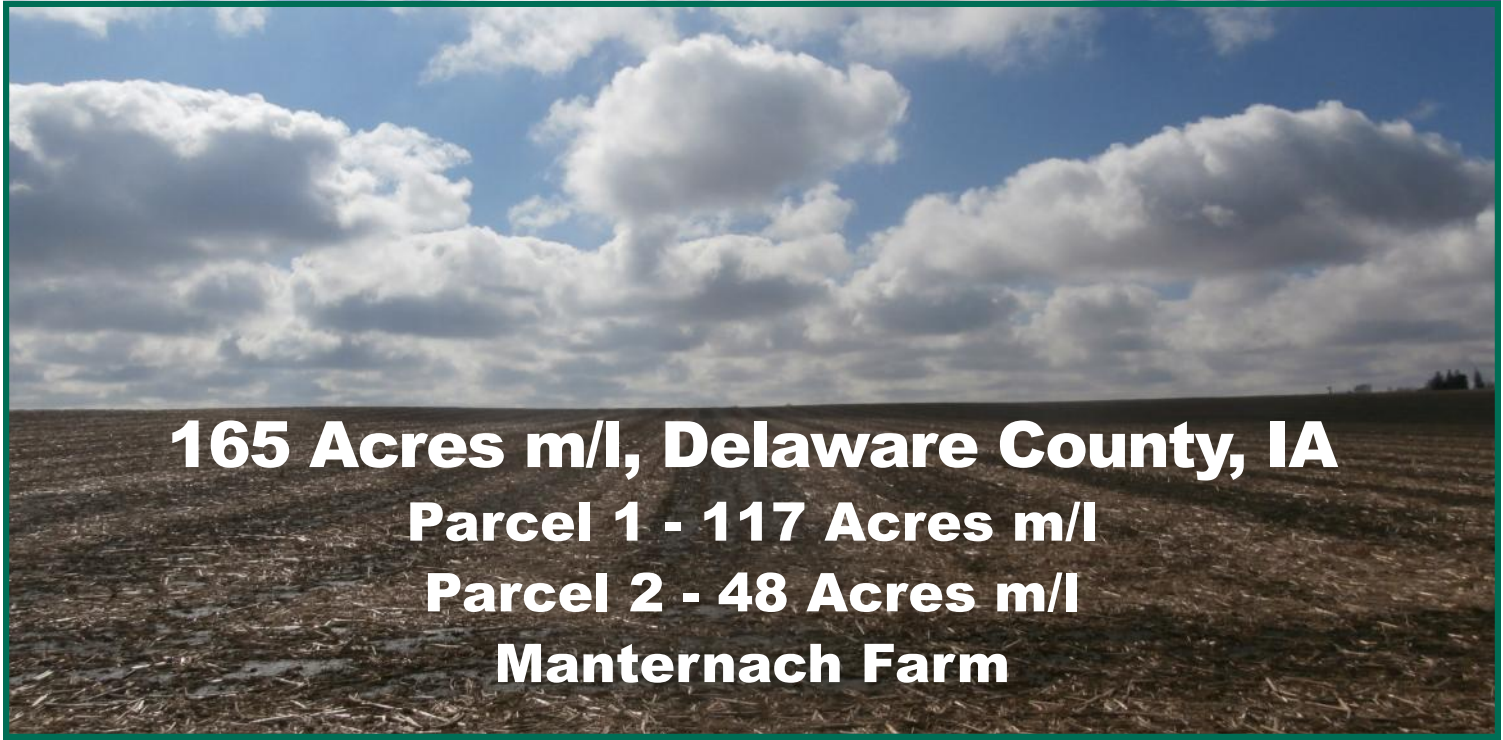




165 Acres m/l, Delaware County, IA Parcel 1 - 117 Acres m/l Parcel 2 - 48 Acres m/l Manternach Farm

High CSR farms located northeast of Ryan

Date: Thurs, March 30, 2017

Time: 10:00 a.m.

Auction Site:

St. Patrick's Gym

Address:

606 Franklin Street
Ryan, IA 52330

Auction Information

Method of Sale

- Land will be offered by the **choice and privilege method** with the choice to high bidder to take one or both parcels. Should the high bidder not select both parcels, the contending bidder will have the privilege to select the remaining parcel at the high bid. Should the contending bidder elect not to purchase

the parcel that remains, the remaining parcel will be offered with another round of bidding.

- Seller reserves the right to refuse any and all bids.

Seller

The Mary D. Manternach Estate.

Agency

Hertz Real Estate Services, Inc. and their representatives are Agents of the Seller.

Terms of 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 or before May 5, 2017 or after any objections to title have been cleared. Final settlement will require certified check or wire transfer. Possession

will be given on March 31, 2017. Taxes will be prorated to date of closing.

Announcements

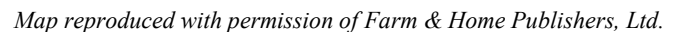
Information provided herein was obtained from sources deemed reliable, but the Auctioneer makes no guarantees as to its accuracy. Prospective bidders are urged to fully inspect the property and to rely on their own conclusions. Announcements made the day of the auction will take precedence over previously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

The information gathered for this brochure is from sources deemed reliable, but cannot be guaranteed by Hertz Real Estate Services, Inc. or its staff. All acres are considered more or less, unless otherwise stated.

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The map shows a section of New Hampshire, with Manchester in the center. Major roads like I-93 and I-295 are visible. Various landmarks and property boundaries are marked, including the 'Manchester Trust' and 'Dover Trust'. The map is color-coded with different shades of green and brown to represent different types of land or vegetation. A red line runs through the center of the map, possibly indicating a specific route or boundary. The map is oriented with North at the top.



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Aerial Photo: Parcels 1 & 2



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Aerial Photo: Parcel 1



Property Information Parcel 1 - 117 Acres m/l Location

From Ryan: 2½ miles north on Highway 13, 2 miles east on County Road D42 and 1 mile north on County Road X15. Farm is located on the east side of the road.

Legal Description

The N ½ of the SW ¼ (except four acres in the SW corner) and the NW ¼ of the SE ¼; all located in Section 28, Township 88 North, Range 5 West of the 5th P.M., Delaware County, Iowa.

Real Estate Tax

Taxes Payable 2016 - 2017: \$3,648.00
Net Taxable Acres: 114.03
Tax per Net Taxable Acre: \$31.99

FSA Data - Estimated

Farm Number 1028, Tract 2286
Crop Acres: 109.8*
Corn Base: 62*
Corn PLC Yield: 130 Bu.
Bean Base: 1*
Bean PLC Yield: 41 Bu.
Oat Base: 10*
Oat PLC Yield: 62 Bu.

**Final acres and bases will be determined by local FSA office based on recent survey of the property.*

Soil Types/Productivity

Primary soils are Clyde-Floyd, Kenyon and Dickinson. See soil map for detail.

- **CSR2:** 84.3 per 2017 AgriData, Inc., based on FSA crop acres.
- **CSR:** 75.0 per 2017 AgriData, Inc., based on FSA crop acres.

Land Description

Level to gently rolling.

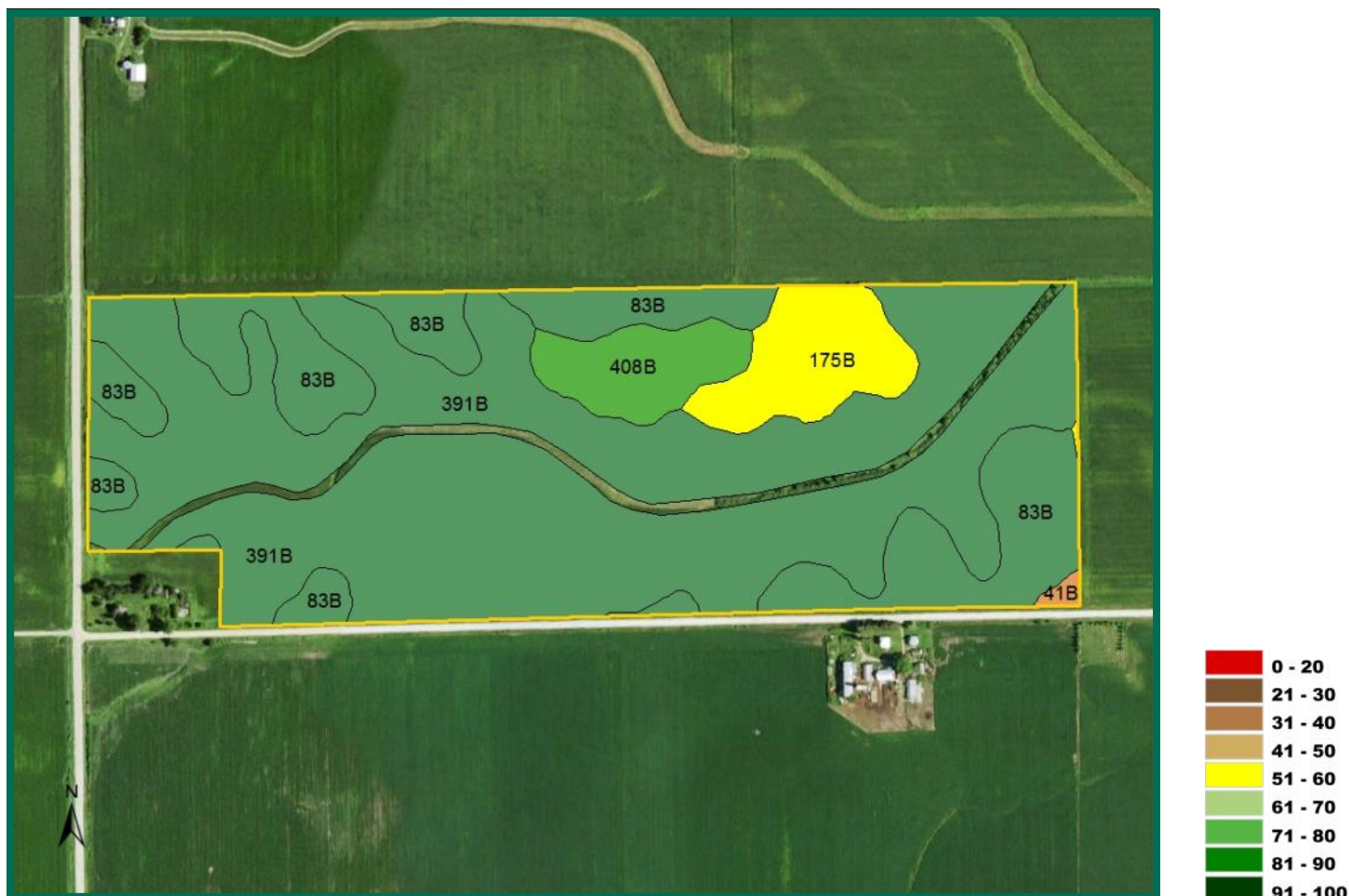
Comments

This is a nice laying Delaware County farm located along a hard surface road.

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Soil Map: Parcel 1



Measured Tillable Acres		109.8	Avg. CSR:		75.0	Avg. CSR2:		84.3
Soil Label	Soil Name	CSR	CSR2	Percent of Field	Non_Irr Class	Acres		
175B	Dickinson fine sandy loam, 2 to 5	55	51	6.8%	IIle	7.48		
391B	Clyde-Floyd complex, 1 to 4 percent	74	87	65.3%	IIw	71.68		
408B	Olin fine sandy loam, 2 to 5 percent	68	72	5.1%	Ile	5.63		
41B	Sparta loamy fine sand, 2 to 5	40	39	0.3%	IVs	0.35		
83B	Kenyon loam, 2 to 5 percent slopes	86	90	22.5%	Ile	24.67		

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Photos: Parcel 1



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Aerial Photo: Parcel 2



Property Information Parcel 2 - 48 Acres m/l

Location

From Ryan: 2½ miles north on Highway 13, 2 miles east on County Road D42, 1 mile north on County Road X15 and ¾ mile east on 267th Street. Farm is located on the south side of the road.

Legal Description

The E ½ of the SE ¼ of the SW ¼ and that part of the SW ¼ of the SE ¼; all located in Section 28, Township 88 North, Range 5 West of the 5th P.M., Delaware County, Iowa.

Real Estate Tax - Estimated

Taxes Payable 2016 - 2017*: \$1,645.00

Net Taxable Acres*: 47

Tax per Net Taxable Acre: \$35.00

**Estimated pending survey.*

FSA Data - Estimated

Farm Number 1028, Tract 2286

Crop Acres*: 47.7

Corn Base*: 27

Corn PLC Yield: 130 Bu.

Oat Base*: 5

Oat PLC Yield: 62 Bu.

**Final acres and bases will be determined by local FSA office after survey.*

Soil Types/Productivity

Primary soils are Clyde-Floyd, Kenyon and Olin. See soil map for detail.

- **CSR2:** 88.2 per 2017 AgriData, Inc., based on FSA crop acres.

- **CSR:** 79.5 per 2017 AgriData, Inc., based on FSA crop acres.

Land Description

Gently rolling.

Survey

This farm will be surveyed prior to auction to determine the exact acres.

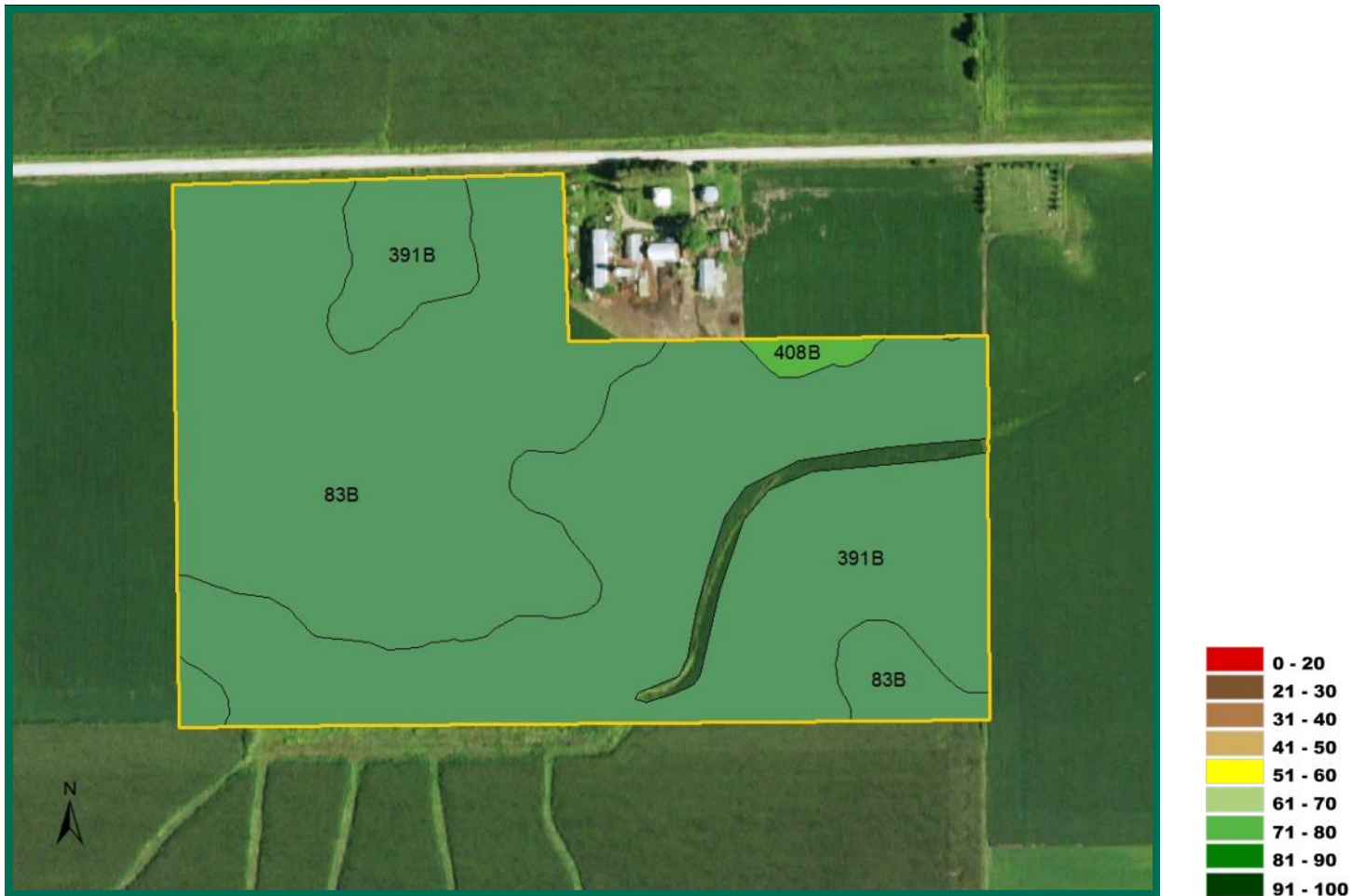
Comments

This is a high quality Delaware County farm.

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Soil Map: Parcel 2



Measured Tillable Acres		47.7	Avg. CSR:		79.5	Avg. CSR2:		88.2
Soil Label	Soil Name	CSR	CSR2	Percent of Field	Non_Irr Class	Acres		
391B	Clyde-Floyd complex, 1 to 4 percent	74	87	52.3%	llw	24.96		
408B	Olin fine sandy loam, 2 to 5 percent	68	72	1.1%	lle	0.51		
83B	Kenyon loam, 2 to 5 percent slopes	86	90	46.6%	lle	22.26		

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Photos: Parcel 2



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Aerial Photo: Parcels 1 & 2 Combined



Property Information Parcels 1 & 2 Combined- 165 Acres m/l

Location

From Ryan: 2½ miles north on Highway 13, 2 miles east on County Highway D42 and 1 mile north on County highway X15. Farm is located on the east side of the road.

Legal Description

The S ½ of the SW ¼ except 4 acres in the Southwest corner and the SW ¼ of the SE ¼ and that part of the SE ¼ of the SW ¼ of Section 28, Township 88 North, Range 5 West of the 5th P.M., Delaware County, Iowa.

Real Estate Tax - Estimated

Taxes Payable 2016 - 2017*: \$5,293.00
Net Taxable Acres*: 161.03
Tax per Net Taxable Acre: \$32.87
**Estimated pending survey.*

FSA Data - Estimated

Farm Number 1028, Tract 2286
Crop Acres: 157.5*
Corn Base: 89*
Corn PLC Yield: 130 Bu.
Bean Base: 1*
Bean PLC Yield: 41 Bu.
Oat Base: 15*
Oat PLC Yield: 62 Bu.

**Final acres and bases will be determined by local FSA office after survey.*

Soil Types/Productivity

Primary soils are Clyde-Floyd, Kenyon and Olin. See soil map for detail.

- **CSR2:** 85.5 per 2017 AgriData, Inc., based on FSA crop acres.
- **CSR:** 76.4 per 2017 AgriData, Inc., based on FSA crop acres.

Land Description

Gently rolling.

Survey

This farm will be surveyed prior to auction to determine the exact acres.

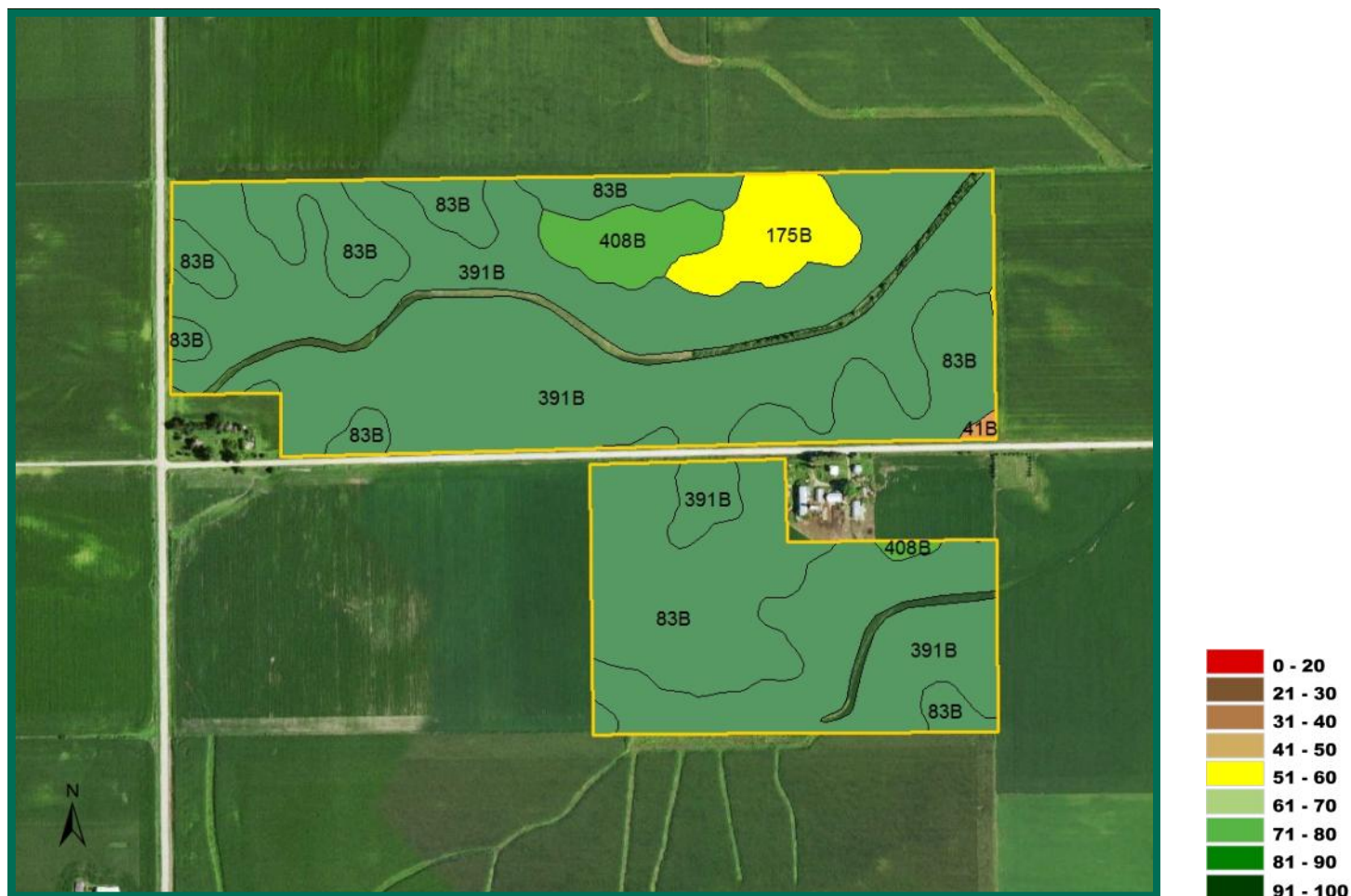
Comments

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Soil Map: Parcels 1 & 2 Combined



Measured Tillable Acres		157.5	Avg. CSR:		76.4	Avg. CSR2:		85.5
Soil Label	Soil Name	CSR	CSR2	Percent of Field	Non_Irr Class	Acres		
175B	Dickinson fine sandy loam, 2 to 5	55	51	4.7%	IIIe	7.48		
391B	Clyde-Floyd complex, 1 to 4 percent	74	87	61.3%	IIw	96.62		
408B	Olin fine sandy loam, 2 to 5 percent	68	72	3.9%	Ile	6.13		
41B	Sparta loamy fine sand, 2 to 5	40	39	0.2%	IVs	0.35		
83B	Kenyon loam, 2 to 5 percent slopes	86	90	29.8%	Ile	46.93		

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