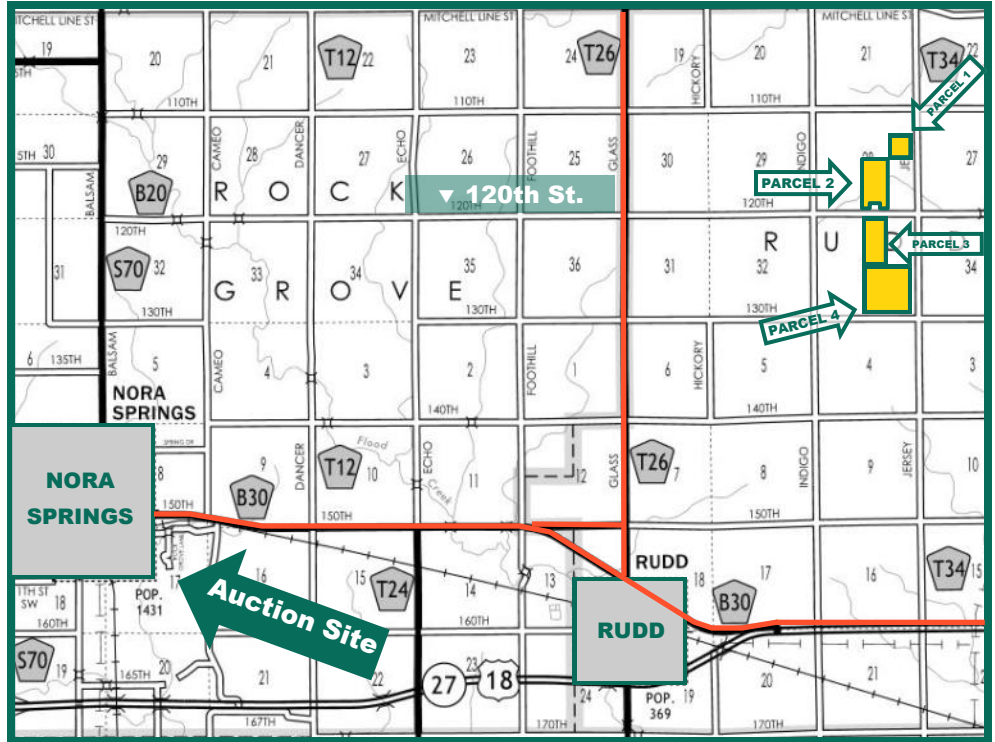


**356 Acres m/l,
Floyd County,
IA**



85.1 CSR2 (For All Parcels Combined)—Located northeast of Rudd, Iowa.

Date: Wed, Nov. 12, 2014

Time: 10:00 a.m.

Auction Site:

Lions Club Community Center

Address:

16 S Summit Ave

Nora Springs, IA 50458-8636

Auction Information

Method of Sale

- Parcels will be offered by choice and privilege with the choice to the high bidder to take one, two, three, or all parcels. Additional rounds of bidding will be conducted as needed until all parcels have sold.
- Bids will be dollars per acre.

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

Seller

Edward Ahrens Trust & Lena Ahrens Trust

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 January 14, 2015. Final settlement will require certified check or wire transfer. Closing and possession will occur January 14, 2015, subject to the existing lease which expires March 1,

2015. Taxes will be prorated to 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.

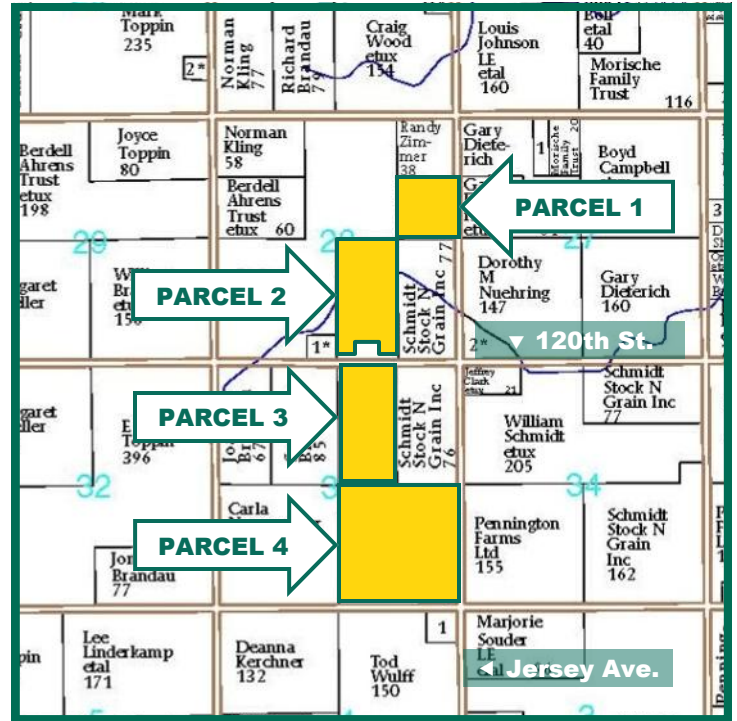
The information gathered for this brochure is from sources deemed reliable, but cannot be guaranteed by Hertz Real Estate Services, Inc. or its staff. All acres are considered more or less, unless otherwise stated.

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Aerial Photo and Map: All Parcels



Map reproduced with permission of Farm & Home Publishers, Ltd.

Property Information Combined Parcels - 356 Acres

Location

From Rudd: 3 miles north on County Road T26 (Glass Avenue) and 2.5 miles east on 120th Street.

Legal Description

See individual parcels.

Real Estate Tax

Taxes Payable 2014-2015: \$8,768
Net Taxable Acres: 348.24
Tax per Net Tax. Ac.: \$25.18

FSA Data

Farm Number: 5917
Farmland Acres: 348.9
Crop Acres: 347.4
CRP: 3.9 Acres
Effective Cropland: 343.5 Acres
Corn Base: 181.6
Corn Direct/CC Yields: 116/116 Bu./Ac

Bean Base: 156.9
Bean Direct/CC Yields: 37/37 Bu./Ac
HEL: None

CRP Contracts

3.9 acres at \$150.81/acre through September 30, 2015.

Soil Types / Productivity

Primary soils are Ostrander loam, Franklin silt loam, and Dinsdale silty clay loam. See individual soil maps for detail.

- **CSR2:** 85.1 per AgriData Inc. 2014, based on FSA crop acres.
- **CSR:** 85.8 per AgriData Inc. 2014, based on FSA crop acres.
- **CSR:** 84.7 per County Assessor, based on net taxable acres.

Land Description

Level to slightly rolling.

Drainage

See comments on individual parcels. Tile maps available on website.

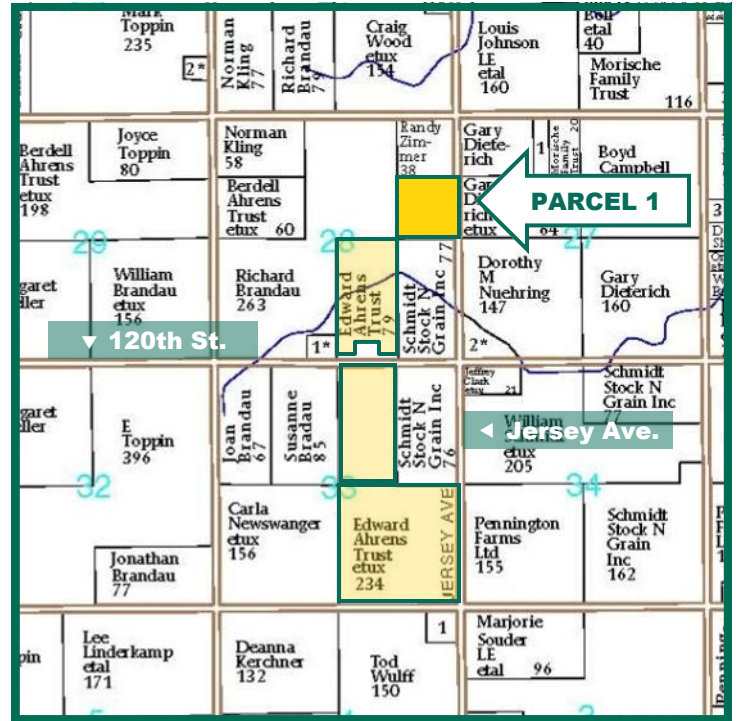


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Aerial Photo and Map: Parcel 1



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Property Information Parcel 1 - 40 Acres

Location

From Rudd: 3 miles north on County Road T26 (Glass Avenue), 3 miles east on 120th Street, and half a mile north on Jersey Avenue.

Legal Description

The Southeast Quarter (SE1/4) of the Northeast Quarter (NE1/4) of Section Twenty-eight (28), Township Ninety-seven (97) North, Range Seventeen (17) West of the 5th P.M., Floyd County, Iowa.

Real Estate Tax

Taxes Payable 2014-2015: \$952
Net Taxable Acres: 39.00
Tax per Net Tax. Ac.: \$24.41

FSA Data

Farm Number: 5917, Tract Number 638
Crop Acres: 39.2
Corn Base: 20.7

Corn Direct/CC Yields: 116/116 Bu./Ac
Bean Base: 17.9
Bean Direct/CC Yields: 37/37 Bu./Ac

CRP Contracts

None.

Soil Types / Productivity

Primary soils is Ostrander loam. See soil map for detail.

- **CSR2:** 86.0 per AgriData Inc. 2014, based on FSA crop acres.
- **CSR:** 82.8 per AgriData Inc. 2014, based on FSA crop acres.
- **CSR:** 80.9 per County Assessor, based on net taxable acres.

Land Description

Level to slightly rolling.

Drainage

Some tile present, more would be beneficial. See tile maps on website.

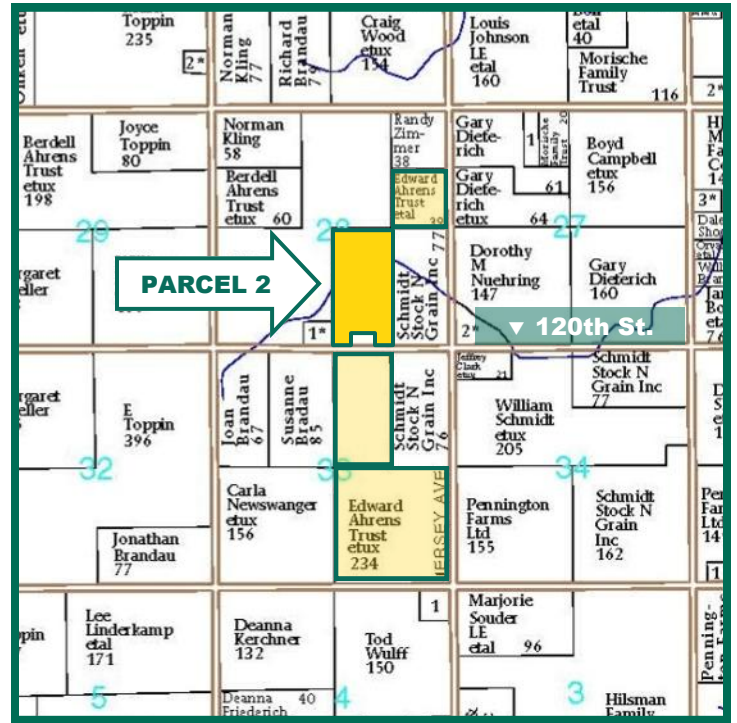


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Aerial Photo and Map: Parcel 2



Map reproduced with permission of Farm & Home Publishers, Ltd.

Property Information Parcel 2 - 76 Acres

Location

From Rudd: 3 miles north on County Road T26 (Glass Avenue) and 2.5 miles east on 120th Street.

Legal Description

The West Half (W1/2) of the Southeast Quarter (SE1/4) of Section Twenty-eight (28), Township Ninety-seven (97) North, Range Seventeen (17) West of the 5th P.M., Floyd County, Iowa EXCEPT A parcel of land designated as Parcel "A" located in part of the Southwest Quarter (SW1/4) of the Southeast Quarter (SE1/4) of Section 28, Township 97 North, Range 17 West of the 5th P.M., Floyd County, Iowa, as depicted in Plat of Survey filed October 18, 2011, as Instrument No. 2011-2303, in the office of the Floyd County Recorder, commencing with the Root-of-Title.

Real Estate Tax

Taxes Payable 2014-2015: \$1,848

Net Taxable Acres: 74.96
Tax per Net Tax. Ac.: \$24.65

FSA Data

Farm Number: 5917, Tract Number 638
Crop Acres: 73.6
Corn Base: 36.8
Corn Direct/CC Yields: 116/116 Bu./Ac
Bean Base: 31.8
Bean Direct/CC Yields: 37/37 Bu./Ac

CRP Contracts

3.9 CRP Acres at \$150.81/acre through September 30, 2015.

Soil Types / Productivity

Primary soils is Ostrander loam. See soil map for detail.

- **CSR2:** 87.8 per AgriData Inc. 2014, based on FSA crop acres.
- **CSR:** 86.2 per AgriData Inc. 2014, based on FSA crop acres.
- **CSR:** 82.2 per County Assessor, based on net taxable acres.

Land Description

Level to slightly rolling.

Buildings/Improvements

Building site previously sold.

Drainage

Some tile present, more would be beneficial. Open ditch provides good outlet for added drainage tile. See tile maps on website.

Comments

Concrete poured over culvert provides access to back field.

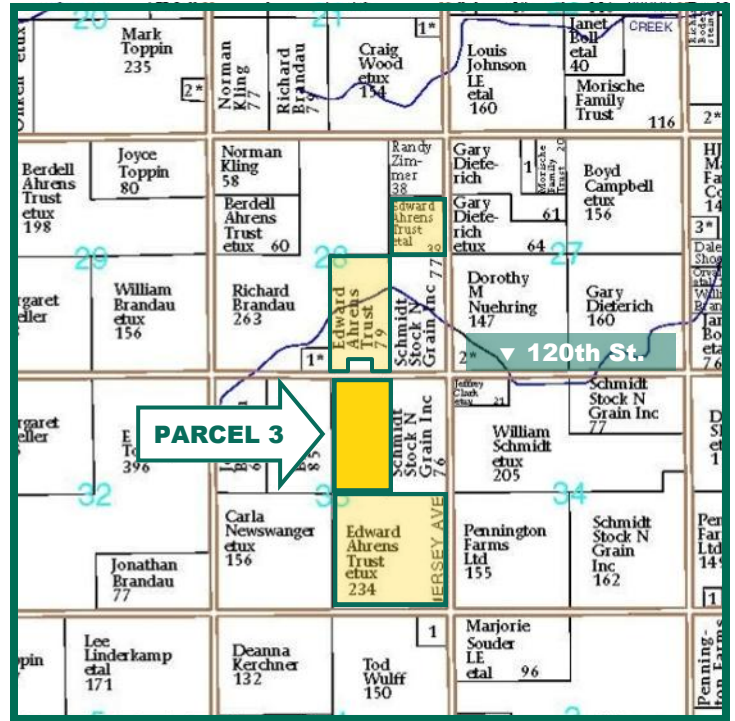


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Aerial Photo and Map: Parcel 3



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Property Information Parcel 3 - 80 Acres

Location

From Rudd: 3 miles north on County Road T26 (Glass Avenue) and 2.5 miles east on 120th Street.

Legal Description

The West Half (W1/2) of the Northeast Quarter (NE1/4) of Section Thirty-three (33), Township Ninety-seven (97) North, Range Seventeen (17) West of the 5th P.M., Floyd County, Iowa.

Real Estate Tax

Taxes Payable 2014-2015: \$2,026
Net Taxable Acres: 79.00
Tax per Net Tax. Ac.: \$25.65

FSA Data

Farm Number: 5917, Tract Number 638
Crop Acres: 79
Corn Base: 41.5
Corn Direct/CC Yields: 116/116 Bu./Ac
Bean Base: 35.9

Bean Direct/CC
Yields: 37/37 Bu./Ac

CRP Contracts

None.

Soil Types / Productivity

Primary soils are Dinsdale silty clay loam and Franklin silt loam. See soil map for detail.

- **CSR2:** 81.0 per AgriData Inc. 2014, based on FSA crop acres.
- **CSR:** 84.8 per AgriData Inc. 2014, based on FSA crop acres.
- **CSR:** 85.0 per County Assessor, based on net taxable acres.

Land Description

Nearly level.

Drainage

Majority of the farm is pattern tiled. See tile maps on website.

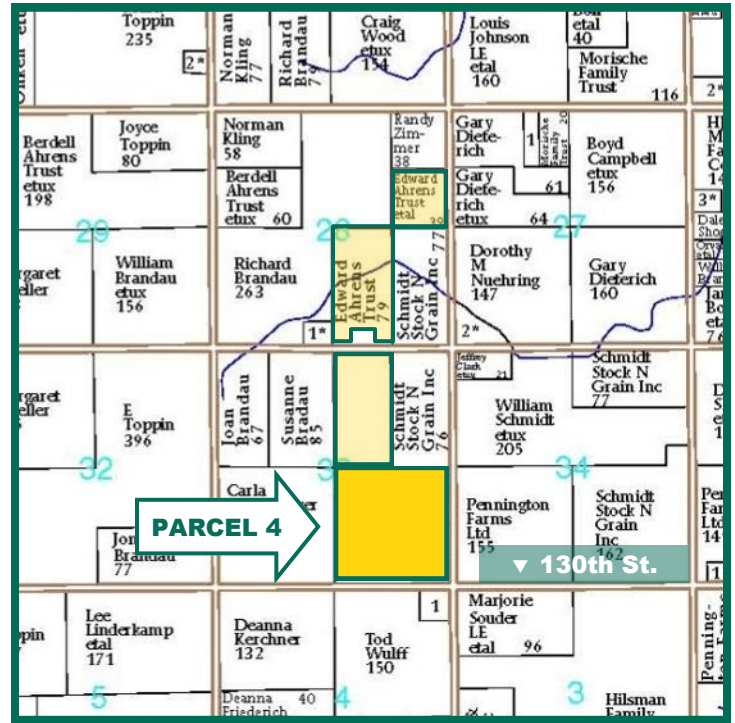


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Aerial Photo and Map: Parcel 4



Map reproduced with permission of Farm & Home Publishers, Ltd.

Property Information Parcel 4 - 160 Acres

Location

From Rudd: 2 miles north on County Road T26 (Glass Avenue) and 2.5 miles east on 130th Street.

Legal Description

The Southeast Quarter (SE1/4) of Section Thirty-three (33), Township Ninety-seven (97) North, Range Seventeen (17) West of the 5th P.M., Floyd County, Iowa.

Real Estate Tax

Taxes Payable 2014-2015: \$3,942
Net Taxable Acres: 155.28
Tax per Net Tax. Ac.: \$25.39

FSA Data

Farm Number: 5917, Tract Number 638
Crop Acres: 155.6
Corn Base: 82.6
Corn Direct/CC Yields: 116/116 Bu./Ac
Bean Base: 71.3
Bean Direct/CC Yields: 37/37 Bu./Ac

CRP Contracts

None.

Soil Types / Productivity

Primary soils are Franklin silt loam and Maxfield silty clay loam. See soil map for detail.

- **CSR2:** 85.6 per AgriData Inc. 2014, based on FSA crop acres.
- **CSR:** 86.9 per AgriData Inc. 2014, based on FSA crop acres.
- **CSR:** 86.7 per County Assessor, based on net taxable acres.

Land Description

Nearly level.

Drainage

Majority of the farm is tiled. See tile maps on website.

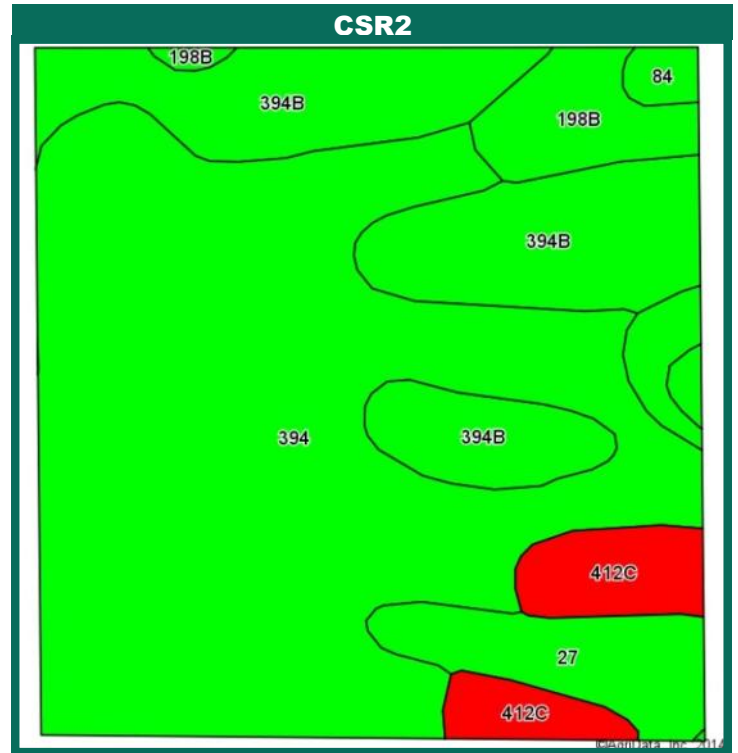
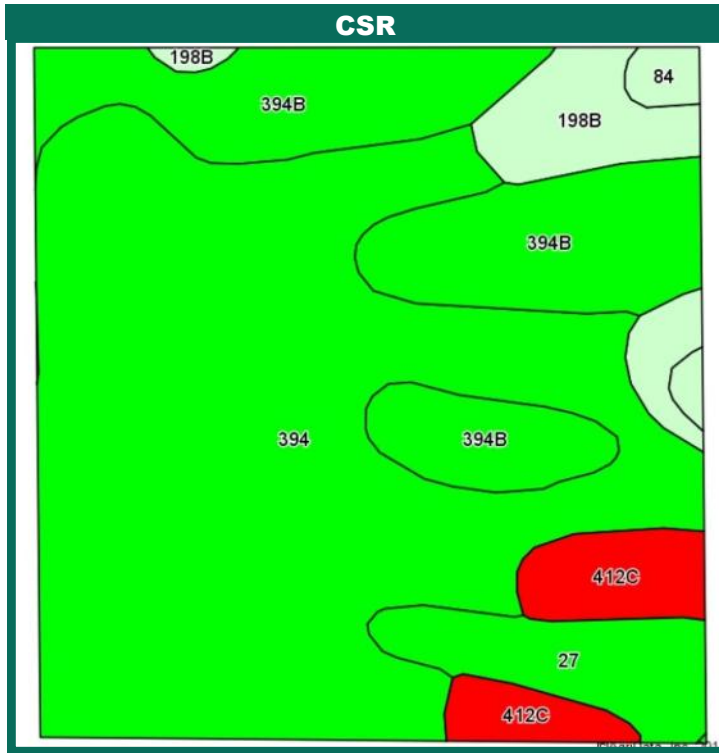


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Soil Maps: Parcel 1



Area Symbol: IA067. Soil Area Version: 19

Code	Soil Description	Acres	Percent of field	**CSR2 Legend	Non-Irr Class	CSR2**	CSR
394	Ostrander loam, 0 to 2 percent slopes	23.09	58.9%		I	92	89
394B	Ostrander loam, 2 to 5 percent slopes	8.69	22.2%		Ile	87	84
198B	Floyd loam, 1 to 4 percent slopes	2.44	6.2%		Ilw	89	74
27	Terril loam, 0 to 2 percent slopes	2.31	5.9%		I	93	92
412C	Emeline loam, 2 to 9 percent slopes	2.13	5.4%		IVs	5	13
84	Clyde silty clay loam, 0 to 3 percent slopes	0.51	1.3%		Ilw	88	77
Weighted Average						86	82.8

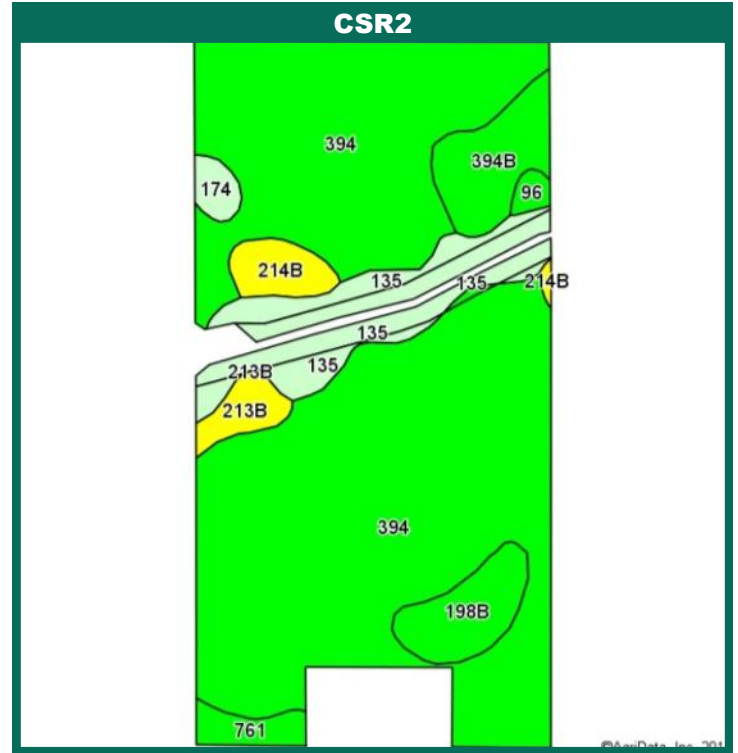
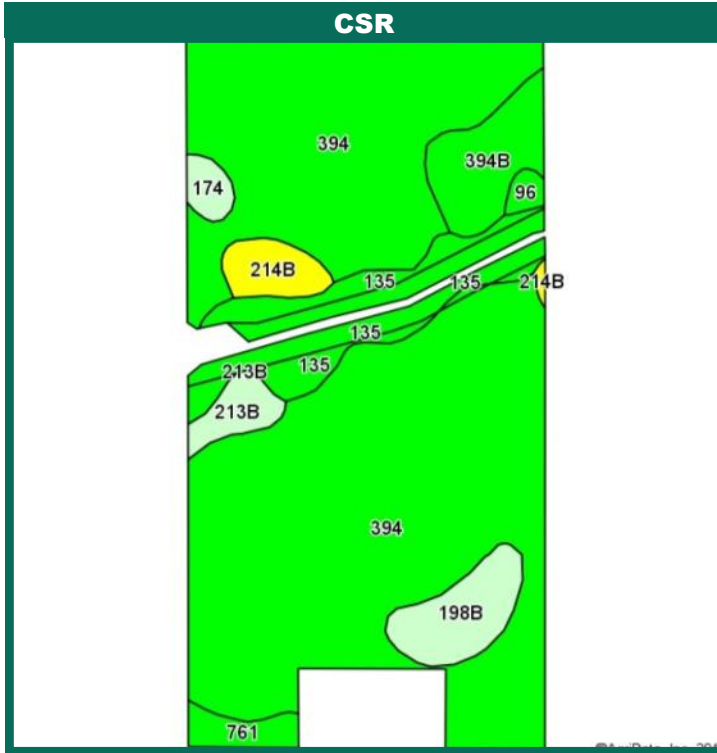
CSR/CSR2 UPDATE: In January, 2014, the USDA Natural Resources Conservation Service (NRCS) released a soil survey update containing a Corn Suitability Rating (CSR) for Iowa soils based on a revised formula referred to as CSR2. For any given farm, the CSR values based on the CSR2 formula may be significantly different than the original CSR values published prior to January, 2014. Additionally, the current soil survey may contain soil types that are not found in pre-January, 2014 surveys, which will result in the CSR being reported as a null value. As the market transitions to the new CSR2 formula, we are providing both CSR and CSR2 values where both values are available. If a soil type does not have a CSR value, and is being reported as a null value, we are providing the weighted CSR based on the pre-January, 2014 soil survey data.

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Soil Maps: Parcel 2



Area Symbol: IA067. Soil Area Version: 19

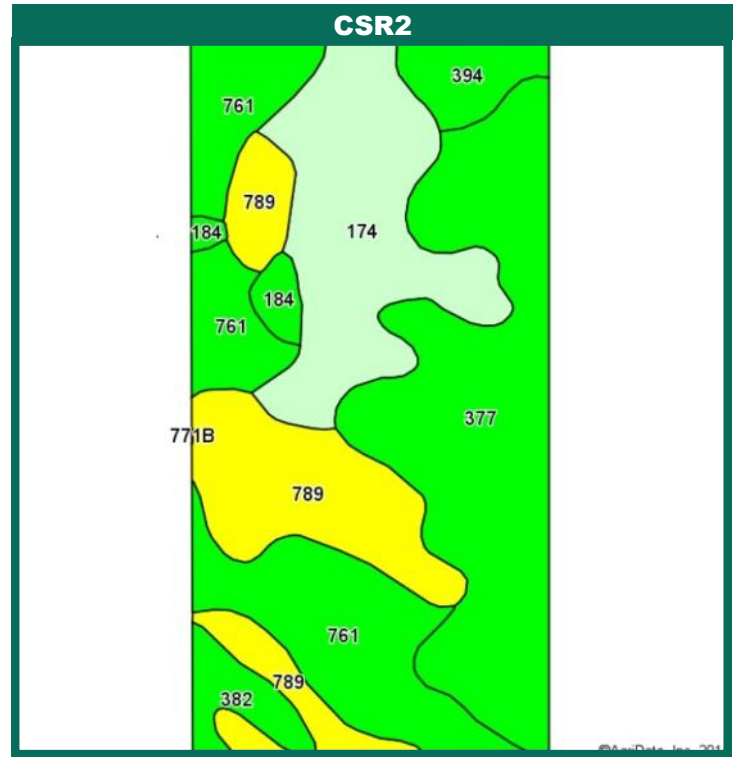
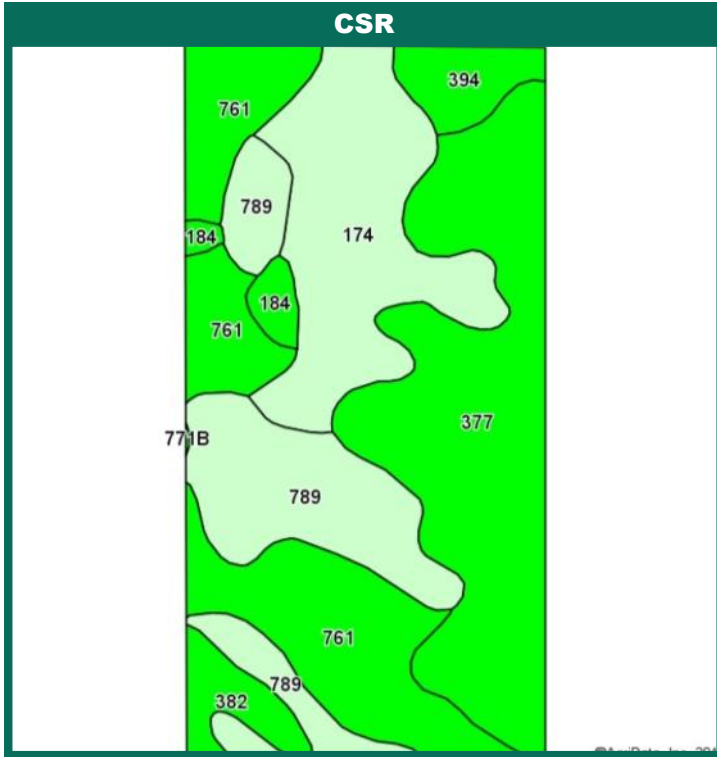
Code	Soil Description	Acres	Percent of field	**CSR2 Legend	Non-Irr Class	CSR2**	CSR
394	Ostrander loam, 0 to 2 percent slopes	54.91	74.5%		I	92	89
135	Coland clay loam, 0 to 2 percent slopes	7.03	9.5%		IIw	74	80
394B	Ostrander loam, 2 to 5 percent slopes	3.50	4.8%		IIe	87	84
198B	Floyd loam, 1 to 4 percent slopes	2.90	3.9%		IIw	89	74
214B	Rockton loam, 20 to 30 inches to limestone, 2 to 5 percent slopes	1.72	2.3%		IIe	47	58
213B	Rockton loam, 30 to 40 inches to limestone, 2 to 5 percent slopes	1.30	1.8%		IIe	50	74
761	Franklin silt loam, 0 to 3 percent slopes	1.14	1.5%		I	85	90
174	Bolan loam, 0 to 2 percent slopes	0.75	1.0%		IIIs	70	75
96	Turlin loam, 0 to 2 percent slopes	0.43	0.6%		IIw	94	90
Weighted Average						87.8	86.2

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Soil Maps: Parcel 3



Area Symbol: IA067. Soil Area Version: 19

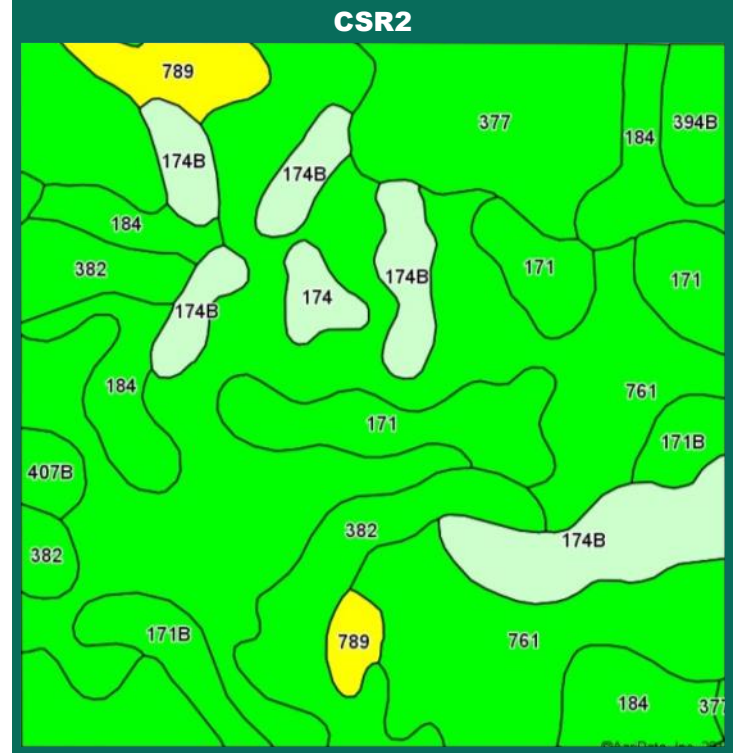
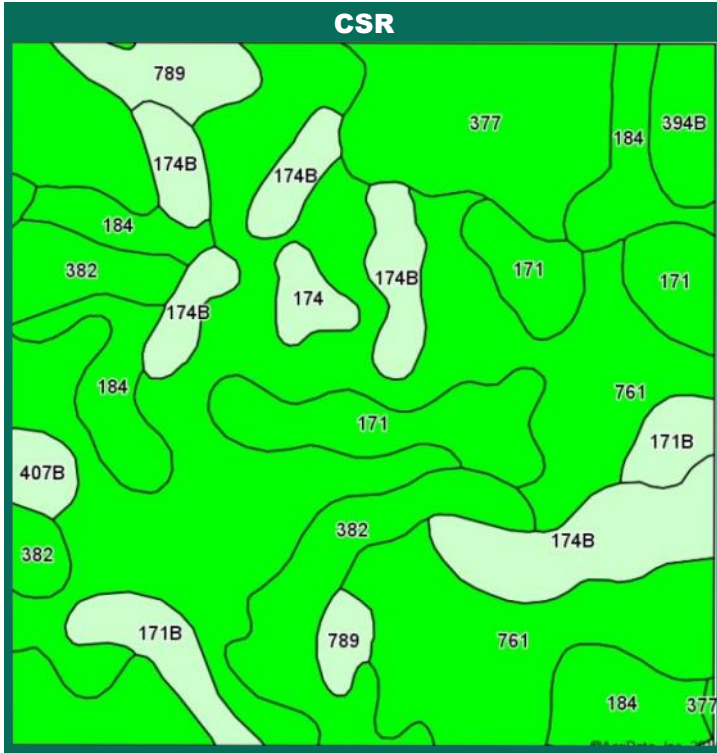
Code	Soil Description	Acres	Percent of field	**CSR2 Legend	Non-Irr Class	CSR2**	CSR
377	Dinsdale silty clay loam, 0 to 2 percent slopes	24.34	31.2%		I	100	95
761	Franklin silt loam, 0 to 3 percent slopes	17.46	22.4%		I	85	90
174	Bolan loam, 0 to 2 percent slopes	15.25	19.5%		IIIs	70	75
789	Oakton loam, 0 to 2 percent slopes	14.44	18.5%		IIIs	50	69
394	Ostrander loam, 0 to 2 percent slopes	2.87	3.7%		I	92	89
382	Maxfield silty clay loam, 0 to 2 percent slopes	2.42	3.1%		IIw	94	90
184	Klinger silty clay loam, 0 to 3 percent slopes	1.33	1.7%		I	95	95
Weighted Average						81	84.8

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Soil Maps: Parcel 4



Area Symbol: IA067. Soil Area Version: 19

Code	Soil Description	Acres	Percent of field	**CSR2 Legend	Non-Irr Class	CSR2**	CSR
761	Franklin silt loam, 0 to 3 percent slopes	61.09	39.4%		I	85	90
382	Maxfield silty clay loam, 0 to 2 percent slopes	22.73	14.7%		IIw	94	90
174B	Bolan loam, 2 to 5 percent slopes	15.27	9.8%		IIIs	64	70
184	Klinger silty clay loam, 0 to 3 percent slopes	14.37	9.3%		I	95	95
377	Dinsdale silty clay loam, 0 to 2 percent slopes	12.72	8.2%		I	100	95
171	Bassett loam, 0 to 2 percent slopes	12.60	8.1%		I	90	84
171B	Bassett loam, 2 to 5 percent slopes	5.22	3.4%		IIe	85	79
789	Oakton loam, 0 to 2 percent slopes	4.73	3.0%		IIIs	50	69
394B	Ostrander loam, 2 to 5 percent slopes	3.03	2.0%		IIe	87	84
174	Bolan loam, 0 to 2 percent slopes	1.69	1.1%		IIIs	70	75
407B	Schley silt loam, 1 to 4 percent slopes	1.48	1.0%		IIw	81	69
377B	Dinsdale silty clay loam, 2 to 5 percent slopes	0.16	0.1%		IIe	95	90
Weighted Average						85.6	86.9



Maps provided by:



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