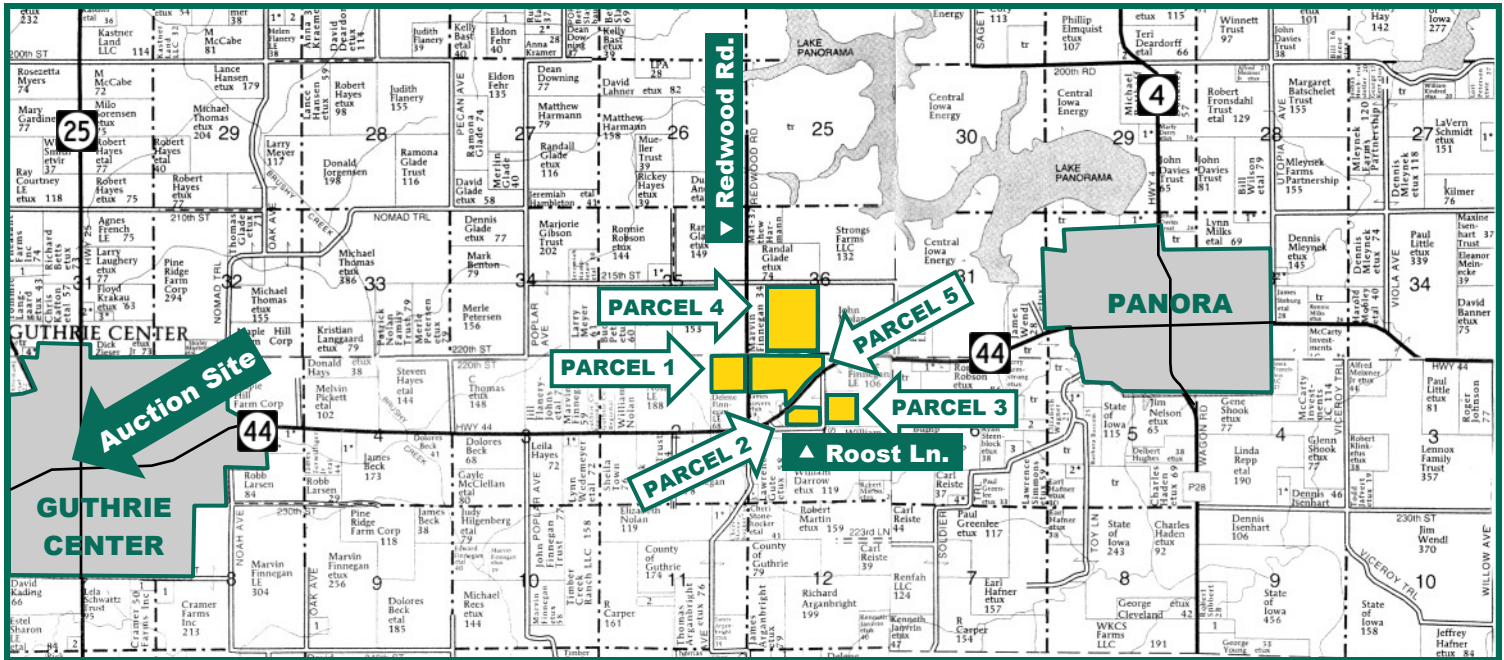


277 Acres, m/l, in 5 Parcels Guthrie County, IA



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

Date: Tues., Feb. 11, 2014

Time: 10:00 a.m.

Auction Site:

Guthrie Center Activity Center

Address:

209 State St.

Guthrie Center, IA 50115

Auction Information

Method of Sale

- Parcels will be offered individually and will NOT be combined.
- Bids will be based on \$/Acre
- Seller reserves the right to refuse any and all bids.

Seller

Thomas & Prue Finnegan, Mary Arrowsmith and Laura & Kent Appler

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 March 14, 2014. Final settlement will require certified check or wire transfer. Closing and possession will occur March 14, 2014. Taxes will be prorated to March 14, 2014.

Announcements

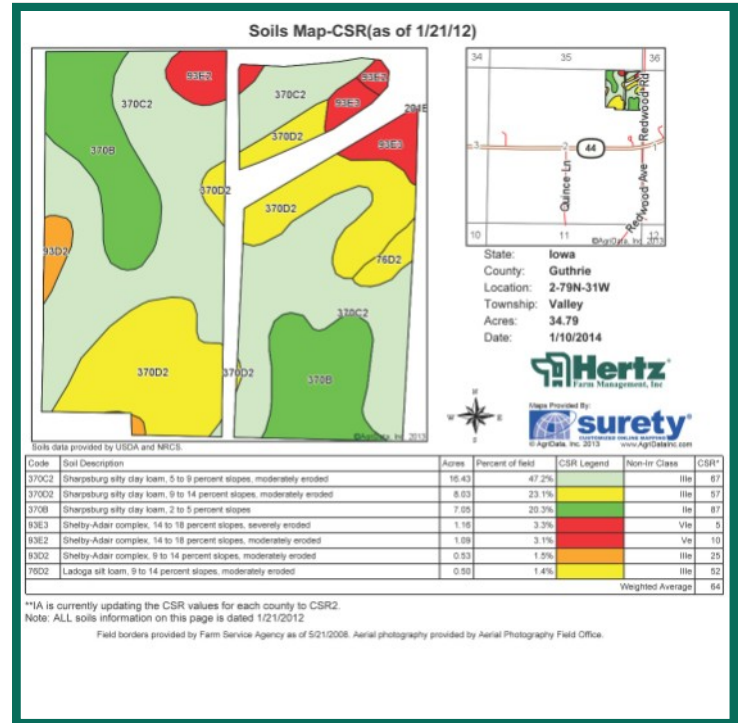
Information provided herein was obtained from sources deemed reliable, but the Auctioneer makes no guarantees as to its accuracy. Prospective bidders are urged to fully inspect the property and to rely on their own conclusions. Announcements made the day of the auction will take precedence over previously 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.

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Aerial Photo and Soil Map: Parcel 1



Property Information Parcel 1 - 36.65 Acres Location

From Guthrie Center: Take Hwy. 44 east 3 miles to Redwood Rd.
From Panora: Take Hwy. 44 west 1½ miles to Redwood Rd.
Property is approx. 1/4 mile north on the west side of Redwood Rd.

Legal Description

NE¼ NE¼ Section 2, Township 79 North, Range 31 West of the 5th p.m. (Valley Twp.)

Real Estate Tax

Taxes Payable 2013-2014: \$688
Net Taxable Acres: 36.65
Tax per Net Tax. Ac.: \$18.77

FSA Data

Farm Number 5124, Tract 11213
Crop Acres: 35.32 HEL
Oat Base: 0.8 Ac.
Oat Direct/CC Yields: 60/60 Bu.
Bean Base: 11.7 Ac.
Bean Direct/CC Yields: 27/27 Bu.

CRP Contracts

CRP Contracts expired 9/30/2013.

Soil Types / Productivity

Primary soils are Sharpsburg and Shelby-Adair. See soil map for detail.

- **CSR:** 63.0 per County Assessor, based on net taxable acres.
- **CSR:** 64.0 per AgriData, Inc., 2012, based on FSA crop acres.

Land Description

Moderately sloping to moderately steep

Buildings/Improvements

None

Drainage

Natural

Water & Well Information

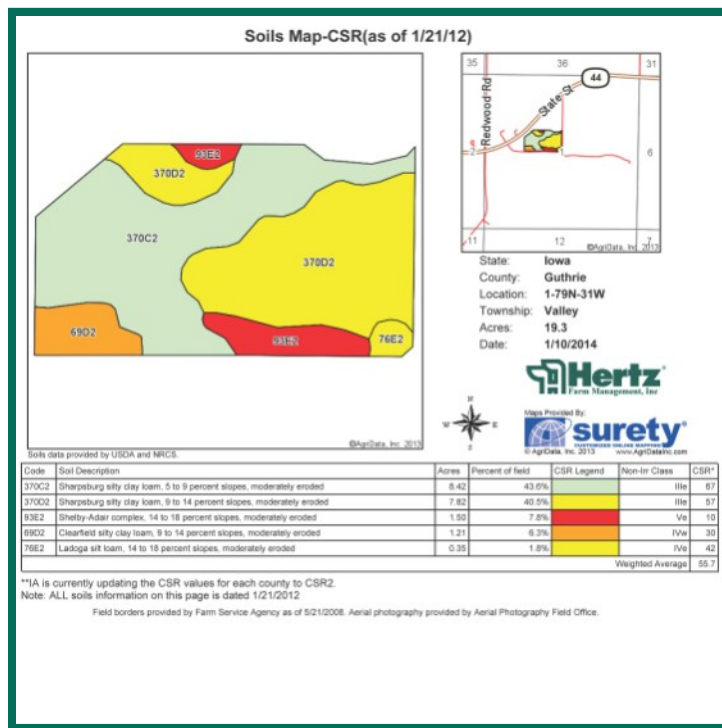
None Known

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Aerial Photo and Soil Map: Parcel 2



Property Information Parcel 2 - 22.43 Acres Location

From Guthrie Center: Take Hwy. 44 east 3 miles to Roost Lane.

From Panora: Take Hwy. 44 west 1½ miles to Roost Lane.

Property is on the west and north sides of Roost Lane

Legal Description

S½ SE¼ NW¼ lying south of Hwy. 44, all in Section 1, Township 79 North, Range 31 West of the 5th p.m. (Valley Twp.)

Real Estate Tax

Taxes Payable 2013-2014: \$320

Net Taxable Acres: 22.34

Tax per Net Tax. Ac.: \$14.32

FSA Data*

Part of Farm Number 4900, Tract 1714

Crop Acres: 19.3 HEL

Corn Base: 5.9 Ac.

Corn Direct/CC Yields: 103/103 Bu.

Bean Base: 2.8 Ac.

Bean Direct/CC Yields: 30/30 Bu.

Oat Base: 2.0 Ac.

Oat Direct/CC Yields: 57/57 Bu.

**Local FSA office will determine final Acres and Bases*

CRP Contracts

CRP Contracts expired 9/30/2013.

Soil Types / Productivity

Primary soil is Sharpsburg. See soil map for detail.

- **CSR:** 49.0 per County Assessor, based on net taxable acres.
- **CSR:** 55.7 per AgriData, Inc., 2012, based on FSA crop acres.

Land Description

Moderately sloping to moderately steep

Buildings/Improvements

None

Drainage

Natural

Water & Well Information

None Known

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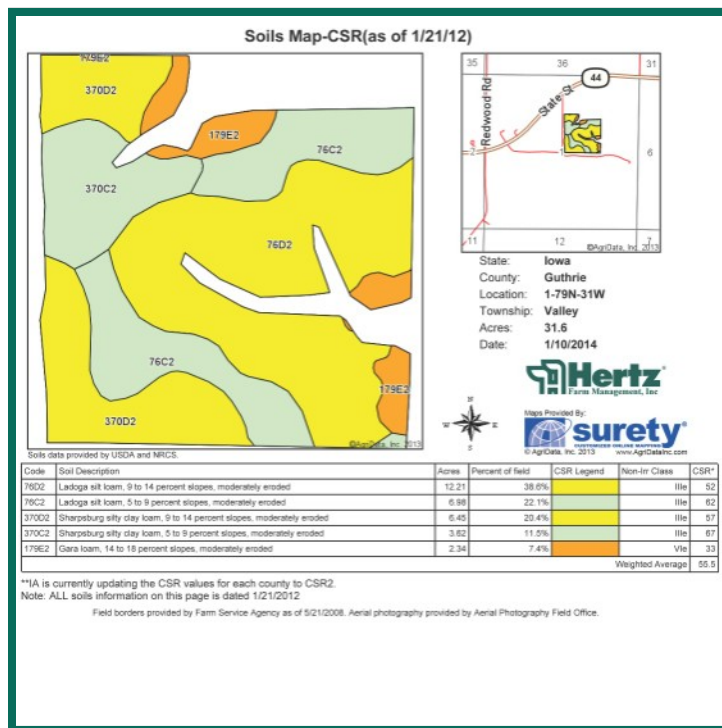
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Aerial Photo and Soil Map: Parcel 3



Property Information Parcel 3 - 39.0 Acres Location

From Guthrie Center: Take Hwy. 44 east 3 miles to Roost Lane.
From Panora: Take Hwy. 44 west 1½ miles to Roost Lane.
Property is on the east side of Roost Lane.

Legal Description

SW¼ NE¼ Section 1, Township 79 North, Range 31 West of the 5th p.m. (Valley Twp.)

Real Estate Tax

Taxes Payable 2013-2014: \$556
Net Taxable Acres: 39.0
Tax per Net Tax. Ac.: \$14.26

FSA Data*

Part of Farm Number 4900, Tract 1714
Crop Acres: 31.6 HEL
Corn Base: 9.6 Ac.
Corn Direct/CC Yields: 103/103 Bu.
Bean Base: 4.6 Ac.
Bean Direct/CC Yields: 30/30 Bu.
Oat Base: 3.3 Ac.
Oat Direct/CC Yields: 57/57 Bu.
**Local FSA office will determine final Acres and Bases*

CRP Contracts

CRP Contracts expired 9/30/2013

Soil Types / Productivity

Primary soils are Ladoga and Sharpsburg.
See soil map for detail.

- **CSR:** 49.0 per County Assessor, based on net taxable acres.
- **CSR:** 55.5 per AgriData, Inc., 2012, based on FSA crop acres.

Land Description

Moderately sloping to moderately steep

Buildings/Improvements

None

Drainage

Natural

Water & Well Information

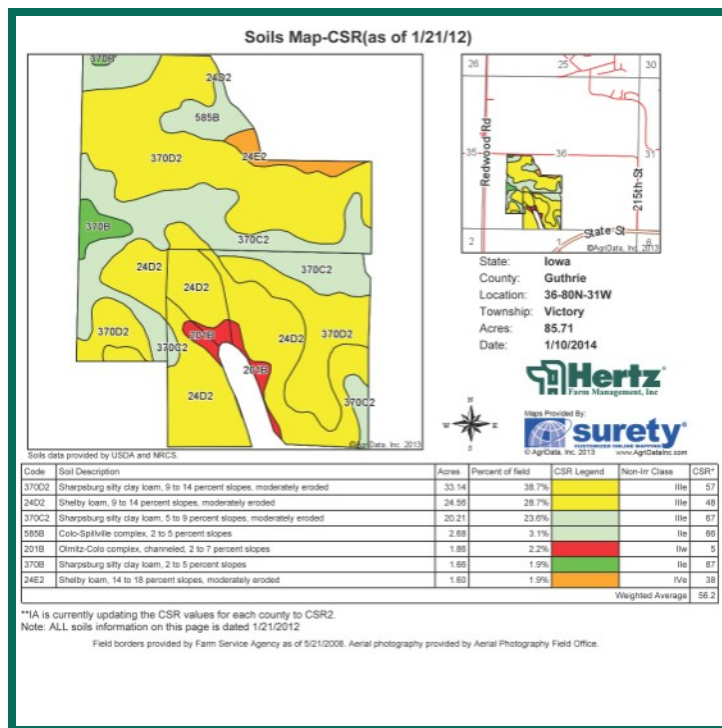
None known

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Aerial Photo and Soil Map: Parcel 4



Property Information Parcel 4- 113.56 Acres Location

From Guthrie Center: Take Hwy. 44 east 3 miles to Redwood Rd.
From Panora: Take Hwy. 44 west 2 miles to Redwood Rd.
Take Redwood Rd. north 1/2 mile to

215th St., then east 1/8 of a mile on 215th St. Property is approx. 1/4 mile east on the south side of 215th St..

Legal Description

E $\frac{3}{4}$ SW $\frac{1}{4}$ Section 36, Township 80 North, Range 31 West of the 5th p.m. (Victory Twp.)

Real Estate Tax

Taxes Payable 2013-2014: \$1,666
Net Taxable Acres: 113.56
Tax per Net Tax. Ac.: \$14.67

FSA Data*

Part of Farm #4900, Tract 1714 and Farm #5124, Tract 1209
Crop Acres: 85.7 HEL
Corn Base: 41.0 Ac.
Corn Direct/CC Yields: 103/103 Bu.
Bean Base: 22.1 Ac.
Bean Direct/CC Yields: 29/29 Bu.
Oat Base: 4.7 Ac.
Oat Direct/CC Yields: 56/56 Bu.
**Local FSA office will determine final Acres and Bases*

CRP Contracts

CRP Contracts expired 9/30/2013.

Soil Types / Productivity

Primary soils are Sharpsburg and Shelby.
See soil map for detail.

- **CSR:** 52.0 per County Assessor, based on net taxable acres.
- **CSR:** 56.2 per AgriData, Inc., 2012, based on FSA crop acres.

Land Description

Gently sloping to moderately steep

Buildings/Improvements

None

Drainage

Natural

Water & Well Information

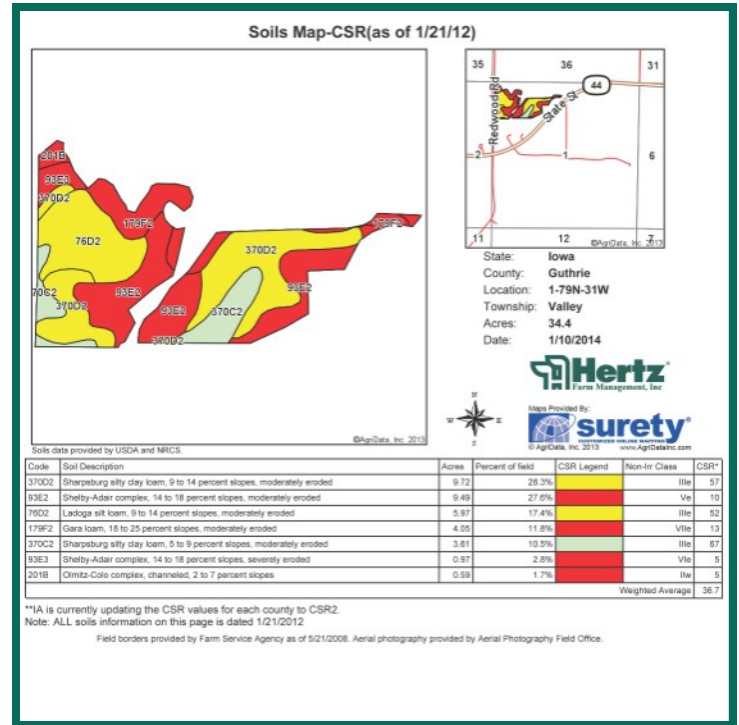
None known

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Aerial Photo and Map: Parcel 5



Property Information Parcel 5- 65.47 Acres Location

From Guthrie Center: Take Hwy. 44 east 3 miles to Redwood Rd.
From Panora: Take Hwy. 44 west 2 miles to Redwood Rd.
Take Redwood Rd. go north 1/4 mile.
Property lies on the east side of Redwood Rd.

Legal Description

N½ NW¼ lying north of Hwy. 44 Section 1, Township 79 North, Range 31 West of the 5th p.m. (Valley Twp.)

Real Estate Tax

Taxes Payable 2013-2014: \$486
Net Taxable Acres: 65.47
Tax per Net Tax. Ac.: \$7.42

FSA Data*

Part of Farm Number 4900, Tract 1714
Crop Acres: 37.4 HEL
Corn Base: 11.4 Ac.
Corn Direct/CC Yields: 103/103 Bu.
Bean Base: 5.5 Ac.
Bean Direct/CC Yields: 30/30 Bu.
Oat Base: 3.8 Ac.
Oat Direct/CC Yields: 57/57 Bu.
*Local FSA office will determine final Acres and Bases

CRP Contracts

CRP contracts expired 9/30/13.

Soil Types / Productivity

Primary soils are Sharpsburg, Shelby-Adair and Ladoga. See soil map for detail.

- **CSR:** 29.0 per County Assessor, based on net taxable acres.
- **CSR:** 36.7 per AgriData, Inc., 2012, based on FSA crop acres.

Land Description

Gently sloping to moderately steep

Buildings/Improvements

Older farm buildings

Drainage

Natural

Water & Well Information

One well

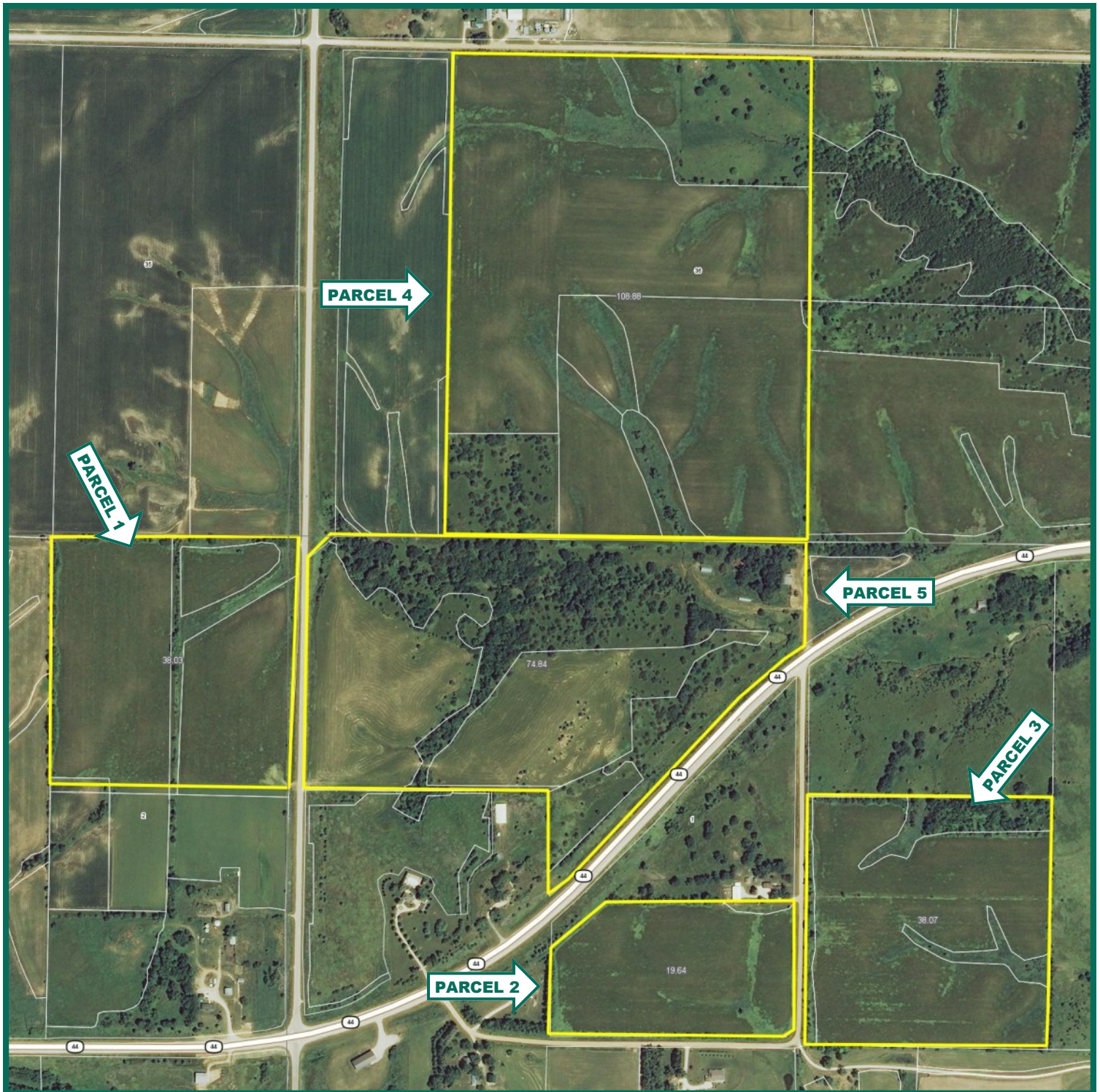
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Aerial: All Parcels



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