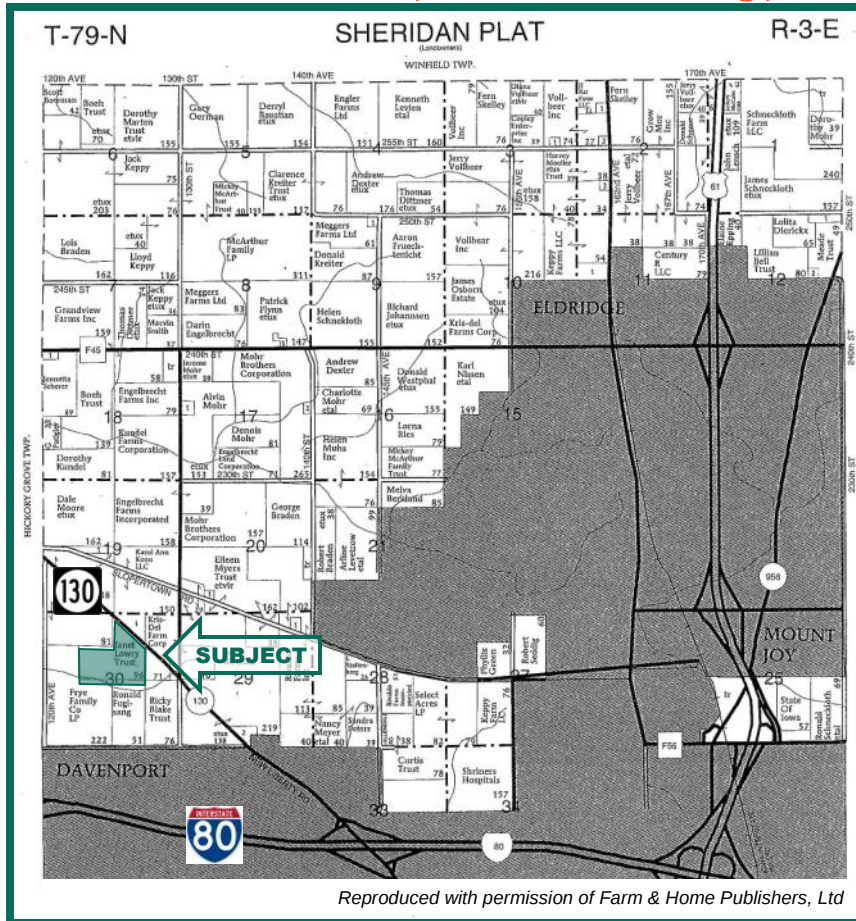




LAND AUCTION

95.70 Acres m/I, Scott County, IA



**Date: Wednesday,
October 30, 2013**

Time: 10:00 am

Auction Site:

**First Amendment Room
Scott County Library**

Address:

**200 N. 6th Avenue
Eldridge, IA 52748**

Contract & Title

Immediately upon conclusion of the auction, the high bidder(s) will enter into a real estate contract and deposit with the designated escrow agent the required earnest payment. If there are any escrow closing services, they will be shared by the Seller and Buyer(s).

Announcements

Information provided herein was obtained from sources deemed reliable, but Hertz Real Estate Services and the Auctioneer make 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 or its staff. All acres are considered more or less, unless otherwise stated.

Auction Information

Seller

IA Farm Lowry, LC

Method of Sale

- The farm will be offered as an individual tract.
- Bids will be in dollars per acre.
- Seller reserves the right to refuse any and all bids.

Agency

Hertz Real Estate Services 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 about December 3, 2013. Final settlement will require certified check or wire transfer. Closing and possession will occur on or about December 3, 2013, subject to the existing leases which expire February 28, 2014. Taxes will be prorated to December 3, 2013.

R. Edward Kiefer
Licensed Real Estate Broker in Iowa
Licensed Real Estate Managing Broker in Illinois
720 E. Culver Court, PO Box 9
Geneseo, IL 61254

EdK@Hertz.ag
(309) 944-2184

www.Hertz.ag

REID: 100-0089

Aerial Photo

Property Information

95.70 Acres, m/l

Aerial Map



©AgriData, Inc. 2012
www.AgriDataInc.com

30-79N-3E
Scott County
Iowa



8/20/2013

Field borders provided by Farm Service Agency as of 5/21/2008. Aerial photography provided by Aerial Photography Field Office.

Legal Description

The Southeast Quarter (SE ¼) of the Northwest Quarter (NW ¼) and part of the West Half (W ½) of the Northeast Quarter (NE ¼) of Section 30 in Township 79 North, Range 3 East of the 5th P.M., in Scott County, Iowa.

Detailed legal description is available upon request.

Soil Types / Productivity

Main soil types are Tama and Garwin. See soil map for details.

- CSR - 90.4 per AgriData, Inc., 2012, based on FSA crop acres

FSA Data

Farm Number: 5951, Tract 3456
Farm Number: 5874, Tract 4902
2013 FSA Reported Cropland: 97.22
Corn Base: 38.20
Corn Direct/CC Yields: 149 / 149
Bean Base: 27.60
Bean Direct/CC Yields: 44 / 44

CRP Contracts

There are no CRP contracts on this tract.

Buildings/Improvements

None.

Zoning

The farm is zoned AP—Ag Preservation.

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Location

The farm is located 0.5 miles north of Davenport, Iowa.

Lease Status

The farm is leased for 2013.

Real Estate Taxes

Real Estate Taxes Payable 2013-2014:
\$2,542.00
Net Taxable Acres: 95.70
Tax per Net Tax. Ac.: \$26.57

Mineral Rights

All mineral interests owned by the Seller, if any, will be conveyed to the Buyer(s).

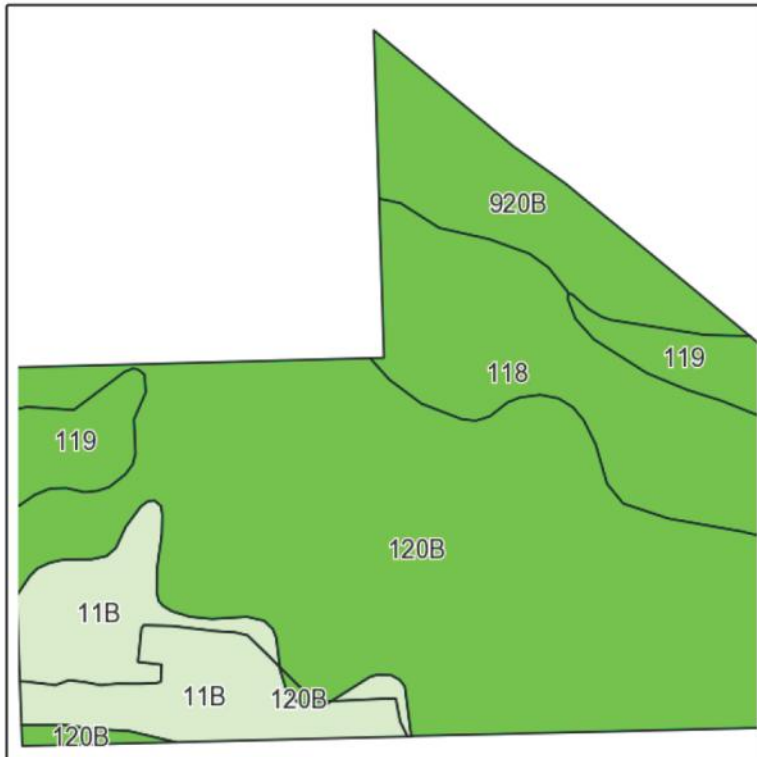
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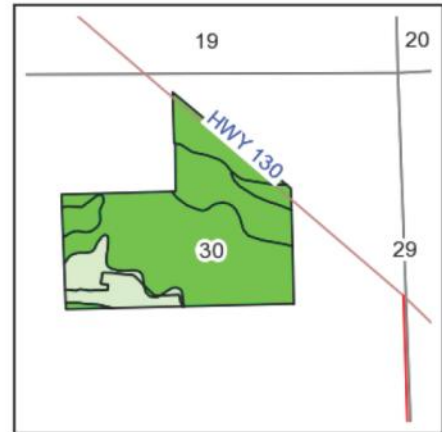
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Soil Map

Soils Map-CSR(as of 1/21/12)



Field borders provided by Farm Service Agency as of 5/21/2008.
Soils data provided by USDA and NRCS.



State: Iowa
County: Scott
Location: 30-79N-3E
Township: Sheridan
Acres: 98.1
Date: 8/20/2013



Maps provided by:



Code	Soil Description	Acres	Percent of field	CSR Legend	Non-Irr Class	CSR*	Corn	Soybeans
120B	Tama silty clay loam, 2 to 5 percent slopes	53.2	54.2%		Ile	95	215	58
118	Garwin silty clay loam, 0 to 2 percent slopes	15.9	16.2%		Ilw	95	215	58
11B	Colo-Ely complex, 0 to 5 percent slopes	13	13.3%		Ile	68	179	48
920B	Tama silty clay loam, sandy substratum, 2 to 5 percent slopes	10	10.2%		Ile	82	198	53
119	Muscatine silty clay loam, 0 to 2 percent slopes	6	6.1%		I	100	222	60
Weighted Average						90.4	208.9	56.3

Note: ALL soils information on this page is dated 1/21/2012
*CSR ratings will be available for a limited time to aid in the transition to CSR2.

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