

FARM REAL ESTATE AUCTION

240 Gross Acres, m/l - Winneshiek County, Iowa

Friday, October 4, 2013 at 10:00 A.M.

**Sale held at Featherlite Center on
Howard Co. Fairgrounds, 314 W 7th St., Cresco, IA 52316**

LOCATION: Go 3 miles W of Ridgeway, IA, on A-46 to 335th Ave., go S .5 mile (farm on W side of 335th Ave.); or go S of Cresco 5 miles on V-58 to Jct. with A-46, go 2 miles E on A-46 to 345th Ave., go 1 mile S on 345th Ave., then .25 mile E on 240th St. (farm on the N side of 240th St.).

LEGAL DESCRIPTION: E1/2 SW1/4 and SE1/4, Section 19-98-10, Lincoln Township, Winneshiek County, IA.

METHOD OF SALE:

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

SELLER: Darlene Koehler Estate

AGENCY: Hertz Farm Management , Inc. and their representatives are agents of the Seller.

SOIL TYPES & PRODUCTIVITY: Primary soils are Marshan, Floyd, Orwood, Hayfield and Coland. See soil map on back for details.

- **CSR:** 67.0 per County Assessor on 233.97 net taxable acres
- **CSR:** 68.5 per AgriData, Inc. 2012 on 204.7 crop acres

LAND DESCRIPTION: Topography is level to gently sloping.

DRAINAGE: Some tile drainage is present.

BUILDINGS/IMPROVEMENTS: Vacant house, machine shed, and grain bins (needing considerable repair to be useable). Should buyer wish to have the house occupied, buyer will be responsible for all expense to bring septic system to code.

WATER/WELL INFORMATION: There is a well and water system at the building site.

REAL ESTATE TAXES:

Taxes Payable 2013-2014: \$5,906.00

Taxable Acres: 233.97

Tax per Acre: \$25.24

FSA DATA:

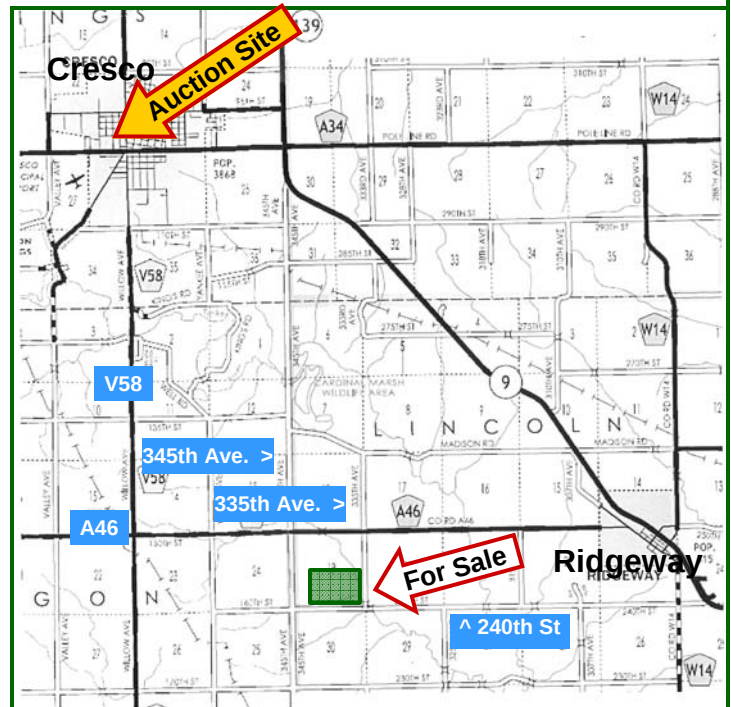
Farm Number: 2518 Tract Number: 340

Crop Acres: 206.4 Classified as nonHEL

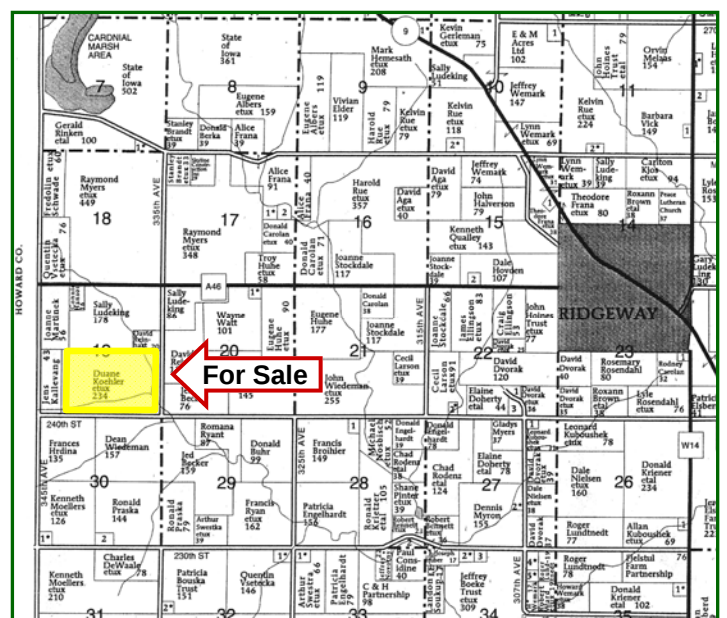
Base/Yields (estimated)	Direct	Counter-Cyclical
Corn Base: 197.0 ac.	110 bu./ac.	110 bu./ac.
Bean Base: 9.4 ac.	35 bu./ac.	35 bu./ac.

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 November 8, 2013. Final settlement will require certified check or wire transfer. Closing will occur November 8, 2013, subject to 2013 cash rent lease. Buyer to receive possession after 2013 crops are harvested. 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 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 Sterling C. Young, AFM
Licensed Real Estate Broker in Iowa & Minnesota

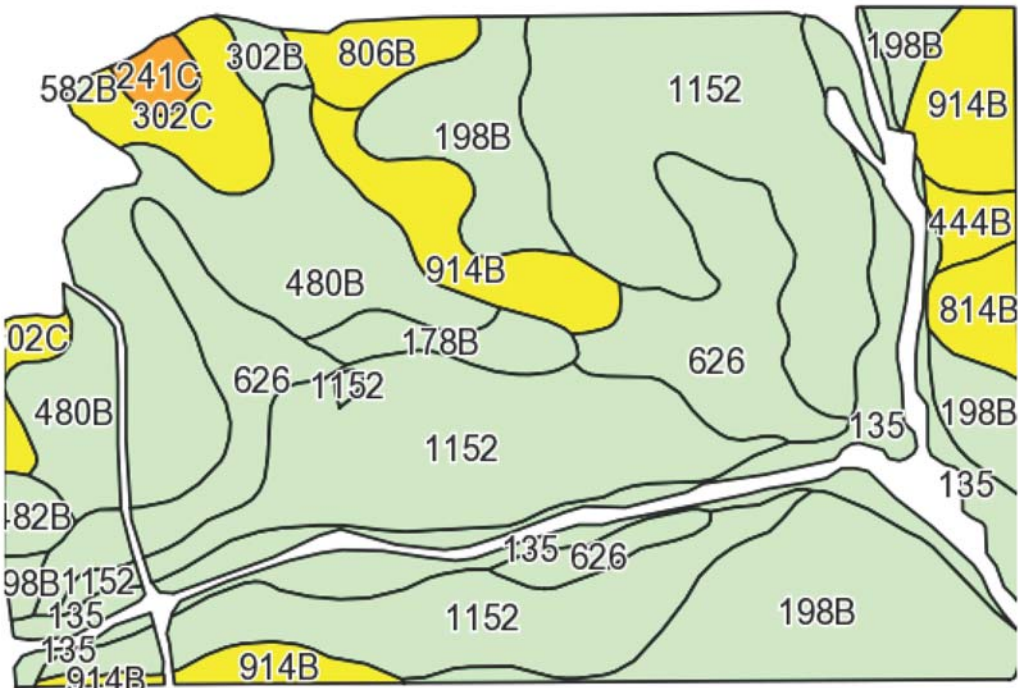
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The information in this brochure is from sources deemed to be reliable but it cannot be guaranteed by Hertz Farm Management, Inc. or its staff.



AERIAL PHOTO & SOIL MAP



Symbol	Soil Type	Acres	CSR
1152	Marshan loam, 0 to 2 percent slopes	67.3	66
198B	Floyd loam, 1 to 4 percent slopes	30.9	78
480B	Orwood silt loam, 2 to 5 percent slopes	26.8	78
626	Hayfield loam, 0 to 3 percent slopes	23.3	65
135	Coland silty clay loam, 0 to 2 percent slopes	19.1	51
914B	Winneshiek loam, 2 to 5 percent slopes	15.5	53
302C	Coggon silt loam, 5 to 9 percent slopes	7.0	58
806B	Whalan loam, 2 to 5 percent slopes	3.7	48
178B	Waukee loam, 2 to 5 percent slopes	3.6	74
814B	Rockton loam, 2 to 5 percent slopes	3.0	57
444B	Jacwin loam, 2 to 5 percent slopes	1.9	58
241C	Lilah-Dickinson complex, 5 to 9 percent slopes	1.6	20
482B	Racine loam, 2 to 5 percent slopes	1.5	78
302B	Coggon silt loam, 2 to 5 percent slopes	1.4	73
582B	Kasson loam, 2 to 5 percent slopes	0.0	78
Total		206.7	68.5

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