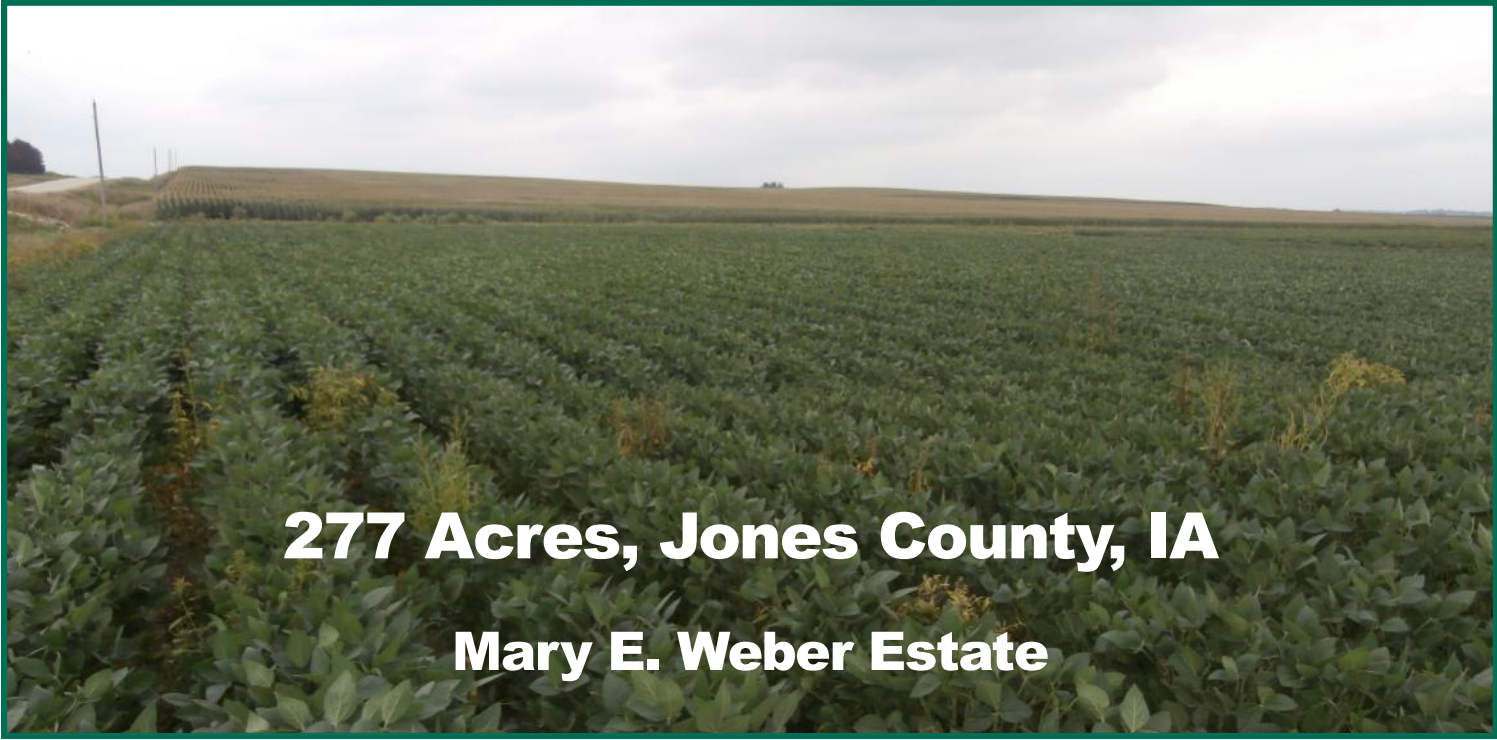




277 Acres, Jones County, IA

Mary E. Weber Estate

73.6 CSR — Located 6 Miles West of Monticello, IA.

Date: Tues., Sept. 24, 2013

Time: 10:00 a.m.

Auction Site: Citizens State Bank Youth Development Center

Address:

**800 North Maple
Monticello, IA 52310**

Auction Information

Method of Sale

- This property will be offered separately as Parcel #1, consisting of 160 acres and Parcel #2, consisting of 117 acres. The parcels will then be combined and offered as one parcel of 277 acres. The property will sell in the manner resulting in the highest total price. The bids will be dollars per acre and will be multiplied

by the advertised acres to determine the total sales price.

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

Seller

Mary E. Weber Estate, Citizens State Bank
Monticello, Executor



Attorney for the Estate: Jay A. Willems
(Remley, Willems, McQuillen & Voss,
L.L.P.)

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 September 24, 2013. Final settlement will require certified check or wire transfer. Closing and possession will occur November 15, 2013, subject to the existing lease which expires March 1, 2014. Taxes will be prorated to closing.

Announcements

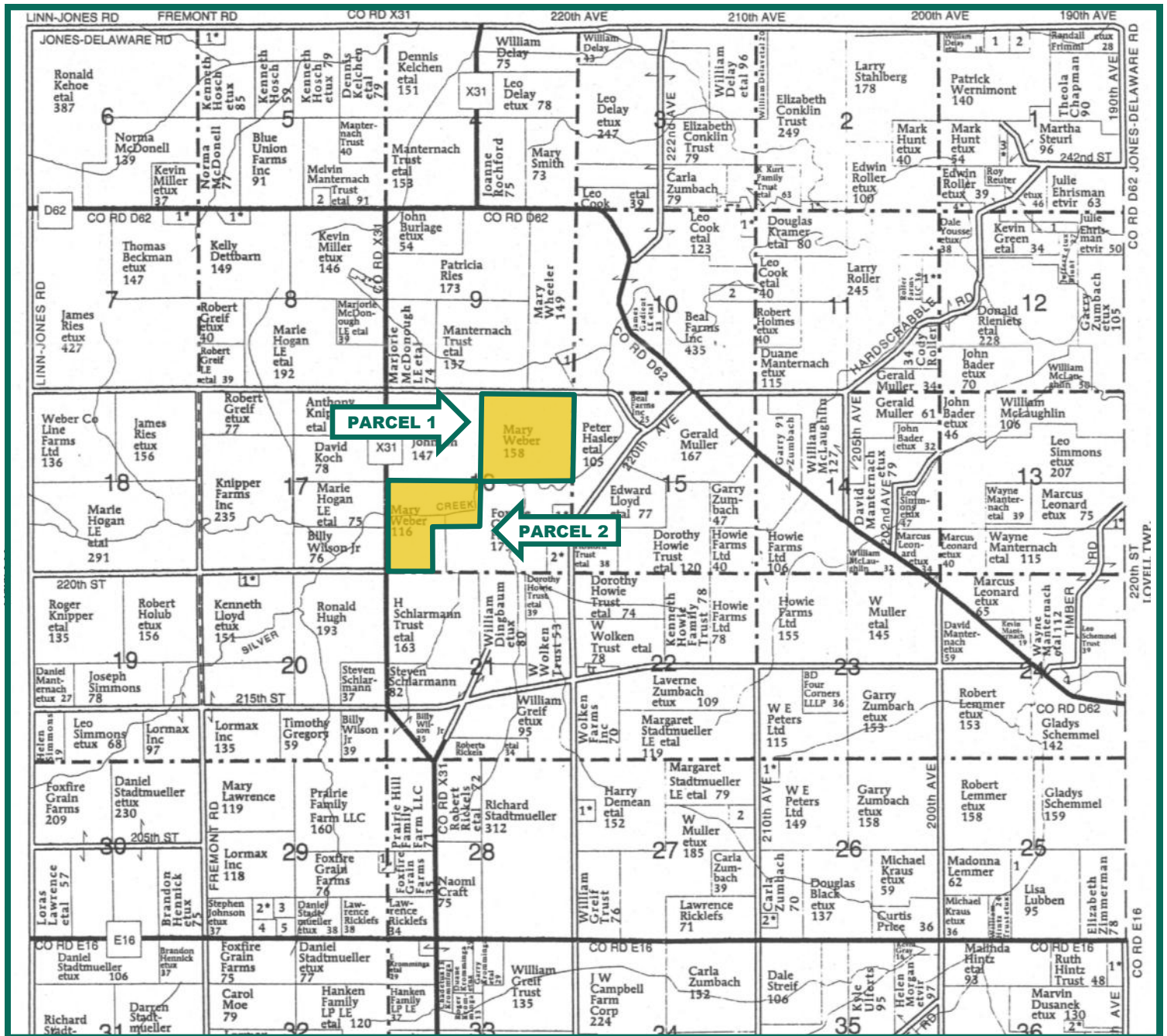
Information provided herein was obtained from sources deemed reliable, but the Auctioneer makes no guarantees as to its accuracy. Prospective bidders are urged to fully inspect the property and to rely on their own conclusions. Announcements made the day of the auction will take precedence over previously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

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Plat Map



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

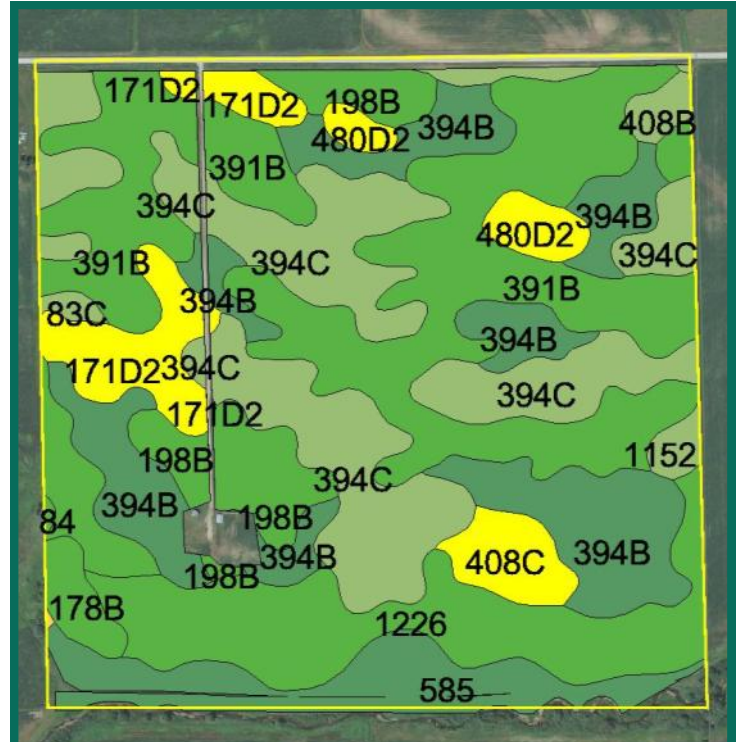
High Quality Jones County Farmland!

Troy R. Louwagie, ALC
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Parcel #1: Aerial Photo and Soil Map



Property Information Parcel #1 - 160 Acres

Location From Monticello: 6 miles west on County Road D62, 1 mile south on Highway X31 and 1/2 mile east on 230th Street.

Legal Description The NE 1/4 of Section 16, Township 86 North, Range 4 West of the 5th P.M., Jones County, Iowa.

Real Estate Tax

Taxes Payable 2013 - 2014: \$3,976

Net Taxable Acres: 158.0

Tax per Net Taxable Acres: \$25.16

FSA Data

Farm #: 5677 Tract #: 11205

Crop Acres: 158.1*

Corn Base: 118.5

Corn Direct/CC Yields: 127/127

Bean Base: 36

Bean Direct/CC Yields: 41/41

*Includes 3.45 acres CRP.

CRP Contracts There are 3.45 acres enrolled in the Filter Strip CRP Program at \$245.04 per acre with a total annual payment of \$845. This contract expires September 30, 2020. The Buyer will have the option to continue with the CRP Program or request the

Measured Tillable Acres	157.0	Average CSR	73.4		
Soil Label	Soil Name	CSR	Corn Yield	Soybean Yield	Acres
1152	Marshan clay loam, 0 to 2 percent slopes	69	177	48	1.04
1226	Lawler loam, 24 to 40 inches to surface	73	183	49	17.92
171D2	Bassett loam, 9 to 14 percent slope	53	156	42	7.48
178B	Waukeem loam, 2 to 5 percent slopes	74	184	50	2.12
198B	Floyd loam, 1 to 4 percent slopes	75	185	50	12.49
221	Palms muck, 0 to 3 percent slopes	50	152	41	0.04
391B	Clyde-Floyd complex, 1 to 4 percent slopes	73	183	49	40.40
394B	Ostrander loam, 2 to 5 percent slope	85	199	54	25.00
394C	Ostrander loam, 5 to 9 percent slope	70	179	48	28.12
408B	Olin fine sandy loam, 2 to 5 percent slopes	67	174	47	2.00
408C	Olin fine sandy loam, 5 to 9 percent slopes	52	154	42	3.39
480D2	Orwood silt loam, 9 to 14 percent slopes	53	156	42	2.90
585	Spillville-Coland complex, 0 to 2 percent slopes	86	200	54	10.31
83C	Kenyon loam, 5 to 9 percent slopes	70	179	48	3.68
84	Clyde silty clay loam, 0 to 2 percent slopes	75	185	50	0.13

CRP contract be cancelled. This decision will need to be made by the Buyer on or before October 1, 2013.

Soil Types / Productivity Primary soils are Clyde-Floyd, Ostrander, and Lawler. See soil map for detail.

- **CSR:** 73.4 per AgriData, Inc., 2013, based on FSA crop acres.
- **CSR:** 73.62 per County Assessor, based on net taxable acres.

Improvements Grain bin and small shed.

Pipeline There is a pipeline crossing through the east portion of the farm.

Land Description High quality Jones County farmland with a gentle roll.

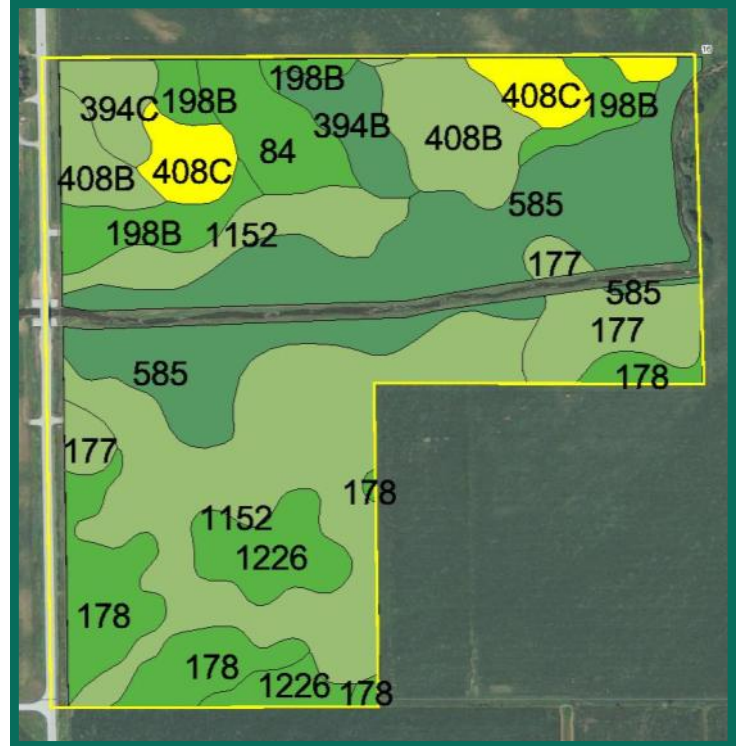
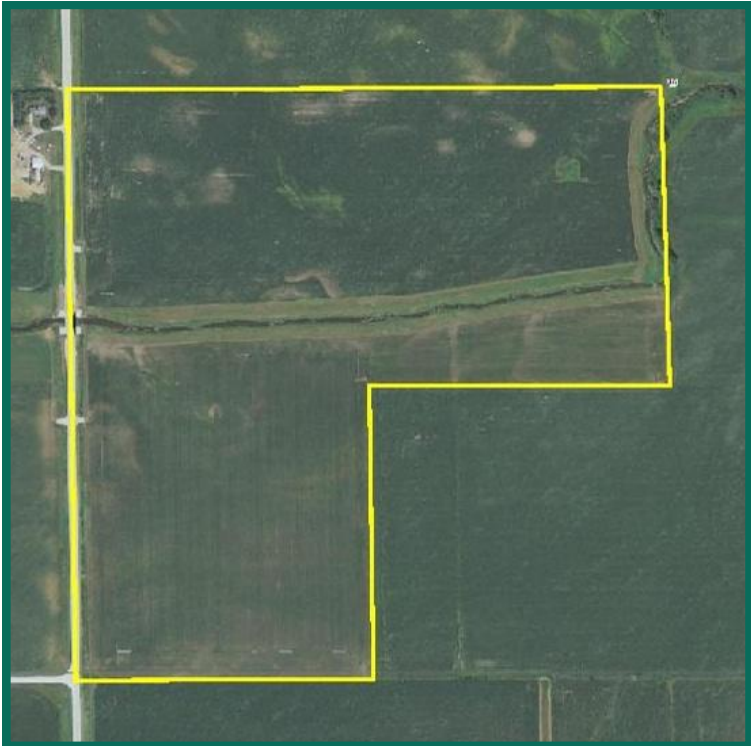
Comments This is a High Quality Jones County farm with good soils located in a strong area!

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Parcel #2: Aerial Photo and Soil Map



Property Information Parcel #2 - 117 Acres

Location From Monticello: 6 miles west on County Road D62 and 1 1/2 miles south on X31.

Legal Description The W 1/2 of the SW 1/4 and the NE 1/4 of the SW 1/4; all in Section 16, Township 86 North, Range 4 West of the 5th P.M., Jones County, Iowa.

Real Estate Tax

Taxes Payable 2013 - 2014: \$2,956
Net Taxable Acres: 116.29
Tax per Net Taxable Acres: \$25.42

FSA Data

Farm #: 5677 Tract #: 11205
Crop Acres: 112.3*
Corn Base: 84
Corn Direct/CC Yields: 127/127
Bean Base: 26
Bean Direct/CC Yields: 41/41
*Includes 7.45 acres CRP.

Measured Tillable Acres	111.0	Average CSR	73.9
		Corn	
Soil Label	Soil Name	CSR	Yield
1152	Marshan clay loam, 0 to 2 percent s	69	177
1226	Lawler loam, 24 to 40 inches to san	73	183
177	Saupe loam, 0 to 2 percent slopes	63	169
178	Waukee loam, 0 to 2 percent slopes	79	191
198B	Floyd loam, 1 to 4 percent slopes	75	185
394B	Ostrander loam, 2 to 5 percent slope	85	199
394C	Ostrander loam, 5 to 9 percent slope	70	179

CRP Contracts

There are 7.45 acres enrolled in the Filter Strip CRP Program at \$245.04 per acre with a total annual payment of \$1,826. This contract expires September 30, 2020. The Buyer will have the option to continue with the CRP Program or request the CRP contract be cancelled. This decision will need to be made by the Buyer on or before October 1, 2013.

Land Description Level to gently rolling.

Soil Types / Productivity

Primary soils are Marshan, Spillville-Coland, and Waukee. See soil map for detail.

- **CSR:** 73.9 per AgriData, Inc., 2012, based on FSA crop acres.
- **CSR:** 75.41 per County Assessor, based on net taxable acres.

Comments

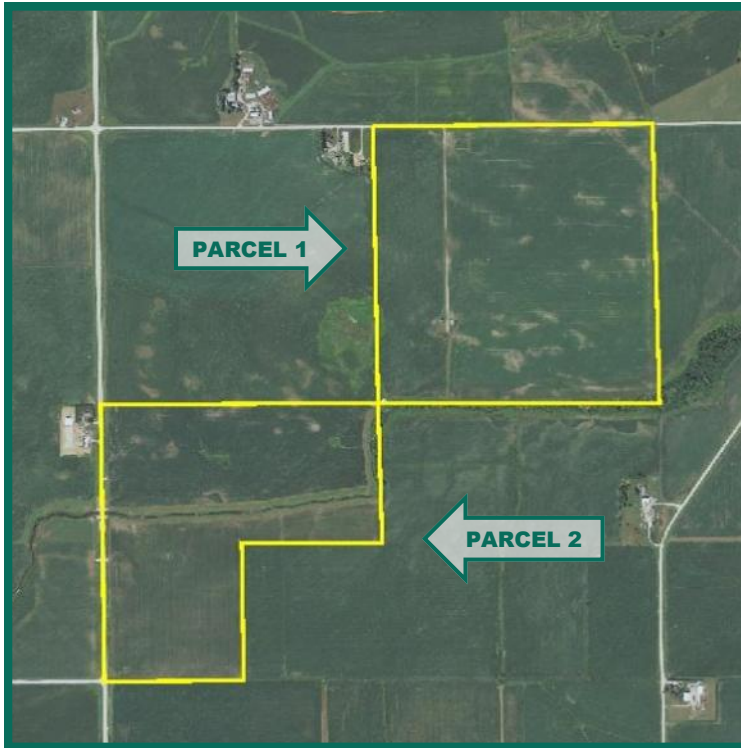
This is a High Quality Jones County Farm located on a hard surface road.

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Combination of #1 & #2: Aerial Photo and Soil Map



Property Information

Parcel #1 & #2 Combined - 277 Acres

Location From Monticello: 6 miles west on County Road D62 and 1 1/2 miles south on X31.

Legal Description The NE 1/4 and the W 1/2 of the SW 1/4 and the NE 1/4 of the SW 1/4; all in Section 16, Township 86 North, Range 4 West of the 5th P.M., Jones County, Iowa.

Real Estate Tax

Taxes Payable 2013 - 2014: \$6,932

Net Taxable Acres: 274.29

Tax per Net Taxable Acres: \$25.27

FSA Data

Farm #: 5677 Tract #: 11205

Crop Acres: 270.4*

Corn Base: 195.6

Corn Direct/CC Yields: 127/127

Bean Base: 60.8

Bean Direct/CC Yields: 41/41

*Includes 10.9 acres CRP.

Measured Tillable Acres		268.1	Average CSR	73.6
				Corn Yield
Soil Label	Soil Name	CSR		
1152	Marshan clay loam, 0 to 2 percent s	69	177	
1226	Lawler loam, 24 to 40 inches to san	73	183	
171D2	Bassett loam, 9 to 14 percent slope	53	156	
177	Saude loam, 0 to 2 percent slopes	63	169	
178	Waukee loam, 0 to 2 percent slopes	79	191	
178B	Waukee loam, 2 to 5 percent slopes	74	184	
198B	Floyd loam, 1 to 4 percent slopes	75	185	
221	Palms muck, 0 to 3 percent slopes	50	152	
391B	Clyde-Floyd complex, 1 to 4 percent	73	183	
394B	Ostrander loam, 2 to 5 percent slope	85	199	
394C	Ostrander loam, 5 to 9 percent slope	70	179	
408B	Olin fine sandy loam, 2 to 5 percent	67	174	

CRP Contracts There are 10.9 acres enrolled in the Filter Strip CRP Program at \$245.04 per acre with a total annual payment of \$2,671. This contract expires September 30, 2020. The Buyer will have the option to continue with the CRP Program or request the CRP contract be cancelled. This decision will need to be made by the Buyer on or before October 1, 2013.

Soil Types / Productivity Primary soils are Clyde-Floyd, Ostrander, Spillville-Coland and Marshan. See soil map for detail.

- **CSR:** 73.6 per AgriData, Inc., 2013, based on FSA crop acres.
- **CSR:** 74.38 per County Assessor, based on net taxable acres.

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277 Acres, Jones County, IA: Photos



Parcel #1



Parcel #1



Parcel #2



Parcel #2

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