

**157 Acres,
Henry
County, IA**

Date: Fri., Sept. 27, 2013

Time: 2:00 p.m.

Auction Site:

VFW Building

Address:

116 N. Locust St.

Winfield, IA 52659

Property Information

Location

1 mile south of Winfield on Hwy. 78 at the intersection of 140th St.

Legal Description

SW¼ Section 21, Township 73 North, Range 5 West of the 5th p.m. (Scott Twp.)

Real Estate Tax

Taxes Payable 2013-2014: \$4,572

Net Taxable Acres: 154.41

Tax per Net Tax. Ac.: \$29.61

FSA Data

Farm Number 5370, Tract 11348 and

Farm Number 5369, Tract 11347

Crop Acres: 149.8 NHEL

Corn Base: 81.3 Ac.

Corn Direct/CC Yields: 132/132 Bu.

Bean Base: 62.8 Ac.

Bean Direct/CC Yields: 37/37 Bu.

Soil Types / Productivity

Primary soils are Mahaska, Taintor, Nira and Otley. See soil map for detail.

- **CSR:** 85.6 per AgriData, Inc., 2012, based on FSA crop acres ONLY

Land Description

Level to moderately sloping

Buildings/Improvements

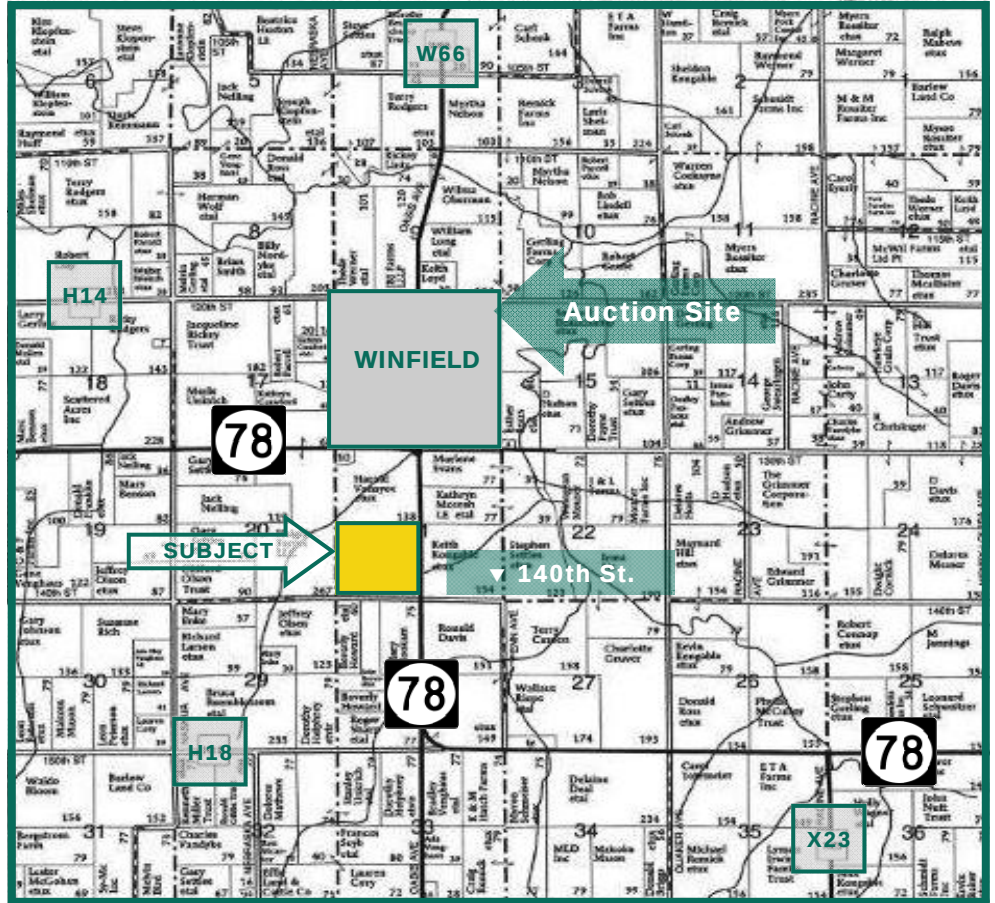
None

Drainage

- Pattern tiled on 66' spacing.
- No wetlands based on completed FSA Wetlands determination.

Comments

Excellent, high quality Henry County farmland. Property is currently enrolled in a Non-GMO Seed Bean contract and a Remington Seed Corn Contract for a combined total cost-savings of \$250 - \$300/crop acre.



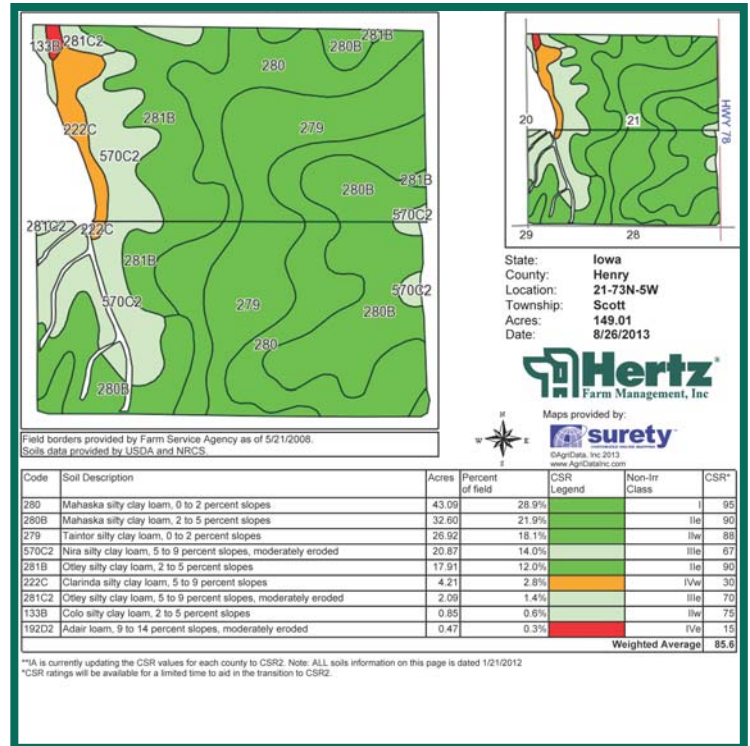
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Aerial Photo, Soil Map and Tile Map



Auction Information

Method of Sale

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

Seller

Jeff L. and Marie D. Smith, and
G. Daniel and Amy R. Weber

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 November 1, 2013. Final settlement will require certified check or wire transfer. Closing and possession will occur November 1, 2013, subject to harvest of the 2013 crop. Taxes will be prorated to November 1, 2013.

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.

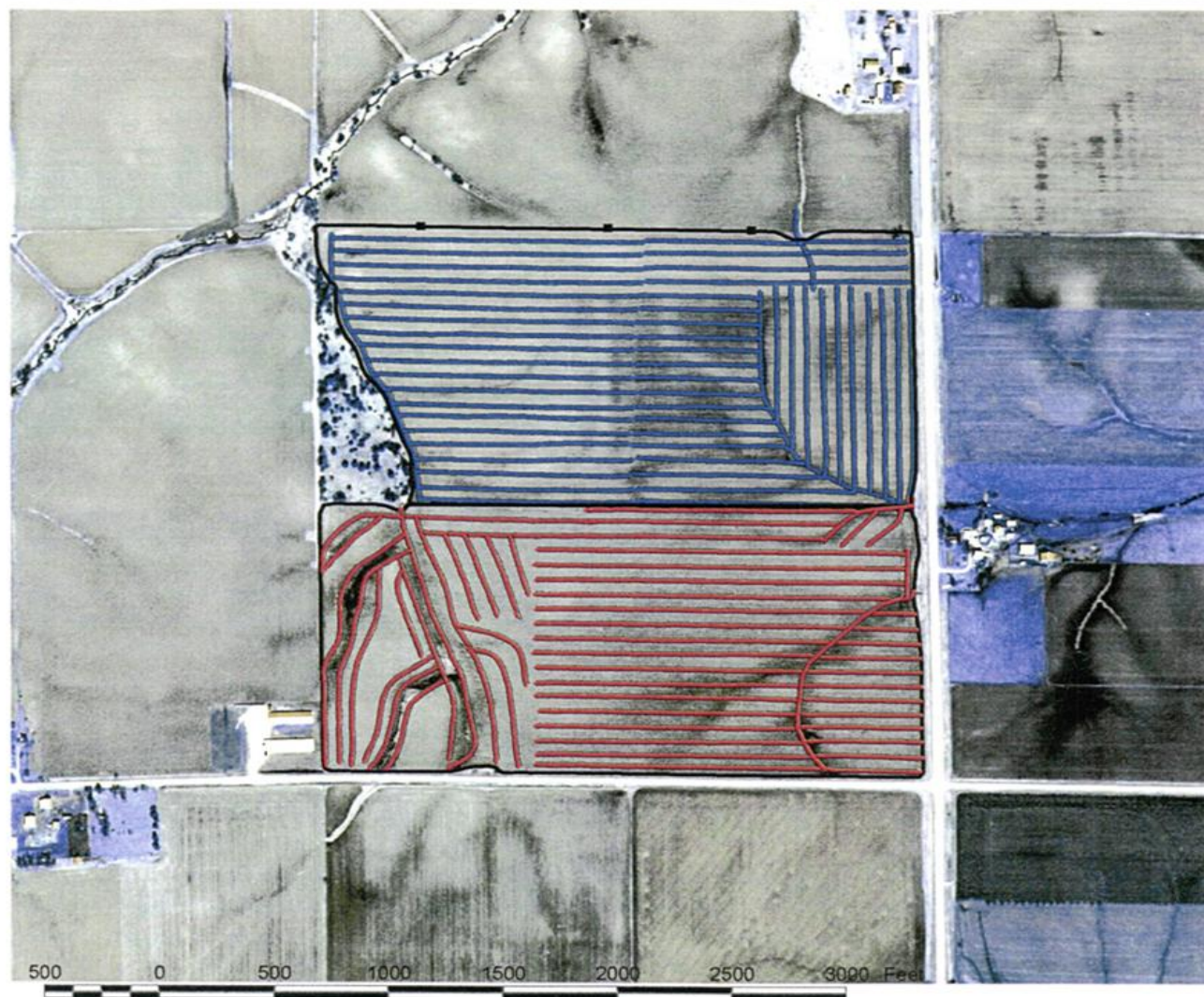
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Tile Map



Date: Dec 1, 2003
Field Name: N80; 03
Location: Henry Co., Iowa, United States
Farm Name: Winfield Farm
Client Name: HFM John ONeill
Total Acres: 73.3
Field Boundary Start Location:
Latitude: 41.10784276
Longitude: -91.43840132



Tile Fall 2002

-  Tile
-  S80 Perimeter
-  Field Boundary
- Points
 -  Post
 -  TileInlet
 -  Tile Lines 2003

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