



FARM REAL ESTATE AUCTION

Kroeger Farm 68 Acres m/l Linn County, Iowa

***Sale held at Knights of Columbus Building
810 Vernon Valley Drive, Cedar Rapids, Iowa 52403
(This is at the NW corner of the Intersection of Highway 13 & Mt. Vernon Road)***

April 4, 2013 starting at 10:00 A.M.

- FARM LOCATION:** From Intersection of Highway 13 and Mount Vernon Road: 2 miles east on Mount Vernon Road, ½ mile south on O'Connor Road, ¼ mile west on Arrowhead Road and ¼ mile south on Big Creek Road. The farm is located on the west side of the road.
- LEGAL DESCRIPTION:** Lot 8, Irregular Survey, NW ¼ SW ¼ and the N ½ of the SE ¼ of the SW ¼, and Lots 1 through 5 inclusive, Irregular Survey of the NE ¼ of the SW ¼, all in Section 26, Township 83 North, Range 6 West of the 5th P.M., Linn County, Iowa, excepting Lot 1, Kroeger's 2nd Addition to Linn County, Iowa, and excepting therefrom Lot 1, Kroeger's First Addition to Linn County, Iowa.
- TAXES:** 2011-2012, payable 2012-2013 – Estimated \$700 – net. A portion of this farm is enrolled in the Forest Reserve Program and is exempt from Real Estate taxes.
- CROPLAND:** There are 31 acres of cropland.
- AVERAGE CSR:** ArcView Software indicates an average CSR of 64.2 on the cropland acres. The Linn County Assessor indicates a CSR of 43.39 on the entire farm.
- DATE OF CLOSING:** April 26, 2013
- POSSESSION:** At closing.
- METHOD OF SALE:** This property will be offered as a single parcel consisting of 68 acres. The bids will be dollars per acre and will be multiplied by 68 acres to determine the total sales price.
- TERMS:** High bidder of the real estate to pay 10% of the purchase price to the Agent's real estate trust account on April 4, 2013. Buyer will sign a Real Estate Sales

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Agreement providing full cash settlement on or before April 26, 2013. Successful bidders are purchasing with no financing contingencies and must be prepared for cash settlement of their purchase on or before April 26, 2013. Final settlement and payment of the balance of the purchase price to be by cashier's check or wire transfer.

Sellers reserve the right to reject any and all bids.

ANNOUNCEMENTS:

Property information provided herein was obtained from sources deemed reliable, but the Auctioneer makes no guarantees as to its accuracy. All prospective bidders are urged to fully inspect the property and its condition, and to rely on their own conclusions. The property is being sold "As Is – Where Is" and the Buyers are purchasing subject to any easements or restrictions of record. Any announcements made the auction day by the Auctioneer will take precedence over any previous printed material or oral statements. Bidding increments are solely at the discretion of the Auctioneer. All acreage figures are based on information currently available, but they are not guaranteed.

AGENCY:

Hertz Real Estate Services and their representatives are Agents of the Seller.

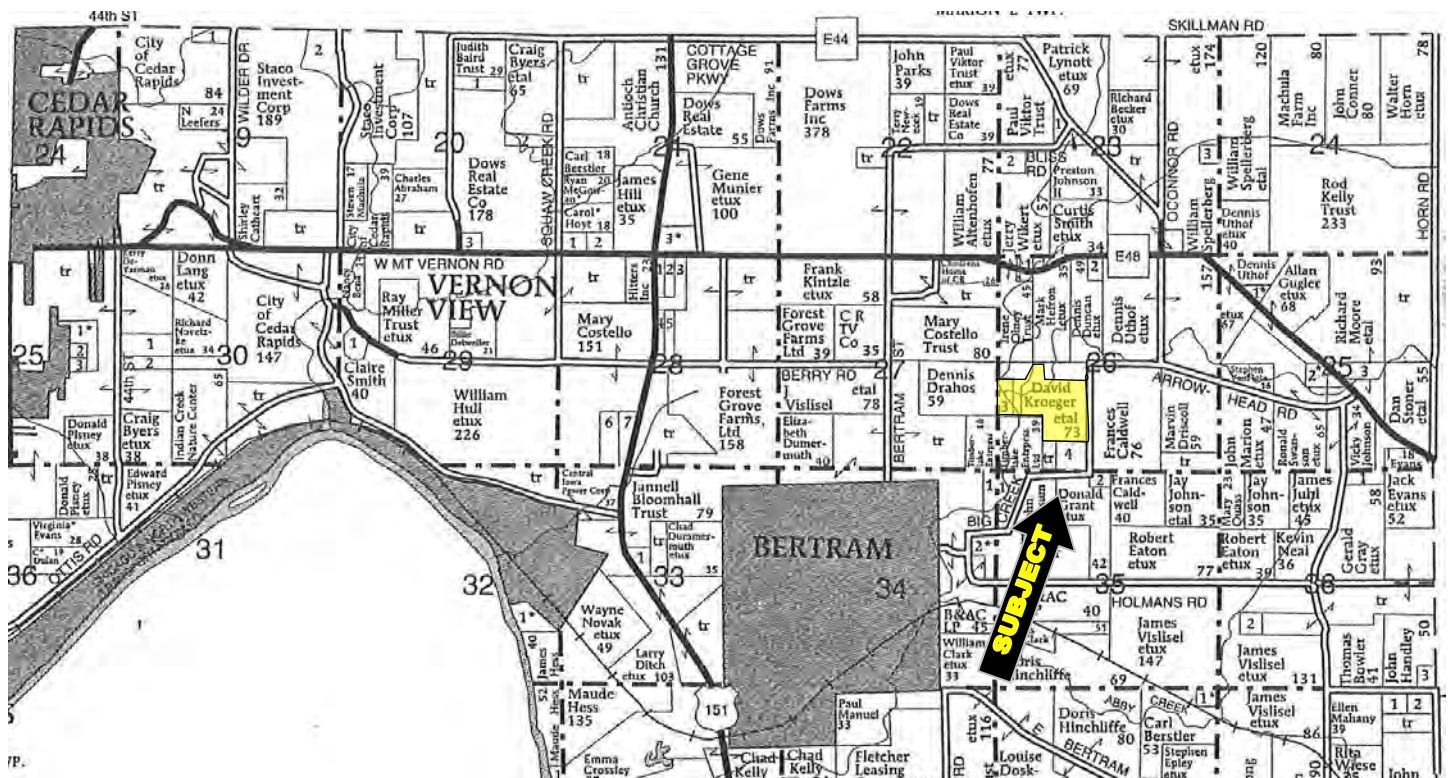
SELLERS:

Kroeger Family.

BROKERS COMMENTS:

This farm has it all with a mixture of cropland, mature timber and an attractive creek. This would make an ideal building site in rural Linn County while the cropland would provide good income. Perfect for anyone that enjoys rural living, hunting or a private getaway!

PLAT MAP
Bertram Township (T83N-R6W)



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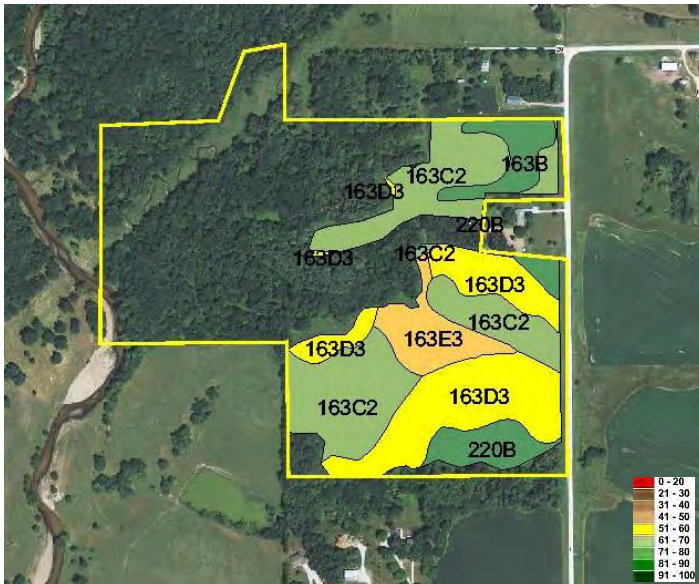
AERIAL MAP



CSR: Calculated using ArcView 3.2 software

**CSR is an index of soil productivity with a range from 5 to 100, the higher the index, the more productive the soil.*

CSR MAP



Measured Tillable Acres	31.1	Average CSR	64.2	Corn Yield	Soybean Yield	Acres
Soil Label	Soil Name	CSR				
163B	Fayette silt loam, 2 to 5 percent s	85	199	54		2.11
163C2	Fayette silt loam, 5 to 9 percent s	68	176	48		13.30
163D3	Fayette silt loam, 9 to 14 percent	55	158	43		10.20
163E3	Fayette silt loam, 14 to 18 percen	45	145	39		2.91
220B	Nodaway silt loam, 2 to 5 percen	85	199	54		2.62
293D2	Chelsea-Lamont-Fayette comple	28	122	33		0.01



WE ARE PLEASED TO OFFER THESE SERVICES

APPRAISALS ✦ REAL ESTATE SALES ✦ FARM MANAGEMENT

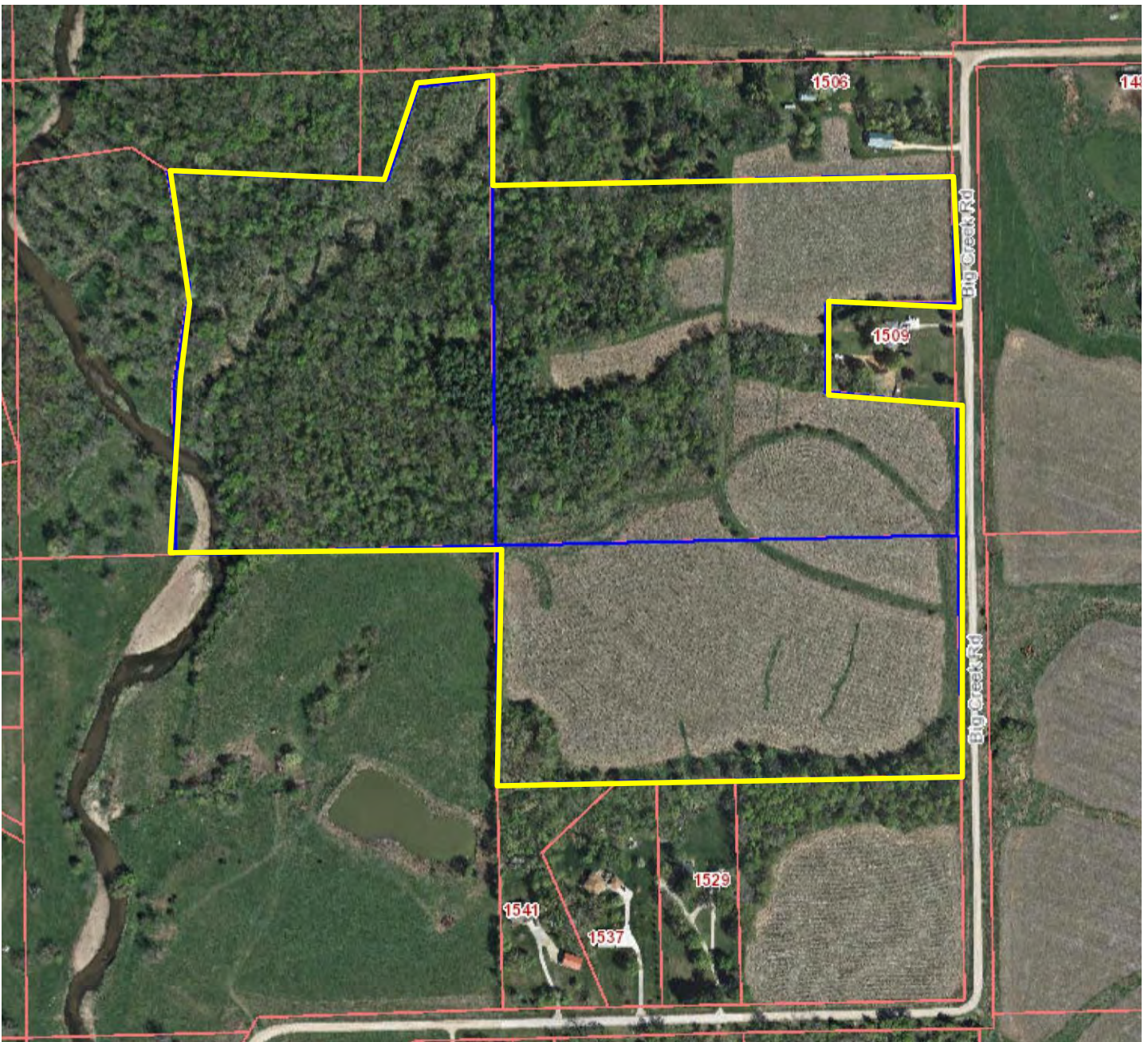
FOR MORE INFORMATION CONTACT TROY R. LOUWAGIE – EMAIL: TROYL@HERTZ.AG

OR DENNIS P. UTHOF – EMAIL: DENNISU@HERTZ.AG

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ASSESSOR'S MAP



PHOTOS



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