

FARM REAL ESTATE AUCTION

185 Acres, m/l, in 2 Parcels - Page County, Iowa

Friday, July 27, 2012 at 1:00 p.m.

Sale held at the Community Hall

506 Depot St., Coin, IA

LOCATION: 1 mile southeast of College Springs. Parcel 1 lies on the west side of P Ave and the north side of 300th St.. and Parcel 2 lies on the south side of 300th St.

LEGAL DESCRIPTION:

Parcel 1 - SE $\frac{1}{4}$, Except Parcel "A" of E $\frac{1}{2}$ SE $\frac{1}{4}$, Section 16, T-67-N, R-37-W of the 5th p.m. (Amity Twp.)

Parcel 2 - NW $\frac{1}{4}$ NE $\frac{1}{4}$ and E $\frac{1}{2}$ NE $\frac{1}{4}$ NW $\frac{1}{4}$ all in Section 21, T-67-N, R-37-W of the 5th p.m. (Amity Twp.)

METHOD OF SALE:

- Parcels will be offered Individually and then in Combination
- Seller reserves the right to refuse any and all bids.

TERMS AND POSSESSION: 15% 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 October 1, 2012. Final settlement will require certified check or wire transfer. Closing will occur October 1, 2012. Buyer will have full possession for the 2013 crop year. Taxes will be prorated to January 1, 2013, and CRP will be prorated to October 1, 2012.

SELLER: CRIX Investments

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

INFORMATION ON PARCELS OFFERED:

	<u>Parcel 1</u>	<u>Parcel 2</u>	<u>Combined</u>
Gross Acres:	125.0	60.0	185.0
Taxable Acres:	122.78	58.32	181.1
Net Taxes:	\$1,284 (\$10.46/Net Ac.)	\$614 (\$10.53/Net Ac.)	\$1,898 (\$10.48/Net Ac.)
Soil Types:	Colo-Judson, Shelby & Sharpsburg	Colo-Judson, Sharpsburg & Shelby	Colo-Judson, Shelby& Sharpsburg
CSR per AgriData, Inc./Arcview:	54.2	52.3	53.7
Water/Well Information:	Pond	None	Pond
Land Description:	←————— Mostly gently to medium rolling, plus some bottomland —————→		
Drainage:	←————— Farm is mostly terraced with tile intakes behind terraces —————→		
Buildings/Improvements:	←————— None —————→		
<u>FSA FARM NO. 4134</u>			
Crop Acres*	105.7 (12.7 in CRP**)	48.5 (42.4 in CRP**)	154.2 (55.1 in CRP*)
Corn Base*	31.7	2.0	33.7
Corn Yields*	95/95	95/95	95/95
<i>*If the property is sold in tracts, FSA cropland and base acres for individual tracts will be determined by local FSA office.</i>			
<i>**CRP Acres as of 10/01/12. 65 acres currently enrolled in CRP expire 9/30/12.</i>			
CRP Contracts:	12.7 Ac. in CRP, paying \$125/Ac. and Exp. 9/30/15	33.5 Ac. in CRP, paying \$96.70/Ac. and Exp. 9/30/18	33.5 Ac. in CRP, paying \$96.70/Ac. and Exp. 9/30/18
		4.6 Ac. in CRP, paying \$125/Ac. and Exp. 9/30/16	4.6 Ac. in CRP, paying \$125/Ac. and Exp. 9/30/16
		4.2 Ac. in CRP, paying \$125/Ac. and Exp. 9/30/15	16.9 Ac. in CRP, paying \$125/Ac. and Exp. 9/30/15

For additional information, contact:

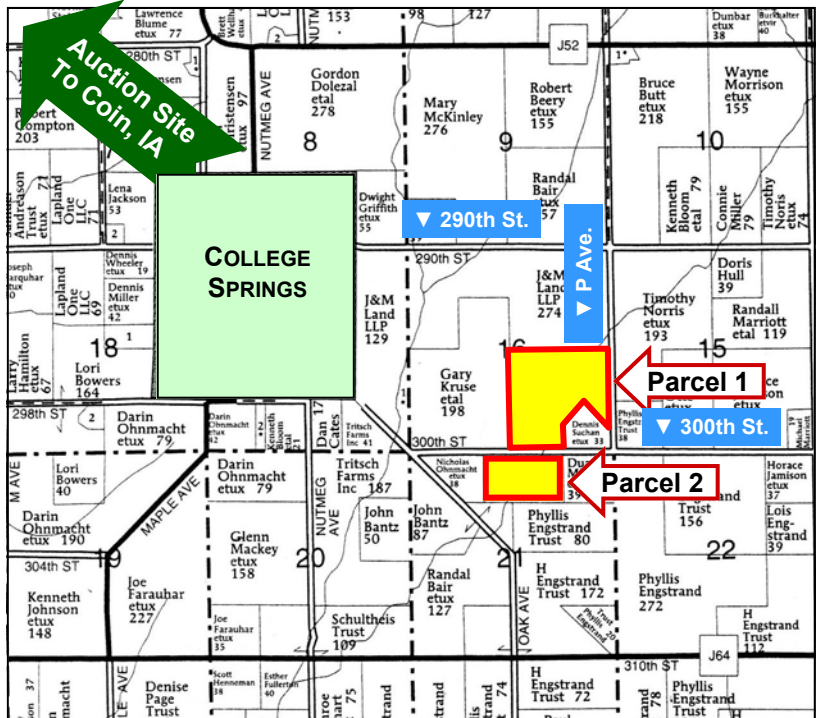
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Clarinda, IA 51632
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Jerry Lage
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Nevada, IA 50201
800-593-5263

www.hfmgt.com

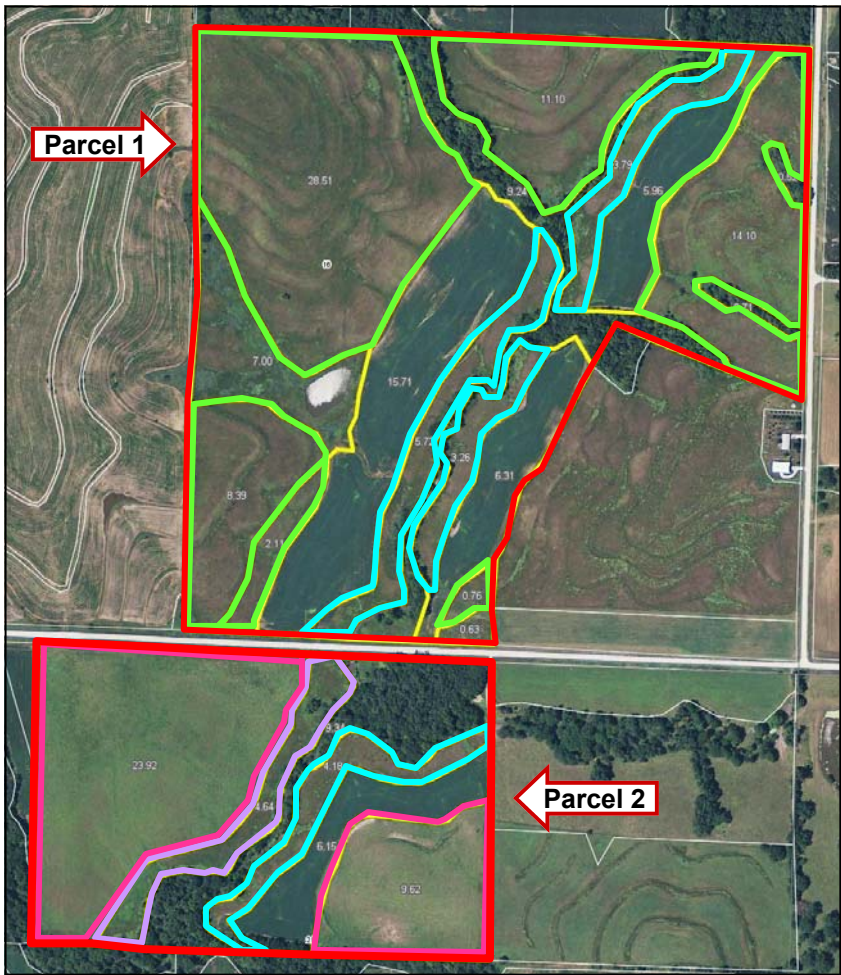


The information in this brochure is from sources deemed to be reliable but it cannot be guaranteed by Hertz Farm Management, Inc. or its staff.



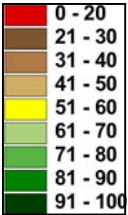
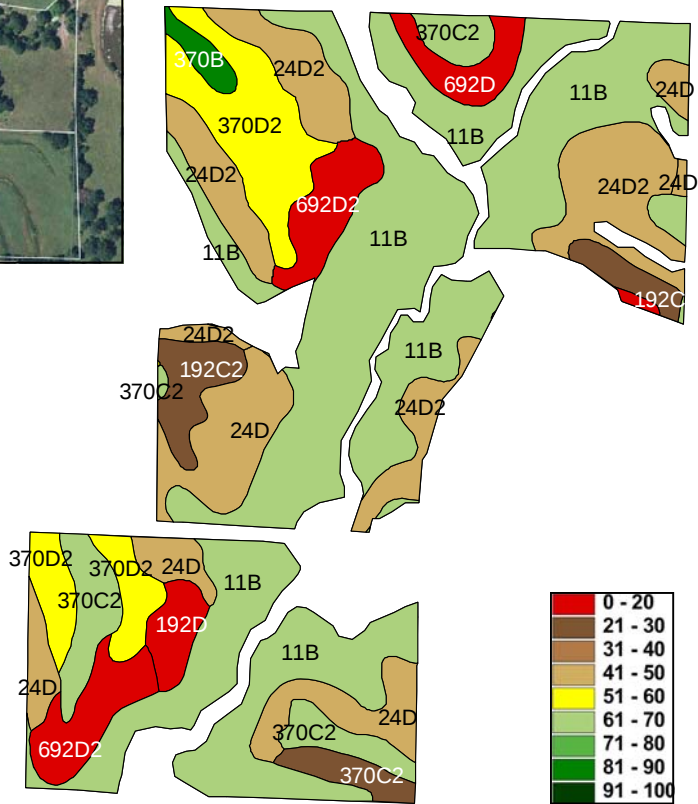
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AERIAL & SOIL MAPS



- CRP CONTRACTS**
- = CRP Fields expiring 2015
 - = CRP Fields expiring 2016
 - = CRP Fields expiring 2018
 - = CRP Fields expiring 2012

Field borders provided by Farm Service Agency as of 5/21/08.
Soils data provided by USDA and NRCS.



Acres Shown: 154.2		Average CSR: 53.7					
Soil Label	Soil Name	CSR	Corn Yield	Soybean Yield	Capability Class	%Slope	Acres
11B	COLO-JUDSON COMPLEX	65	140	47	2W	2-5%	70.25
24D2	SHELBY	48	115	39	3E	9-14%	20.04
370D2	SHARPSBURG	55	132	44	3E	9-14%	14.60
692D2	MAYBERRY	10	56	19	4E	9-14%	9.02
24D	SHELBY	50	119	40	3E	9-14%	16.04
692D	MAYBERRY	15	66	22	4E	9-14%	3.21
192C2	ADAIR	30	82	28	3E	5-9%	7.75
192D	ADAIR	20	83	28	4E	9-14%	2.52
370C2	SHARPSBURG	65	141	47	3E	5-9%	8.29
370B	SHARPSBURG	85	150	50	2E	2-5%	1.36
370C	SHARPSBURG	70	145	49	3E	5-9%	0.87
192D2	ADAIR	15	73	25	4E	9-14%	0.25
Weighted Average		53.7	149.9	40.7			154.2

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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