



FARM REAL ESTATE AUCTION

*Hardy Farm
79 Acres m/l
Scott County, Iowa*

Open House
Thurs., May 17th
4-6 P.M.

*Sale held at Eldridge Public Library
200 N. 6th Avenue, Eldridge, Iowa 52748*

Thursday, May 31, 2012 – Starting at 10:00 a.m.

FARM LOCATION:	From Long Grove: 2 miles north on Cadda Road (Highway Y64), ¾ mile east on 290 th Street (Highway F33), 1 mile north on 162 nd Ave., ¾ mile west on 305 th St.
ADDRESS:	15380 305 th Street, Long Grove, Iowa.
LEGAL DESCRIPTION:	The E ½ of the NW ¼ of Section 10 and that part of the SE ¼ of the SE ¼ of Section 3; all in Township 80 North, Range 3 East of the 5 th P.M., Scott County, Iowa.
TAXES:	2010-2011, payable 2011-2012 – \$2,400.00 - net. There are 77.92 taxable acres.
POSSESSION:	At closing, subject to the 2012 Cash Rent Lease
DATE OF CLOSING:	July 10, 2012.
METHOD OF SALE:	This farm will be offered separately as Parcel #1 consisting of 77 acres of farmland and then Parcel #2 consisting of the house, buildings and two acres. These parcels will not be combined.
TERMS:	High bidder for each parcel of real estate to pay 10% of the purchase price to the Agent's real estate trust account on May 31, 2012. Buyer will sign a Real Estate Sales Agreement providing full cash settlement on or before July 10, 2012. Successful bidders are purchasing with no financing contingencies and must be prepared for cash settlement of their purchase on or before July 10, 2012. 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.

The information gathered for this brochure is from sources deemed reliable, but cannot be guaranteed by Hertz Real Estate Services or its staff. All acres are considered more or less.

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, 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 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:

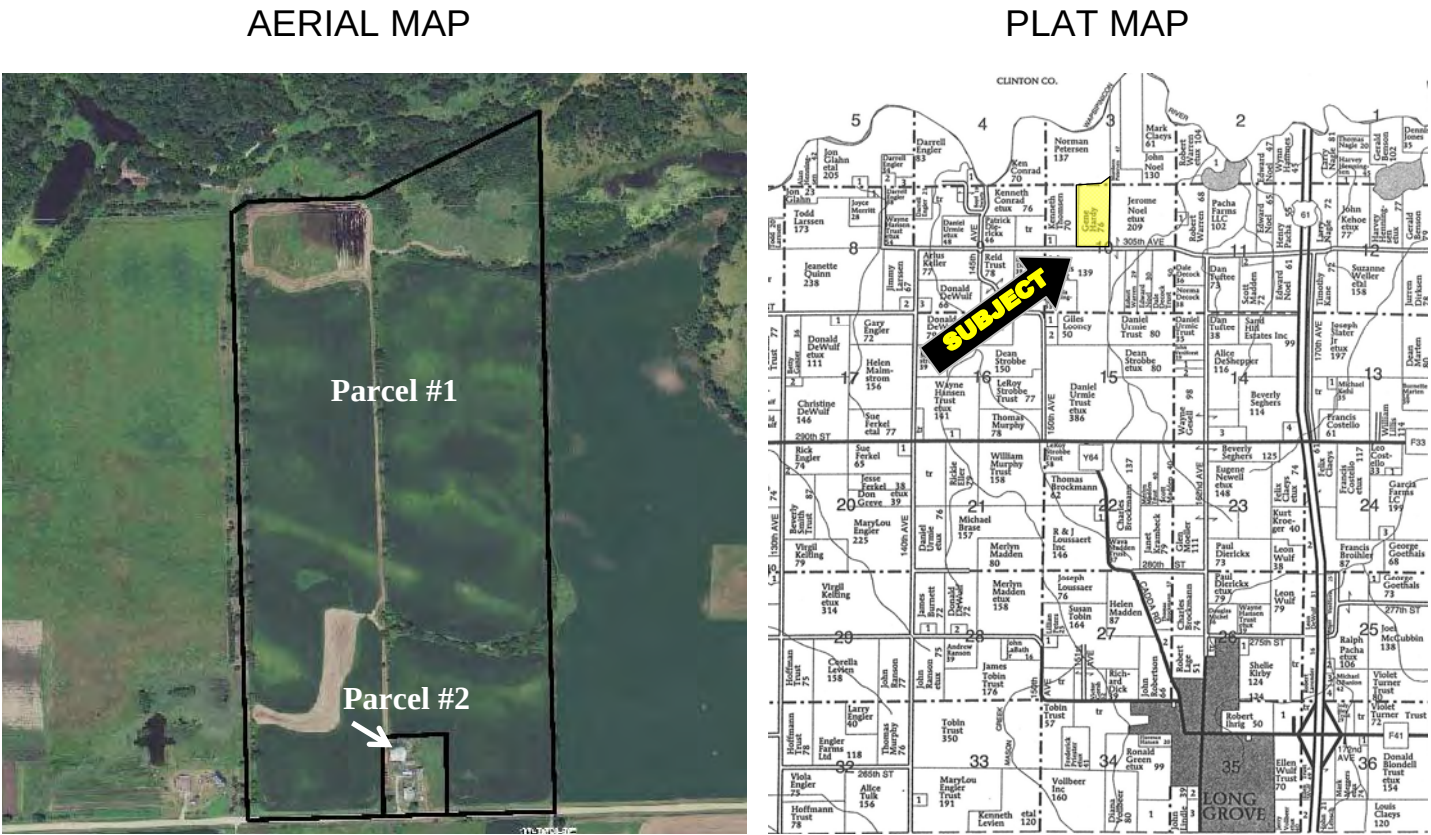
Hertz Real Estate Services and their representatives are Agents of the Seller.

SELLER:

Sherry L. Hardy

BROKER’S COMMENTS:

This is a good Scott County farm located in a strong area!



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.*

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**Parcel #1 - 77 Acres m/l
FARMLAND**

FARM LOCATION: From Long Grove: 2 miles north on Cadda Road (Highway Y64), $\frac{3}{4}$ mile east on 290th Street (Highway F33), 1 mile north on 162nd Ave., $\frac{3}{4}$ mile west on 305th St.

ADDRESS: 15380 305th Street, Long Grove, Iowa.

LEGAL DESCRIPTION: The E $\frac{1}{2}$ of the NW $\frac{1}{4}$ of Section 10 and that part of the SE $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Section 3; all in Township 80 North, Range 3 East of the 5th P.M., Scott County, Iowa, except house, buildings and 2.0 acres.

FSA INFORMATION:

Farm #2956 – Tract #270	
Cropland	69.6 Acres
Corn Base	60.8 Acres
Direct and Counter Cyclical Corn Yield	114/114 Bushels/Acre
Soybean Base	7.9 Acres
Direct and Counter Cyclical Soybean Yield	34/34 Bushels/Acre

AVERAGE CSR:* ArcView Software indicates an average CSR of 59.4 on the cropland acres. The Scott County Assessor indicates a CSR of 55.34 on the entire farm.

POSSESSION: At closing, subject to the 2012 Cash Rent Lease.

BROKER'S COMMENTS: This is a good income producing farm located in a strong area.

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

PHOTOS



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**Parcel #2 - 2 Acres m/l
HOUSE & BUILDINGS**

- FARM LOCATION:** From Long Grove: 2 miles north on Cadda Road (Highway Y64), $\frac{3}{4}$ mile east on 290th Street (Highway F33), 1 mile north on 162nd Ave., $\frac{3}{4}$ mile west on 305th St.
- ADDRESS:** 15380 305th Street, Long Grove, Iowa.
- LEGAL DESCRIPTION:** 2 acres m/l located in the SE $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Section 10, Township 80 North, Range 3 East of the 5th P.M., Scott County, Iowa. The exact legal description to be determined by survey.
- HOUSE:** Well-built and remodeled 2-story home with 2,227 finished square feet. Includes four bedrooms and one full bath.
- WELL:** Drilled well located next to house.
- SEPTIC SYSTEM:** 1,500 gallon concrete tank and leach field located east of house.
- OUTBUILDINGS:** Includes a machine shed and horse/storage barn.
- POSSESSION:** At closing.
- BROKER'S COMMENTS:** Nice four bedroom home with outbuildings for storage or livestock. Newer furnace and air conditioner.

PHOTOS



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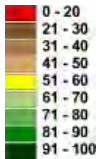
FSA MAP



CSR MAP



Measured Tillable Acres	64.8	Average CSR	59.4	Corn Yield	Soybean Yield	Acres
Soil Label	Soil Name	CSR				
1152	Marshan clay loam, 0 to 2 percer	71	183	49	2.67	
1226	LAWLER LOAM, 0 TO 2 PERCE	66	176	48	32.61	
1539	Ambraw-Perks-Lawson complex	25	121	33	2.30	
175B	Dickinson fine sandy loam, 2 to 5	55	161	43	20.85	
41B	Sparta loamy fine sand, 2 to 5 pe	40	141	38	0.06	
426C	Aredale silt loam, 5 to 9 percent :	70	182	49	0.13	
961	Ambraw clay loam, 0 to 2 percer	47	150	41	6.21	



WE ARE PLEASED TO OFFER THESE SERVICES

APPRAISALS ✦ REAL ESTATE SALES ✦ FARM MANAGEMENT

FOR MORE INFORMATION EMAIL: TROYL@HERTZ.AG

102 PALISADES ROAD ✦ MT. VERNON IA ✦ 52314 ✦ PHONE: 319-895-8858 ✦ WWW.HFMGT.COM

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