



FARM REAL ESTATE AUCTION

**Clark Farm
148 Acres m/l
Cedar County, Iowa**

**Sale held at:
Clarence American Legion
304 6th Avenue
Clarence, IA 52216
February 21, 2012 – Starting at 10:00 a.m.**

- FARM LOCATION:** From Clarence: 3 miles east on Highway 30 and 2 miles north on Taylor Avenue.
- ADDRESS:** 273 Taylor Avenue, Lowden, Iowa 52255
- LEGAL DESCRIPTION:** The S 30 Acres SW $\frac{1}{4}$ NW $\frac{1}{4}$ and NW $\frac{1}{4}$ SW $\frac{1}{4}$ of Section 17 and the S 30 Acres E $\frac{1}{2}$ NE $\frac{1}{4}$ and NE $\frac{1}{4}$ SE $\frac{1}{4}$ of Section 18; all in Township 82 North, Range 1 West of the 5th P.M., Cedar County, Iowa.
- TAXES:** 2010-2011, payable 2011-2012 – \$3,892 - net – \$26.51 per taxable acre. There are 146.8 taxable acres.
- FSA INFORMATION:**
- | | |
|---|----------------------|
| Farm #3497 – Tract #2119 | |
| Cropland | 143.0 Acres* |
| Corn Base | 137.9 Acres |
| Direct and Counter Cyclical Corn Yield | 129/129 Bushels/Acre |
| Soybean Base | 4.5 Acres |
| Direct and Counter Cyclical Soybean Yield | 44/44 Bushels/Acre |
- *There are 3.3 acres cropland being certified as grass.
- AVERAGE CSR:*** ArcView Software indicates a CSR of 88.5 on the cropland acres. The Cedar County Assessor indicates a CSR of 83.3 on the entire farm.
- METHOD OF SALE:** This property will be offered as a single Parcel consisting of 148 acres. The bids will be dollars per acre and will be multiplied by 148 acres to determine the total sales price.

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.

TERMS:

High bidder to pay 10% of the purchase price to the Agent's real estate trust account on February 21, 2012. Buyer will sign a Real Estate Sales Agreement providing full cash settlement on or before March 28, 2012. Real Estate taxes will be prorated to closing. Successful bidders are purchasing with no financing contingencies and must be prepared for cash settlement of their purchase on March 28, 2012. Final settlement and payment of the balance of the purchase price to be by cashier's check or wire transfer. Seller reserves 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/Hertz Farm Management, Inc. and their representatives are Agents of the Seller.

DATE OF CLOSING:

March 28, 2012.

POSSESSION:

At closing, subject to the 2012 Cash Rent Lease.

HOUSE:

The Cedar County Public Health Department is requiring that the house be razed within 90 days of closing.

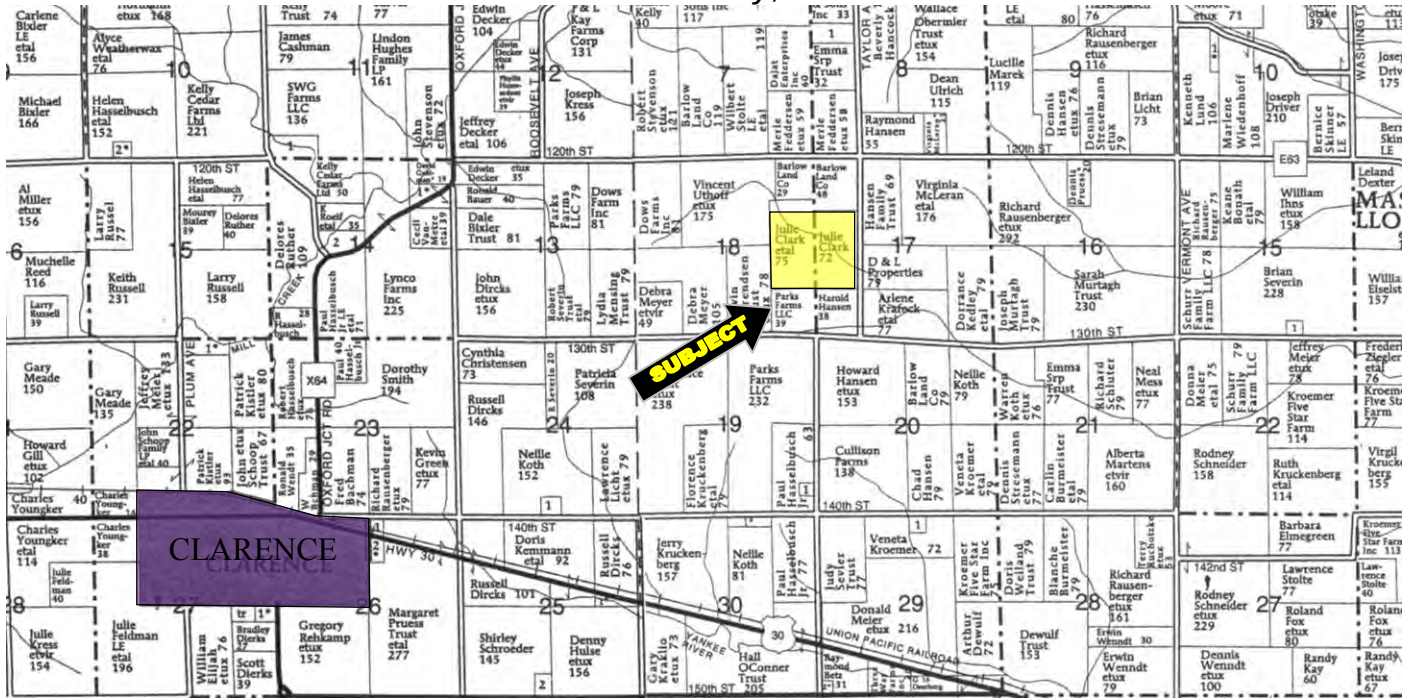
**BROKER'S
COMMENTS:**

This is a high quality Cedar County farm located in a strong area. Good investment or add-on unit.

CROPLAND



Plat Map Massillon Township Cedar County, Iowa



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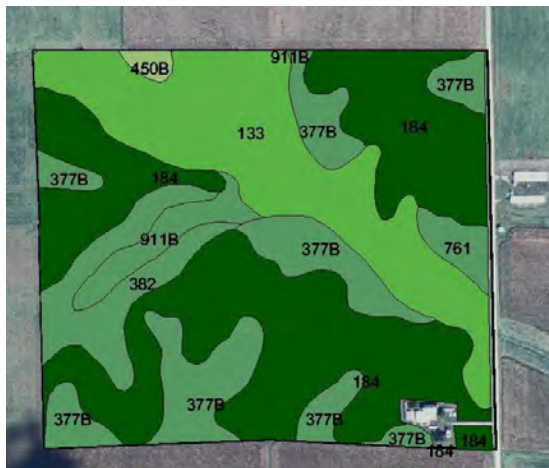
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Aerial Map

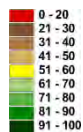


CSR: Calculated using ArcView 3.2 software

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



Measured Tillable Acres	143.0	Average CSR	88.5	Corn Yield	Soybean Yield	Acres
Soil Label	Soil Name	CSR				
133	Colo silty clay loam, 0 to 2 percent	80	196	53	34.53	
184	Klinger silty clay loam, 1 to 3 percent	93	214	58	64.16	
377B	Dinsdale silty clay loam, 2 to 5 percent	90	210	57	25.62	
382	Maxfield silty clay loam, 0 to 2 percent	90	210	57	10.45	
450B	Pilot silt loam, 2 to 5 percent slo	68	180	49	0.99	
761	Franklin silt loam, 1 to 3 percent	83	200	54	2.69	
911B	Colo-Ely complex, 2 to 5 percent	85	203	55	4.58	



WE ARE PLEASED TO OFFER THESE SERVICES

APPRAISALS ✱ REAL ESTATE SALES ✱ FARM MANAGEMENT

FOR MORE INFORMATION EMAIL: **TROY LOUWAGIE, ALC** - TLOUWAGIE@MTV.HFMGT.COM

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