



FARM REAL ESTATE AUCTION

**80 Acres m/l
Cedar County, Iowa**

Sale held at:

**Clarence American Legion
304 6th Avenue
Clarence, IA 52216**

November 22, 2011 – Starting at 10:00 a.m.

FARM LOCATION: From Clarence: 2 miles east on Highway #30, then 3 miles south on Spicer Avenue.

LEGAL DESCRIPTION: N½ SE¼ Section 12, Township 81 North, Range 2 West of the 5th P.M., Cedar County, Iowa.

TAXES: 2010-2011, payable 2011-2012 – \$2,198 – net – \$27.82 per taxable acre. There are 79 taxable acres.

FSA INFORMATION:

Farm #4212 – Tract #6692	
Cropland	78.2 Acres*
Corn Base	52.2 Acres
Direct and Counter Cyclical Corn Yield	133/133 Bushels/Acre
Soybean Base	24.6 Acres
Direct and Counter Cyclical Soybean Yield	44/44 Bushels/Acre

*1.9 acres cropland are being certified as grass.

AVERAGE CSR:* ArcView Software indicates a CSR of 88.4 on the cropland acres. The Cedar County Assessor indicates a CSR of 88.58 on the entire farm.

METHOD OF SALE: This property will be offered as a single Parcel consisting of 80 acres. The bids will be dollars per acre and will be multiplied by 80 acres to determine the total sales price.

*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.

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 November 22, 2011. Buyer will sign a Real Estate Sales Agreement providing full cash settlement on or before December 14, 2011. 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 December 14, 2011. 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:

December 14, 2011.

POSSESSION:

At closing, subject to the 2012 Cash Rent Lease.

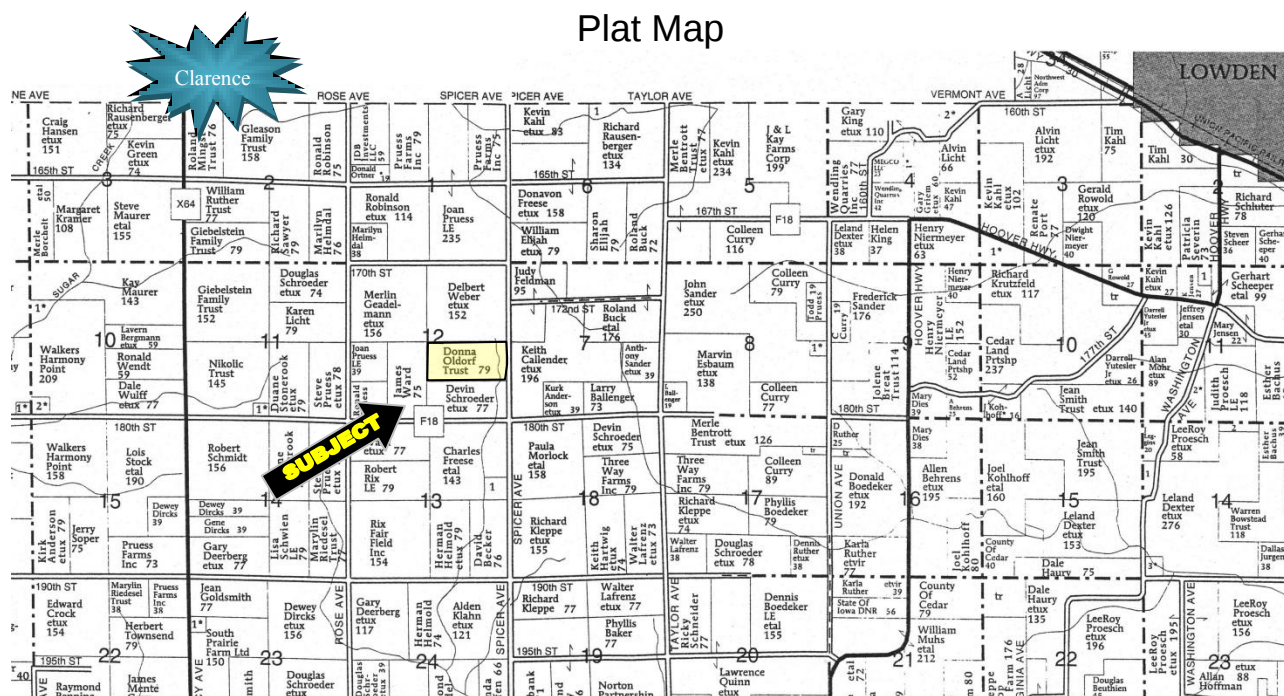
OWNERS:

Donna L. Oldorf Revocable Trust

**BROKER'S
COMMENTS:**

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

Plat Map



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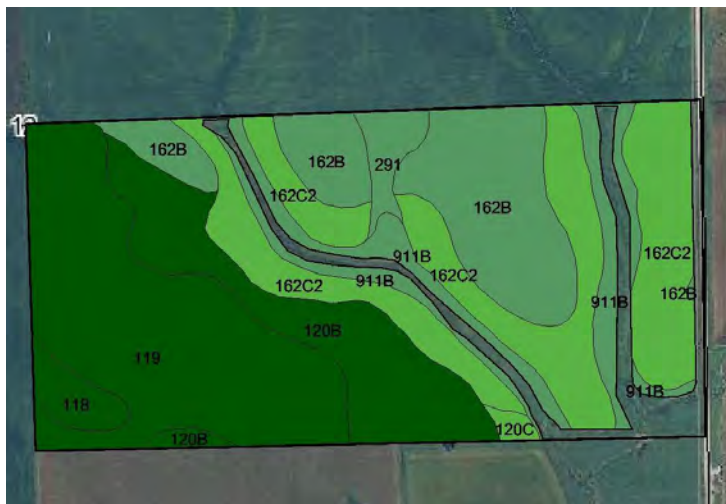
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Aerial Map



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	76.3	Average CSR	88.4	Corn Yield	Soybean Yield	Acres
Soil Label	Soil Name	CSR				
118	Garwin silty clay loam, 0 to 2 per	95	216	58	1.72	
119	Muscatine silty clay loam, 0 to 2	100	223	60	20.45	
120B	Tama silty clay loam, 2 to 5 per	95	216	58	11.02	
120C	Tama silty clay loam, 5 to 9 per	80	196	53	0.43	
162B	Downs silt loam, 2 to 5 percent s	90	210	57	13.52	
162C2	Downs silt loam, 5 to 9 percent s	73	187	50	20.71	
291	Atterberry silt loam, 0 to 2 per	90	210	57	1.67	
911B	Colo-Ely complex, 2 to 5 percent	85	203	55	6.87	



WE ARE PLEASED TO OFFER THESE SERVICES

APPRAISALS ✦ REAL ESTATE SALES ✦ FARM MANAGEMENT

FOR MORE INFORMATION EMAIL: **DENNIS P. UTHOF, AFM** OR **KIRK W. WEIH, AFM, ALC**

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