



FARM REAL ESTATE AUCTION

***120 Acres m/l
Linn County, Iowa***

***Sale held at Central City American Legion
6 Central City Road
Central City, Iowa 52214-9505***

Friday, September 9, 2011 – Starting at 10:00 a.m.

<i>FARM LOCATION:</i>	From Prairieburg: This farm is located on the east edge of Prairieburg.														
<i>LEGAL DESCRIPTION:</i>	N ½ NE ¼ and the NE ¼ NW ¼ of Section 27, Township 87 North, Range 5 West of the 5 th P.M., Linn County, Iowa.														
<i>FSA INFORMATION:</i>	<table><tr><td>Farm #6073 – Tract #3294</td><td></td></tr><tr><td>Cropland</td><td>114.1 Acres</td></tr><tr><td colspan="2">(The 114.1 acres cropland includes 13.2 acres of Filter Strip CRP)</td></tr><tr><td>Corn Base</td><td>83.6 Acres</td></tr><tr><td>Direct and Counter Cyclical Corn Yield</td><td>121/121 Bushels/Acre</td></tr><tr><td>Soybean Base</td><td>17.3 Acres</td></tr><tr><td>Direct and Counter Cyclical Soybean Yield</td><td>40/40 Bushels/Acre</td></tr></table>	Farm #6073 – Tract #3294		Cropland	114.1 Acres	(The 114.1 acres cropland includes 13.2 acres of Filter Strip CRP)		Corn Base	83.6 Acres	Direct and Counter Cyclical Corn Yield	121/121 Bushels/Acre	Soybean Base	17.3 Acres	Direct and Counter Cyclical Soybean Yield	40/40 Bushels/Acre
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<i>AVERAGE CSR:*</i>	ArcView Software indicates an average CSR of 65.2 on the cropland and CRP acres. The Linn County Assessor indicates a CSR of 62.08 on the entire farm.														
<i>TAXES:</i>	2010-2011, payable 2011-2012 – \$2,572.00 - net – \$22.18 per taxable acre. There are 116.00 taxable acres.														
<i>CONSERVATION RESERVE PROGRAM (CRP):</i>	There are 13.2 acres enrolled in the CRP Filter Strip Program at \$179.00 per acre with a total annual payment of \$2,364. This contract expires September 30, 2016.														
<i>POSSESSION:</i>	At closing.														
<i>BUILDINGS:</i>	None.														
<i>DATE OF CLOSING:</i>	December 1, 2011.														

**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.*

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METHOD OF SALE:

This farm will be offered at public auction as one parcel containing 120 acres. The bids will be dollars per acre and will be multiplied by 120 acres to determine the total sales price.

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 September 9, 2011. Buyer will sign a Real Estate Sales Agreement providing full cash settlement on or before December 1, 2011. Successful bidders are purchasing with no financing contingencies and must be prepared for cash settlement of their purchase on or before December 1, 2011. 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, 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.

SELLERS:

Carl and Coletta Kintzle Estate.

BROKER'S COMMENTS:

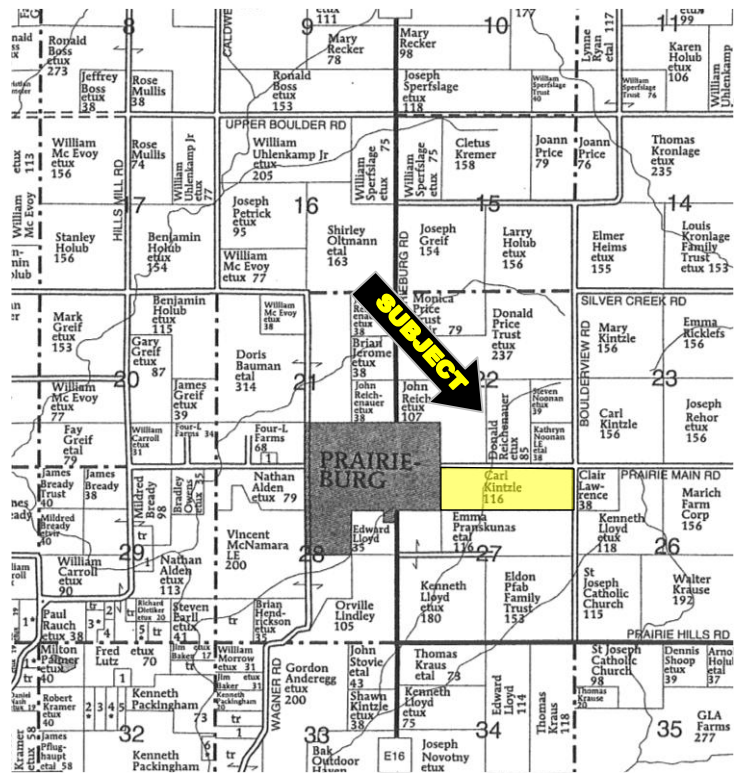
This is a good income producing Linn County farm located in a strong area!



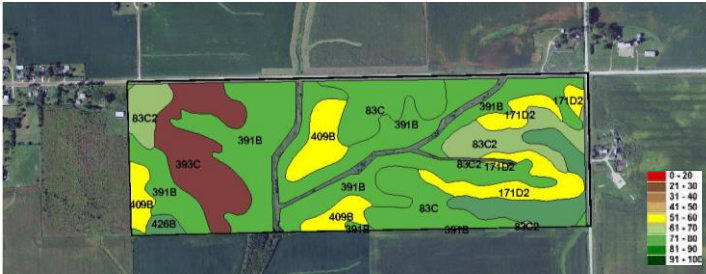
AERIAL MAP



PLAT MAP



CSR MAP



Measured Tillable Acres	114.1	Average CSR	65.2	Corn Yield	Soybean Yield	Acres
Soil Label	Soil Name	CSR				
171D2	Bassett loam, 9 to 14 percent slc	54	157	42	9.37	
391B	Clyde-Floyd-Schley complex, 1 to 5 percent slc	73	183	49	46.72	
393C	Sparta loamy fine sand, loam subsoil	27	120	32	13.54	
409B	Dickinson fine sandy loam, loam subsoil	56	160	43	9.39	
426B	Aredale loam, 2 to 5 percent slope	85	199	54	1.09	
83B	Kenyon loam, 2 to 5 percent slope	87	201	54	7.31	
83C	Kenyon loam, 5 to 9 percent slope	72	181	49	15.94	
83C2	Kenyon loam, 5 to 9 percent slope	70	179	48	10.29	

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.

WE ARE PLEASED TO OFFER THESE SERVICES

APPRAISALS ✦ REAL ESTATE SALES ✦ FARM MANAGEMENT

FOR MORE INFORMATION EMAIL: TLOUWAGIE@MTV.HFMGT.COM

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

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