



**340 Tower Park Drive P.O. Box 2396
Waterloo, IA 50704-2396
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WE ARE PLEASED TO PRESENT FARMLAND AUCTION

Darlene M. Gruetzmacher Estate

Tract #1 – 31.32 Acres m/l

Tract #2 – 50.30 Acres m/l

**Tract #3 – Tract 1 and 2 combined totaling 81.62 Acres m/l
Buchanan County, Iowa**

AUCTION TIME AND LOCATION: 10:00 a.m. - Wednesday,
August 24, 2011, The American Legion Ross Reid Post #9
108 1st SW, Oelwein, IA 50662 – (2 ½ blocks West of
Hwy. 150 on 1st St.)

FARM LOCATION: **Tract #1** - South of Oelwein on Hwy.
150 and 105th St. **Tract #2** – South of Oelwein at the
corner of Indiana Ave. and 105th St.

LEGAL: S4 -T90N-R9W of the 5th P.M.

RE TAXES: 2009-2010, payable 2010-2011

Tract #1 - \$464.00 on 31.32 net taxable acres,
\$14.84/acre.

Tract #2 – \$722.00 on 50.30 net taxable acres
\$14.35/acre.

Tract #3 - \$1,187.80 on 81.62 net taxable acres
\$14.55/acre.

POSSESSION: On or before December 2, 2011.

SCHOOL DIST: Oelwein School District

FSA INFO: #'s 6208 and 4075

	<u>Tract 1</u>	<u>Tract 2</u>	<u>Tract 3</u>		
	<u>Base</u>	<u>Base</u>	<u>Base</u>	<u>DP</u>	<u>CCP</u>
<u>Crop</u>	<u>Acres</u>	<u>Acres</u>	<u>Acres</u>	<u>Yield</u>	<u>Yield</u>
Oats	1.2	2.4	3.6	55	55
Corn	19.2	26.3	45.5	125	125
Soybeans	9.1	17.5	26.6	37	37
Total Base	29.5	46.2	75.7		
Total Cropland	32.09	50.57	82.66		

*Farm combined with other parcels information. Above estimated to
the best of our knowledge.

AVERAGE CSR:

Tract #1 – 37.9 Per AgriData

Tract #2 – 49.6 Per AgriData

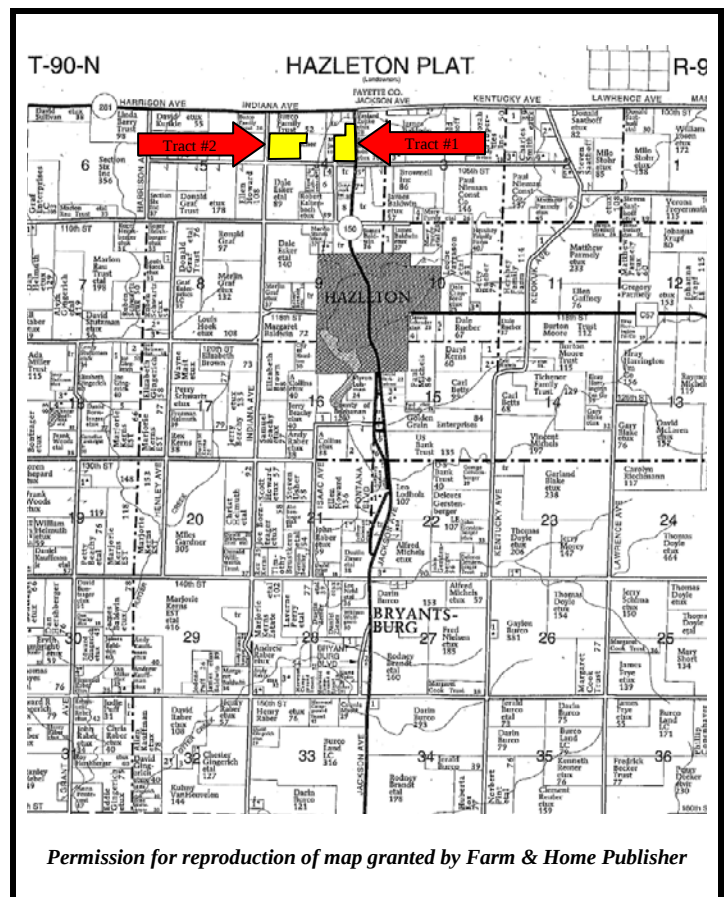
Tract #3-Combination – 45.1 Per AgriData

BUILDINGS: None

WELL: None

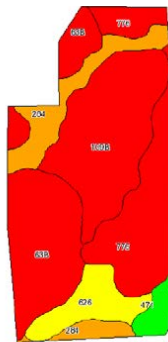
HIGHLY ERODIBLE CLASSIFICATION: All land is
classified as Non Highly Erodible Land (NHLE)
and does not require a conservation plan to stay in
compliance with the farm bill.

COMMENTS: Crawford Surveying and Engineering
of Independence, IA has surveyed and staked the West
boundary of **Tract #1** and the East boundary of
Tract #2 to identify the property lines adjacent to the
acreage/pasture that separates the two tracts.



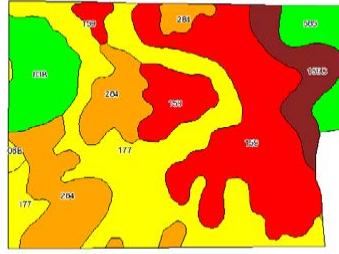
*The information gathered for this brochure is from sources
deemed reliable, but cannot be guaranteed by Hertz Farm
Management, Inc. or its staff. REID#050-063*

Tract # 1 -31.32 acres m/l – 37.9 CSR



Code	Soil Description	Acres	Percent of field	CSR Legend	Non-Irr Class	CSR	Com	Soybeans
109B	Backbone fine sandy loam, 2 to 6 percent slopes	8.7	27.9%		IVs	25	120	32
63B	Chelsea loamy fine sand, 2 to 5 percent slopes	8.1	26.0%		IVs	36	135	36
776	Liah sandy loam, 0 to 2 percent slopes	7.2	23.0%		IVs	33	131	35
284	Flagler sandy loam, 0 to 2 percent slopes	3.7	11.7%		IIIc	50	154	42
626	Hayfield loam, 0 to 2 percent slopes, rarely flooded	2.7	8.6%		IIc	87	176	48
471	Oran loam, 1 to 3 percent slopes	0.9	2.8%		I	86	202	55
Weighted Average						37.9	137.5	36.9

Tract # 2 – 50.3 acres m/l – 49.6 CSR



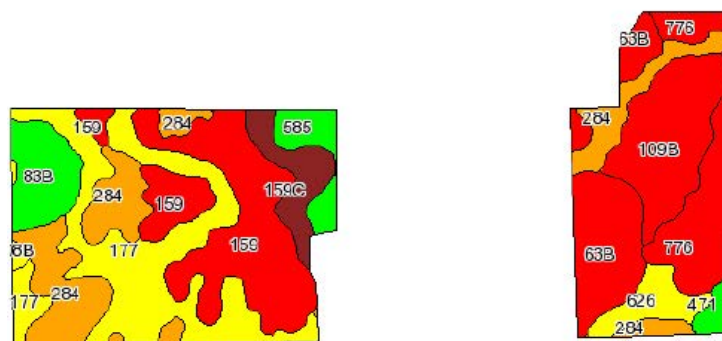
Code	Soil Description	Acres	Percent of field	CSR Legend	Non-Irr Class	CSR	Com	Soybeans
177	Saupe loam, 0 to 2 percent slopes	15.7	31.2%		IIc	63	171	46
159	Finchford loamy sand, 0 to 2 percent slopes	15.5	30.9%		IVs	30	127	34
284	Flagler sandy loam, 0 to 2 percent slopes	8.6	17.2%		IIIc	50	154	42
63B	Kenyon loam, 2 to 5 percent slopes	4.2	8.3%		IIc	86	202	55
159C	Finchford loamy sand, 2 to 6 percent slopes	3.3	6.6%		IVs	5	93	25
585	Spillville-Coland complex, 0 to 2 percent slopes	2.7	5.3%		IIw	80	194	52
408B	Olin fine sandy loam, 2 to 5 percent slopes	0.3	0.5%		IIc	67	176	48
Weighted Average						49.6	153.1	41.3

Method of Sale: This property will be offered separately as **Tract #1** consisting of 31.32 acres, and **Tract #2** consisting of 50.30 acres. **Tracts #1 and #2** will then be combined and offered as **Tract #3** consisting of 81.62 acre parcel. The property will sell in the manner resulting in the highest total price.

Terms: High bidder of real estate to pay 10% of the purchase price to the Agent's real estate trust account on August 24, 2011. Buyer will sign a Real Estate Sales Agreement providing for a full cash settlement on or before December 2 2011.

Successful bidders are purchasing with no financing contingencies and must be prepared for cash settlement of their purchase. Final settlement and payment of the balance of the purchase price to be by cashier's check or wire transfer at closing on December 2, 2011. Seller reserves the right to reject any and all bids.

Tract # 3 – 81.62 acres m/l – 45.1 CSR



Code	Soil Description	Acres	Percent of field	CSR Legend	Non-Irr Class	CSR	Com	Soybeans
177	Saupe loam, 0 to 2 percent slopes	15.7	19.2%		IIc	63	171	46
159	Finchford loamy sand, 0 to 2 percent slopes	15.5	19.0%		IVs	30	127	34
284	Flagler sandy loam, 0 to 2 percent slopes	12.5	15.3%		IIIc	50	154	42
109B	Backbone fine sandy loam, 2 to 6 percent slopes	8.7	10.7%		IVs	25	120	32
63B	Chelsea loamy fine sand, 2 to 5 percent slopes	8	9.9%		IVs	36	135	36
776	Liah sandy loam, 0 to 2 percent slopes	7.3	8.9%		IVs	33	131	35
63B	Kenyon loam, 2 to 5 percent slopes	4.2	5.2%		IIc	86	202	55
159C	Finchford loamy sand, 2 to 6 percent slopes	3.3	4.1%		IVs	5	93	25
626	Hayfield loam, 0 to 2 percent slopes, rarely flooded	2.7	3.3%		IIc	87	176	48
585	Spillville-Coland complex, 0 to 2 percent slopes	2.5	3.0%		IIw	80	194	52
471	Oran loam, 1 to 3 percent slopes	0.9	1.1%		I	86	202	55
408B	Olin fine sandy loam, 2 to 5 percent slopes	0.3	0.4%		IIc	67	176	48
Weighted Average						45.1	147.3	39.6

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.

Agent: Hertz Real Estate Services and Hertz Farm Management and their representatives are Agents of the Seller.

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