



FARM REAL ESTATE AUCTION

Brorby Farm 40 Acres m/l Johnson County, IA

Sale held at:
Hills Community Center, 110 E. Main Street, Hills, Iowa 52235

Auction Date:
August 24, 2011 at 10:00 A.M.

<i>FARM LOCATION:</i>	From Hills: 3 miles east on Highway F62, and 1 mile north on Taft Avenue.	
<i>LEGAL DESCRIPTION:</i>	SE ¼ SE ¼ of Section 7, Township 78 North, Range 5 West of the 5 th P.M., Johnson County, Iowa.	
<i>FSA INFORMATION:</i>	Farm #5536 – Tract #8180	
	Cropland	Estimated 38.0 Acres
	Corn Base	17.5 Acres
	Direct and Counter Cyclical Corn Yield	129/129 Bushels/Acre
	Soybean Base	18.0 Acres
	Direct and Counter Cyclical Soybean Yield	33/33 Bushels/Acre
	Final determination of corn bases and yields will be determined by the Johnson County Farm Service Agency. This farm is classified as non-highly erodible land (NHEL).	
<i>AVERAGE CSR:*</i>	ArcView Software indicates a CSR of 93.2 on the cropland acres. The Johnson County Assessor indicates an average CSR of 93.36 on the entire farm.	
<i>REAL ESTATE TAXES:</i>	2009-2010, payable 2010-2011 – \$870.00 – net - \$22.89 per acre. There are 38.00 taxable acres according to the Johnson County Assessor.	
<i>POSSESSION:</i>	At closing, subject to the 2011 Cash Rent Lease.	
<i>DATE OF CLOSING:</i>	October 5, 2011	

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.

METHOD OF SALE:

This property will be offered at public auction as one parcel containing 40 acres. The bids will be dollars per acre and will be multiplied by 40 acres to determine the total sales price.

TERMS:

High bidder 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 full cash settlement on or before October 5, 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 October 5, 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.

SELLER:

M. Marticia Brorby

BROKER'S COMMENTS:

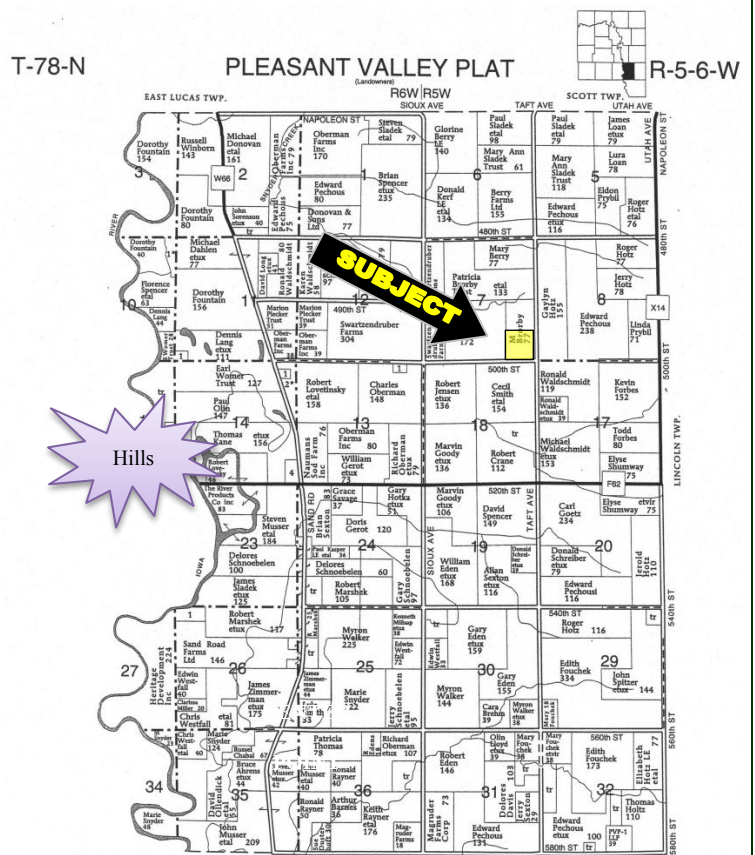
Excellent quality Johnson County farm located in a strong area!



Aerial Map



Plat Map



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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		38.0	Average CSR		93.2	
				Corn	Soybean	
Soil Label		Soil Name	CSR	Yield	Yield	Acres
118	Garwin silty clay loam, 0 to 2 per		95	210	57	18.00
119	Muscatine silt loam, 0 to 2 per		100	217	59	13.93
120B	Tama silt loam, 2 to 5 percent sk		95	210	57	1.78
122	Sperry silt loam, 0 to 1 percent sl		63	167	45	4.27
0 - 20 21 - 30 31 - 40 41 - 50 51 - 60 61 - 70 71 - 80 81 - 90 91 - 100						

WE ARE PLEASED TO OFFER THESE SERVICES

APPRAISALS ✦ REAL ESTATE SALES ✦ FARM MANAGEMENT

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

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