



FARM REAL ESTATE AUCTION

**Sylvester Living Trust
Chris and Rebecca Sylvester, Trustees
40 Acres m/l
Wapello County, Iowa**

**Sale held at: Agency Community Center
102 East Main, Agency, Iowa 52530
June 16, 2011 – Starting at 10:00 a.m.**

FARM LOCATION:	From Agency: 4 miles north on Highway V37, then 1 ½ miles west on 120 th Street.												
LEGAL DESCRIPTION:	SW ¼ SE ¼ of Section 2, Township 72 North, Range 13, West of the 5 th P.M., Wapello County, Iowa.												
FSA INFORMATION:	<table><tr><td>Farm #870 – Tract #1227</td><td></td></tr><tr><td>Cropland</td><td>37.6 Acres</td></tr><tr><td>Corn Base</td><td>18.4 Acres</td></tr><tr><td>Direct and Counter Cyclical Corn Yield</td><td>120/146 Bushels/Acre</td></tr><tr><td>Soybean Base</td><td>18.4 Acres</td></tr><tr><td>Direct and Counter Cyclical Soybean Yield</td><td>33/39 Bushels/Acre</td></tr></table>	Farm #870 – Tract #1227		Cropland	37.6 Acres	Corn Base	18.4 Acres	Direct and Counter Cyclical Corn Yield	120/146 Bushels/Acre	Soybean Base	18.4 Acres	Direct and Counter Cyclical Soybean Yield	33/39 Bushels/Acre
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Direct and Counter Cyclical Soybean Yield	33/39 Bushels/Acre												
AVERAGE CSR:*	ArcView Software indicates a CSR of 52.1 on the tillable acres.												
REAL ESTATE TAXES:	2009-2010, payable 2010-2011 – \$646.00 – net – \$17.00 per taxable acre. There are 38 taxable acres.												
POSSESSION:	At closing, subject to the 2011 Cash Rent Lease. Buyer to receive credit at closing for a prorated portion of the 2011 cash rent.												
DATE OF CLOSING:	July 19, 2011.												
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.												

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

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 of real estate to pay 10% of the purchase price to the Agent's real estate trust account on June 16, 2011. Buyer will sign a Real Estate Sales Agreement providing for a full cash settlement on or before July 19, 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 July 19, 2011. 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, 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 Hertz Farm Management and their representatives are Agents of the Seller.

SELLERS:

Sylvester Living Trust, Chris and Rebecca Sylvester, Trustees.

BROKERS COMMENTS:

This is a good quality Wapello County farm located in a strong area with very nice eye appeal and high fertility!

**Contact:**

**Troy R. Louwagie, ALC
or Adam V. Sylvester, AFM**

Email: tlouwagie@mtv.hfmgt.com

Email: asylvester@mtv.hfmgt.com

For additional information contact:

HERTZ REAL ESTATE SERVICES/HERTZ FARM MANAGEMENT, Inc.

P.O. Box 50, Mt. Vernon, IA 52314

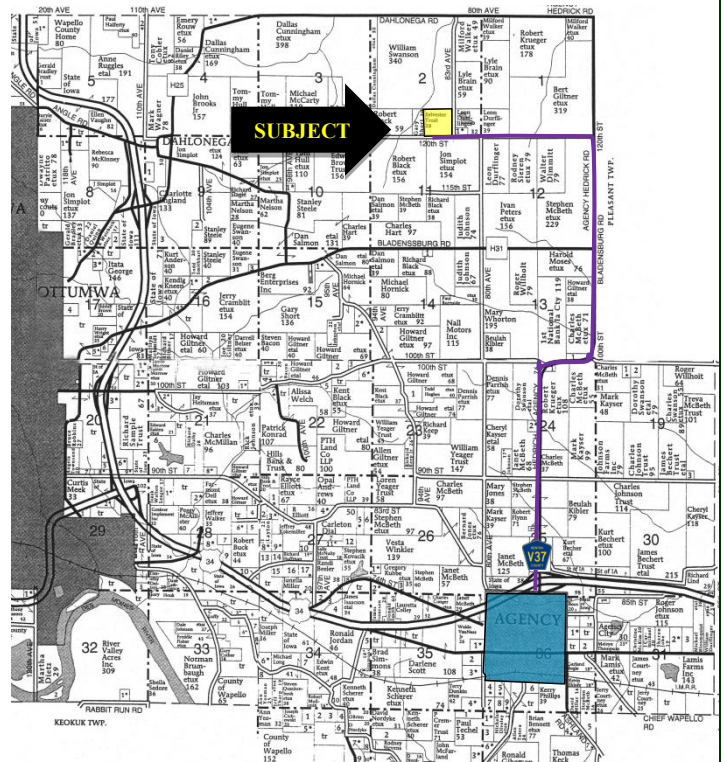
Telephone: 319-895-8858

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Aerial Map



Plat Map



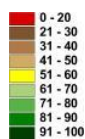
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CSR: Calculated using ArcView 3.2 software

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	36.5	Average CSR	52.1		
			Corn	Soybean	
Soil Label	Soil Name	CSR	Yield	Yield	Acres
223C2	Rinda silty clay loam, 5 to 9 perc	20	106	29	1.86
23C2	Arispe silty clay loam, 5 to 9 perc	50	147	40	0.10
362	Haig silt loam, 0 to 2 percent slo	70	174	47	4.37
364B	Grundy silt loam, 2 to 5 percent s	75	180	49	11.78
730B	Nodaway-Cantril complex, 2 to 5	63	164	44	0.13
731C2	Pershing silty clay loam, 5 to 9 p	40	133	36	15.45
792D	Armstrong loam, 9 to 14 percent	15	99	27	2.77



WE ARE PLEASED TO OFFER THESE SERVICES

APPRAISALS ✦ REAL ESTATE SALES ✦ FARM MANAGEMENT

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

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

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