



FARM REAL ESTATE AUCTION

Parcel #1 - 167 Acres m/l - Cedar County, Iowa

Parcel #2 - 92 Acres m/l Cedar County, Iowa

November 13, 2008 at 10:00 A.M.

Sale held at West Branch Town Hall

201 East Main Street, West Branch, IA 52358

- FARM LOCATION:** From West Branch: 8½ miles north on Highway X30 (Baker Avenue), left on Solon Road one half mile. The farm is located on both sides of the road.
- ADDRESS:** 171 Solon Road, Solon, Iowa 52333.
- POSSESSION & CLOSING:** Possession and closing on Parcel #1 is December 18, 2008. Possession and closing on Parcel #2 is January 15, 2009.
- METHOD OF SALE:** This property will be offered separately as Parcel #1 and Parcel #2. These parcels will sell individually and will not be combined in any way.
- TERMS:** 10% down payment required the day of sale. The high bidder will sign a Real Estate Sales Agreement providing full cash settlement on or before December 18, 2008, for Parcel #1 and January 15, 2009, for Parcel #2. The Buyer of Parcel #1 will also be asked to sign a Property Disclosure Statement and Lead Based Paint Disclosure at the conclusion of the auction. 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. Final settlement will require certified check or wire transfer.
- 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. Any announcements made auction day by the Auctioneer will take precedence over any previously 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:** Suchomel Family
- BROKER'S COMMENTS:** Good quality Cedar County farms which includes cropland, pasture, timber, house and barn.

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Parcel #1 – 167 Acres m/l

- LEGAL DESCRIPTION:** Auditor's Parcel "A" consisting of 167 acres located in Section 28 and 29 of Township 81 North, Range 4 West of the 5th P.M., Cedar County, Iowa.
- TAXES:** 2007-2008, payable 2008-2009 – \$3,124.00 net – \$18.86 per taxable acre. There are 165.6 taxable acres.
- SCHOOL DISTRICT:** Tipton Community School District.
- FSA INFORMATION:** Farm #239 - Tract #2831
- | | |
|---|----------------------|
| Cropland | 162.9 Acres |
| Corn Base | 107.6 Acres |
| Direct and Counter Cyclical Corn Yield | 136/136 Bushels/Acre |
| Soybean Base | 54.8 Acres |
| Direct and Counter Cyclical Soybean Yield | 37/37 Bushels/Acre |
- AVERAGE CSR:*** ArcView Software indicates an average CSR of 73.7 on the tillable acres. The Cedar County Assessor indicates an average CSR of 71.3 on the entire farm.
- HOUSE:** There is a one story, two bedroom, one bath home consisting of 948 finished square feet of living area.
- DETACHED GARAGE:** 14' x 18'.
- BARN:** 34' X 48'.
- WELLS:** There is an active drilled well located approximately 20' north of the house. There is also an old well under the windmill that is currently not in use.
- SEPTIC SYSTEM:** The septic tank is located northeast of the house and is believed to drain into a tile.
- The house and septic system are being sold as is, where is.
- BROKER'S COMMENTS:** This is a good quality Cedar County farm that lays nice with excellent eye appeal. It also includes a house and barn.



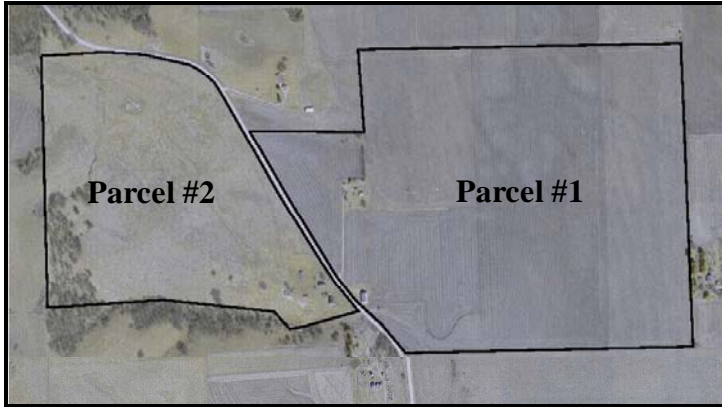
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Parcel #2 – 92 Acres m/l

- LEGAL DESCRIPTION:** 92 acres m/l located in that part of the W ½ of Section 29, Township 81 North, Range 4 West of the 5th P.M., Cedar County, Iowa.
- TAXES:** 2007-2008, payable 2008-2009 – \$1,434.00 – net – \$15.58 per taxable acre. There are 92 estimated taxable acres.
- SCHOOL DISTRICT:** Tipton Community School District.
- AVERAGE CSR:*** The Cedar County Assessor indicates an average CSR of 57.6 on the entire farm.
- HOUSE:** There is an old house located on this property that has not been lived in for over 25 years. It would be considered as inhabitable. The house does include attractive woodwork with an open staircase, wood columns, built in hutch and baseboard. This woodwork is in good condition.
- BUILDINGS:**
- Machine Shed:** 20' x 40'.
 - Chicken House:** 14' x 20'.
- WELL:** There is a well that supplies water to the cattle. The water is pumped with a pump jack.
- BROKER'S COMMENTS:** This is an attractive well cared for pasture with some timber. This would make an ideal livestock farm or an attractive building site in the rolling hills of Cedar County.



Aerial Map



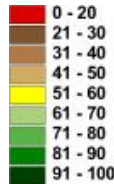
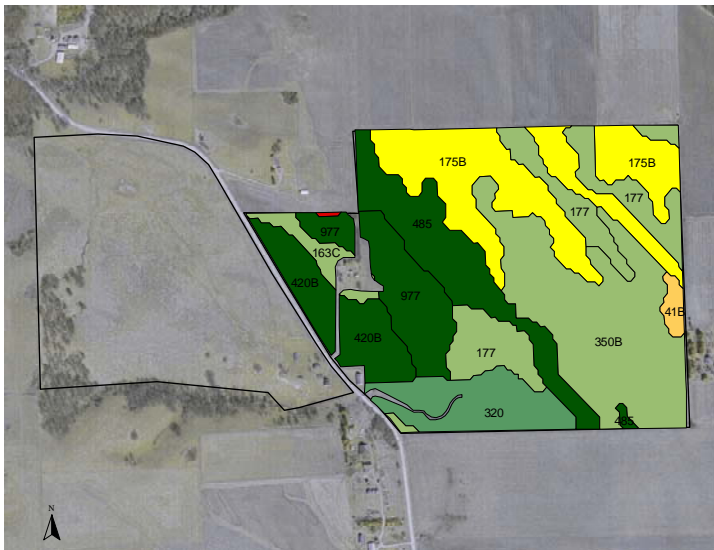
Plat Map



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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		161.8	Average CSR		73.7
Soil Label	Soil Name	CSR	Corn Yield	Soybean Yield	Acres
163C	FAYETTE	70	144	48	3.41
175B	DICKINSON	56	111	37	35.03
177	SAUDE	64	109	33	21.13
293F	CHELSEA-LAMONT-FAYETTE	8	0	0	0.14
320	ARENZVILLE	83	135	45	13.79
350B	WAUKEGAN	69	144	48	38.58
41B	SPARTA	42	81	25	1.69
420B	TAMA BENCHES	94	165	55	13.68
485	SPILLVILLE	92	156	48	19.75
977	RICHWOOD	95	162	54	14.58

WE ARE PLEASED TO OFFER THESE SERVICES

APPRAISALS ✦ REAL ESTATE SALES ✦ FARM MANAGEMENT

FOR MORE INFORMATION EMAIL: [MV REAL ESTATE](mailto:mvreal@hfmgt.com)

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

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