

# FARM REAL ESTATE AUCTION

PARCEL 1 - 114 ACRES, M/L  
GUTHRIE COUNTY, IOWA

PARCEL 2 - 88 ACRES, M/L  
DALLAS COUNTY, IOWA

Wednesday, November 19, 2008 at 2:00 p.m.

Sale held at the "The Port" in Panora, Iowa

(1 mile north of intersection of Hwys. 4 & 44)

## PROPERTY LOCATION:

**Parcel 1** - 3½ miles north of Panora on Hwy. 4 and ½ mile east on 175<sup>th</sup> St.

**Parcel 2** - 4 miles east of Panora on Hwy. 44 and ¼ mile south on A Ave.

## LEGAL DESCRIPTION:

**Parcel 1** - SW¼ (except Lot One of the NE¼ SW¼ and except Lot One of the SE¼ SW¼ and except railroad right-of-way) Section 9, T80N, R30W of the 5th P.M., Guthrie County, IA (Cass "N" Township)

**Parcel 2** - SW Fr ¼ NW¼ and NW Fr ¼ of the SW¼ Section 6, T79N, R29W, Dallas County, IA subject to Northern Natural Gas Company easement (Linn Township)

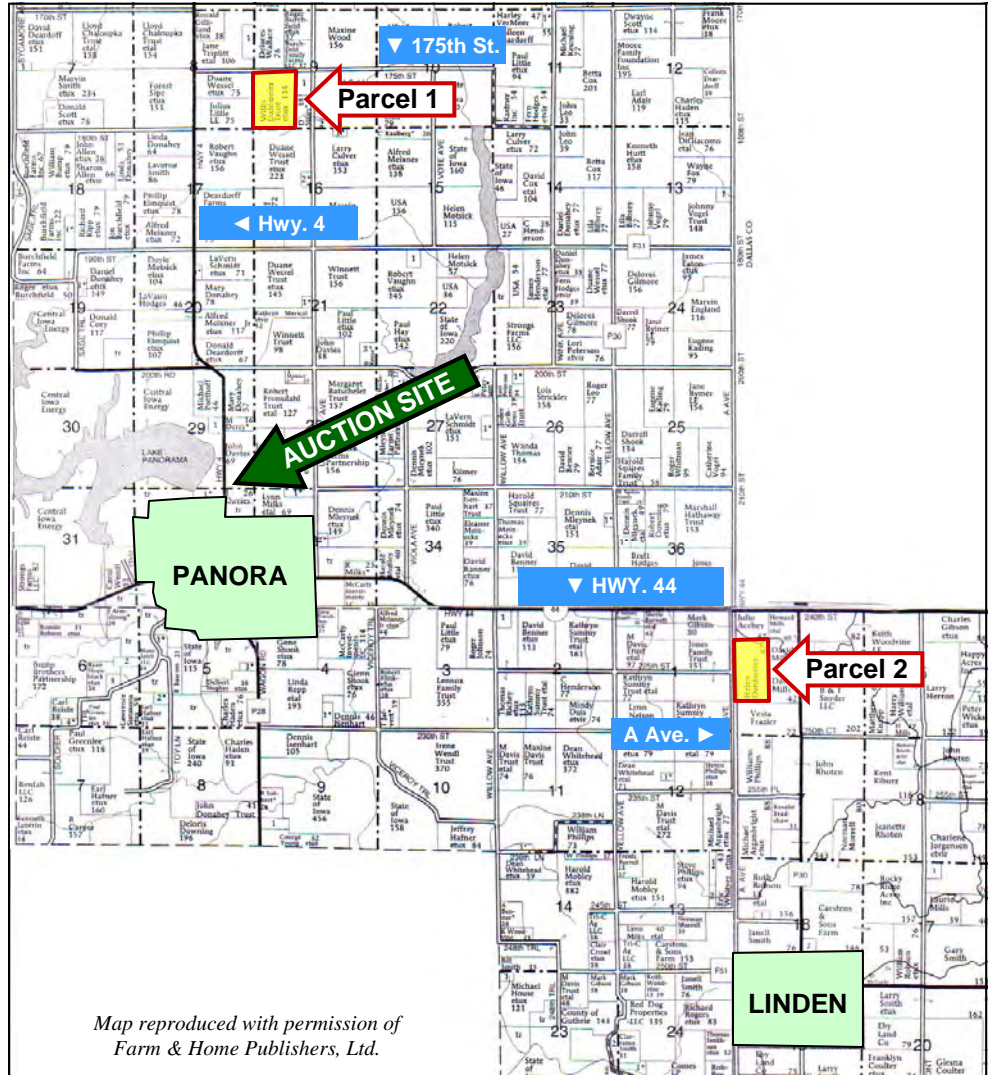
## METHOD OF SALE:

- Parcels will be sold individually. They will not be combined.
- Sellers reserve the right to refuse any and all bids.

**AGENCY:** Hertz Real Estate Services and their representatives are agents of the Seller.

**SELLER:** Estate of Helen E. Dahlmeier, Willis J. Dahlmeier Residuary Trust

**TERMS AND POSSESSION:** 10% down payment required at close of auction. Successful bidders are purchasing with no financing contingencies and must be prepared for cash settlement of their purchase on December 10, 2008. Final settlement will be payable by wire transfer. Closing and possession will occur December 10, 2008 subject to the existing lease which expires March 1, 2009. Buyer will be granted right to perform Fall tillage or fertilizer application after 2008 crop is harvested. Taxes will be prorated as of December 31, 2008.



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## INFORMATION ON PARCELS OFFERED:

	<u>Parcel 1</u>	<u>Parcel 2</u>
<b>Gross Acres:</b>	114.0	88.0
<b>Taxable Acres:</b>	114.0	87.25
<b>Net Taxes:</b>	\$2,194	\$744
<b>FSA Farm/Tract Number:</b>	467/1824	1116/1195
<b>FSA Crop Acres:</b>	107.1 NHEL	77.0 NHEL
<b>FSA Corn Base:</b>	54.1 ac.	40.3 ac.
<b>FSA Corn Yields (Direct/C.C.):</b>	114 bu./145 bu.	93 bu./109 bu.
<b>FSA Bean Base:</b>	52.3 ac.	36.7 ac.
<b>FSA Bean Yields (Direct/C.C.):</b>	34 bu./41 bu.	29 bu./35 bu.
<b>Buildings:</b>	24' Bin w/Aeration, 18' Bin w/Aeration Floor	Gov't. Bin, Cattle Shed & Well, Wire Corn Crib
<b>Cropland CSR (per ArcView Measure):</b>	80.2	63.2
<b>Soil Types:</b>	Primary soils are Clarion, Nicollet and Webster. See individual soil maps for detail.	

**ANNOUNCEMENTS:** Information provided herein was obtained from sources deemed reliable but the Auctioneer makes no guarantees as to its accuracy. Prospective bidders are urged to fully inspect the property and to rely on their own conclusions. Announcements made the day of the auction will take precedence over previously printed material or oral statements. Bidding increments are at the discretion of the Auctioneer. Acreage figures are based on information currently available but are not guaranteed.

**For additional information, contact:**

**Marv Huntrods at 515-382-1500**

or

**Rick Dodds at 515-332-1406**

[www.hfmgt.com](http://www.hfmgt.com)



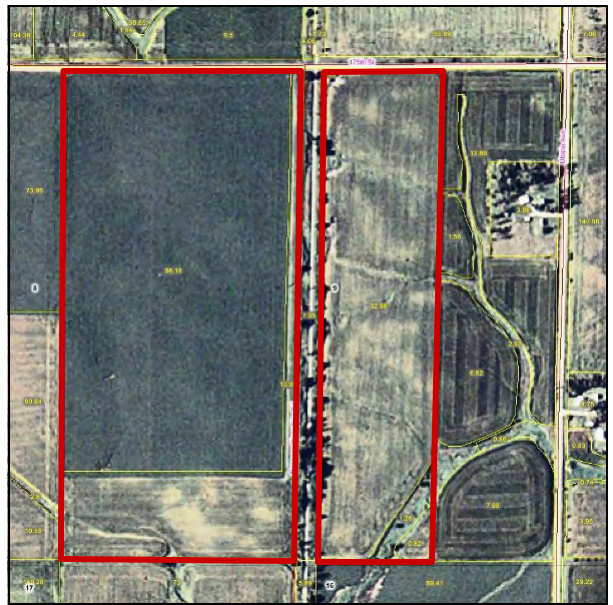
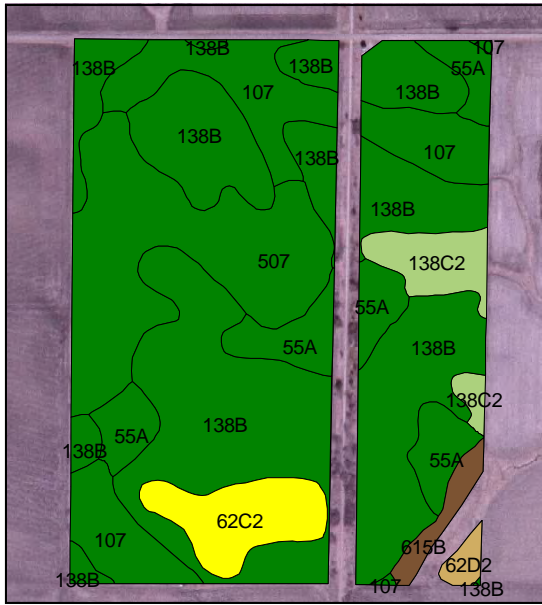
P.O. Box 500, Nevada, IA 50201-0500

Telephone: 515-382-1500 or

1-800-593-5263

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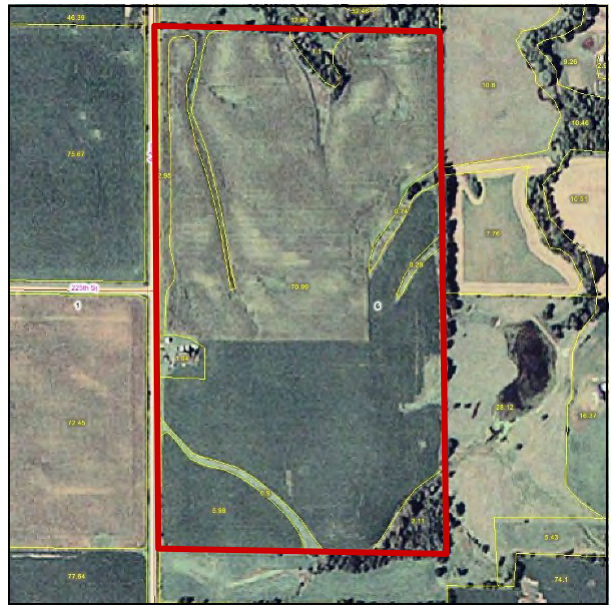
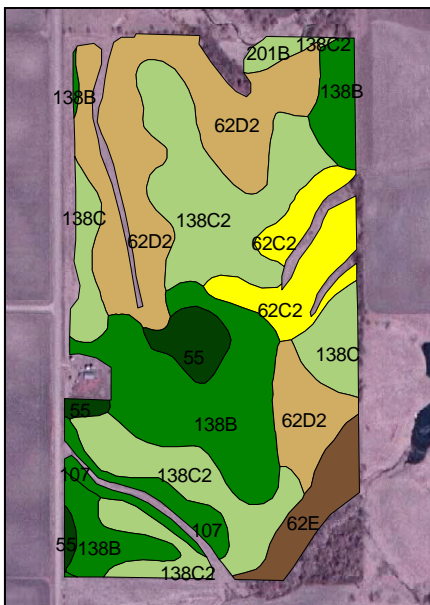
## PARCEL 1 - SOIL MAP & AERIAL



**Acres Shown: 105.8 | Average CSR: 80.2**

Soil Label	Soil Name	CSR	Corn Yield	Soybean Yield	Capability Class	%Slope	Acres
138B	CLARION	83	147	49	2E	2-5%	50.38
507	CANISTEO	81	141	47	2W	0-2%	18.86
107	WEBSTER	86	147	49	2W	0-2%	14.44
55A	NICOLLET	90	156	52	1	1-3%	10.01
62C2	STORDEN	52	123	41	3E	5-9%	5.68
138C2	CLARION	65	138	46	3E	5-9%	4.06
615B	COLO-SPILL COMPLEX CHANNELED	25	0	0	5W	2-5%	1.58
62D2	STORDEN	42	114	38	3E	9-14%	0.80

## PARCEL 2 - SOIL MAP & AERIAL



**Acres Shown: 77.0 | Average CSR: 63.2**

Soil Label	Soil Name	CSR	Corn Yield	Soybean Yield	Capability Class	%Slope	Acres
62D2	STORDEN	42	116	39	3E	9-14%	19.89
138C2	CLARION	66	139	47	3E	5-9%	19.35
138B	CLARION	84	148	50	2E	2-5%	17.34
62C2	STORDEN	53	125	42	3E	5-9%	5.94
138C	CLARION	69	143	48	3E	5-9%	4.71
62E	STORDEN	30	103	35	4E	14-18%	3.33
55	NICOLLET	92	160	54	1	1-3%	2.84
107	WEBSTER	87	148	50	2W	0-2%	2.73
201B	COLAND-TERRIL COMPLEX	68	135	45	2W	2-5%	0.84