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Or

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**WE ARE PLEASED TO PRESENT
FOR SALE BY AUCTION
125.63 ACRES M/L
FAYETTE COUNTY, IOWA**

**Tuesday, August 16, 2011, 10:30 a.m., Country Hills
Community Golf, 10280 Echo Valley Rd. West Union**

OWNERS: Bruce E. Snively, James Snively, Barbara Snively,
and Marcia Grove

FARM LOCATION: Intersection of 210th St. and K Avenue, 1
mile South of West Union

LEGAL: Part of NW ¼ Section 28 lying south and West of Hwy
56, Township 94 N, Range 8 W of the 5th P.M., all in Fayette
County, Iowa.

RE TAXES: 2009-2010, payable 2010-2011, \$3,036.00 on
125.63 net acres, \$24.17 per acre.

POSSESSION/CLOSING: Shall occur on October 1, 2011. Subject
to existing lease.

SCHOOL DIST: North Fayette

FSA INFO: #5667

	Base	DP	CCP
Crop	Acres Est	Yield	Yield
Corn	97.4	118	118

Total Cropland 124.4

**CONSERVATION RESERVE PROGRAM (CRP)
CONTRACTS:**

Contract	Acres	Annual Payment	Payment /Acre	Contract Expiration
1959C	13.0	\$1,971.00	\$151.98	9/30/2011
2062B	10.3	\$1,884.00	\$182.96*	9/30/2011
3297	1.8	\$347.00	\$192.74	9/30/2017

* Part of this contract renewed at \$256 per acre through 2021.

COMMENTS: The 13 acres of CRP buffer strips in contract
#1959C have not been renewed, but Seller can renew them at
Buyer's request prior to closing, or they can be allowed to expire
and added to the crop ground for 2012. The two CRP waterway
contracts will remain in the CRP, but the width of the waterway
in contract 2062B will be reduced to the minimum width. This
will add 4-5 acres back to the cropland for 2012.

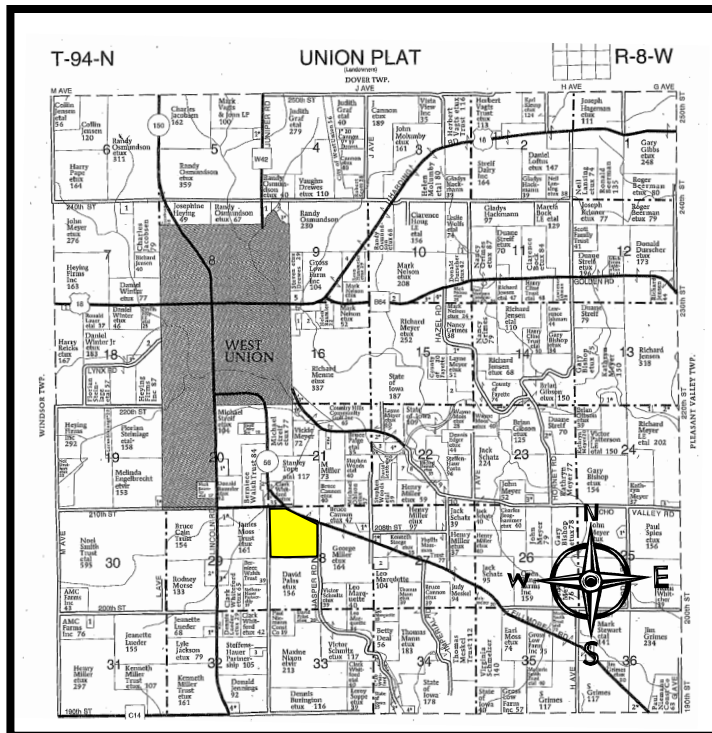
AVERAGE CSR: 78.5 per AgriData, 74.2 per County Assessor.

BUILDINGS: None

GRAIN STORAGE: None

WELL: None

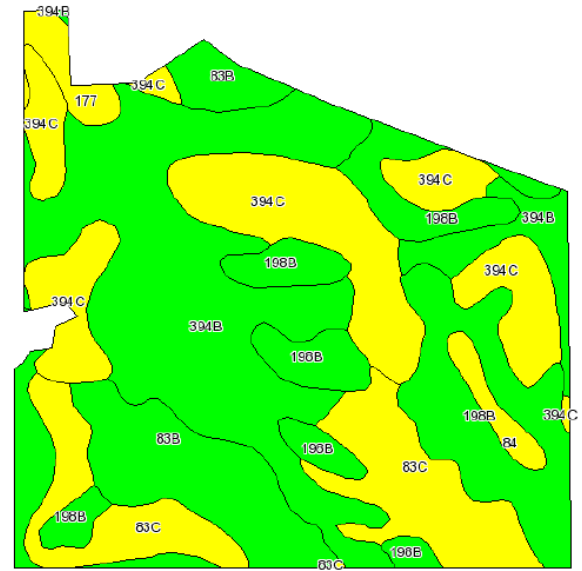
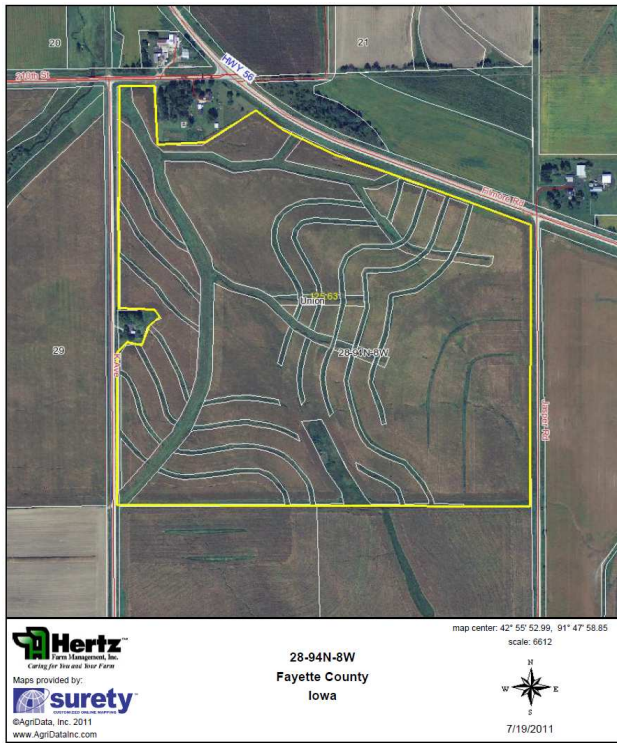
HIGHLY ERODIBLE CLASSIFICATION: All land is classified as
Non Highly Erodible Land (NHEL).



*The information gathered for this brochure is from sources deemed reliable,
but cannot be guaranteed by Hertz Farm Management, Inc. or its staff.
REID#050-0633*

AERIAL MAP

SOILS MAP



Fsa borders provided by the Farm Service Agency as of May 23, 2008.
Soils data provided by USDA and NRCS.

Code	Soil Description	Acres	Percent of field	CSR Legend	Non-Irr Class	CSR	Com	Soybeans
394B	Ostrander loam, 2 to 5 percent slopes	38.5	30.6%		Ile	85	201	54
394C	Ostrander loam, 5 to 9 percent slopes	25.1	20.0%		IIle	70	181	49
198B	Floyd loam, 1 to 4 percent slopes	24.8	19.8%		IIw	80	194	52
83C	Kenyon loam, 5 to 9 percent slopes	16.6	13.2%		IIle	70	181	49
83B	Kenyon loam, 2 to 5 percent slopes	16.6	13.2%		Ile	85	201	54
177	Saude loam, 0 to 2 percent slopes	2.2	1.8%		IIs	64	172	46
84	Clyde clay loam, 1 to 3 percent slopes	1.8	1.4%		IIw	75	187	50
Weighted Average						78.5	192.3	51.7

METHOD – TERMS AND ANNOUNCEMENTS

METHOD OF SALE: Property to be sold as one parcel.

TERMS: High bidder of real estate to pay 10% of the purchase price to the Agent’s real estate trust account on August 16, 2011. Buyer will sign a Real Estate Sales Agreement providing for a full cash settlement on or before October 1, 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 October 1, 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.