



**We are Pleased to
Present for Sale by Auction
135 Acres
Linn County, Iowa**

Southgate Real Estate Development, LLC Farm
Friday, October 3, 2008 at 10:00 A.M.
Sale Held At Walford Community Center
120 Fifth Street North
Walford, IA 52351

- FARM LOCATION:** East side of Walford.
- LEGAL DESCRIPTION:** That part of the W ½ SE ¼ and that part of the N ½ SW ¼; all in Section 30, Township 82 North, Range 8 West of the 5th P.M., Linn County, Iowa. Exact legal to be taken from abstract.
- FSA INFORMATION:** Farm #5468 - Tract #9406
- | | <i>Estimated</i> |
|--|----------------------|
| Cropland | 126Acres |
| Corn Base | 103.9 Acres |
| Direct and Counter Cyclical Corn Yield | 130/130 Bushels/Acre |
- AVERAGE CSR:*** ArcView software indicates an average CSR of 80.3 on the tillable acres. The Linn County Assessor indicates an average CSR of 78.2 on the entire farm.
- BUILDINGS:** None.
- REAL ESTATE TAXES:** 2006-2007, payable 2007-2008 – \$2,988.00 – net - \$22.22 per taxable acre. There are 134.47 taxable acres. Taxes are prorated to date of closing.
- DATE OF CLOSING:** November 5, 2008.
- POSSESSION:** Date of Closing. Subject to a 2008 Cash Rent Lease.
- ZONING:** The westerly 19.71 acres is zoned B1 Commercial. The balance of the farm is zoned residential.
- UTILITIES:** City sewer is located at the south end of the property.
- RAILROAD:** The westerly 19.71 acres that are zoned B1 Commercial adjoin the railroad.
- METHOD OF SALE:** This property will be offered at public auction as one parcel containing 135 acres. The bids will be dollars per acre and will be multiplied by 135 acres to determine the total sales price. Sellers reserve the right to refuse any or all bids.

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:

10% down payment required the day of sale. Successful bidder is purchasing with NO financing contingencies and must be prepared for cash settlement of their purchase. Final settlement and payment of the balance of purchase price by cashier's check or wire transfer on November 5, 2008.

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 relay 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:

Southgate Real Estate Development, LLC.

BROKER'S COMMENTS:

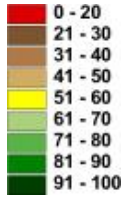
Excellent opportunity to purchase a High Quality Linn County farm in a growing community adjoining residential development and the railroad. 19.71 acres are zoned commercial.



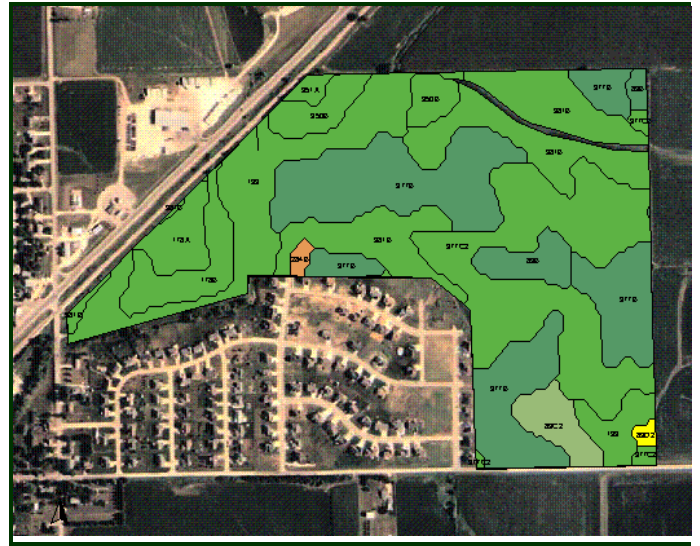
The information gathered for this brochure is from sources deemed reliable, but cannot be guaranteed by Hertz Real Estate Services or its staff. All acres are considered more or less.

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.

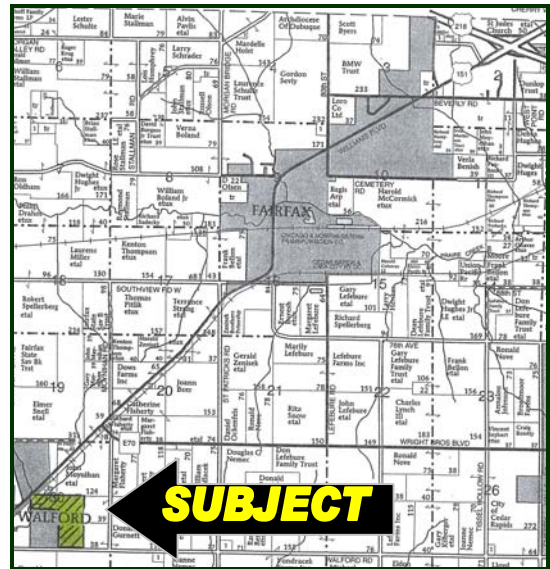
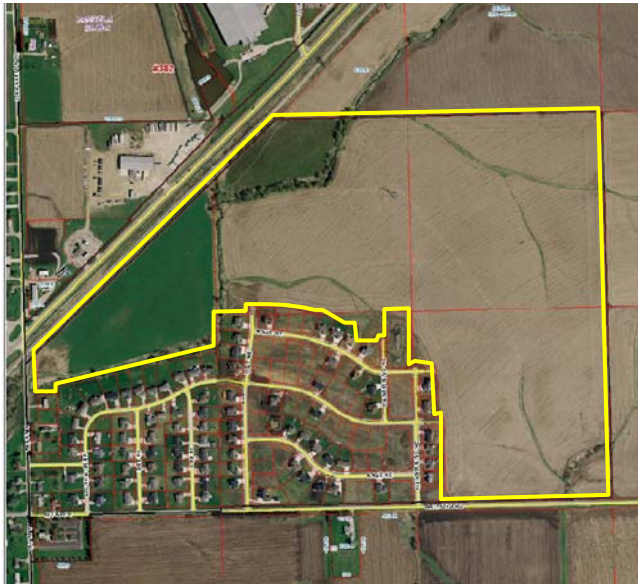


Measured Tillable Acres	131.4	Average CSR	80.3	Corn Yield	
Soil Label	Soil Name	CSR	Yield	Soybean Yield	Acres
133	COLO	80	136	46	19.70
178A	WAUKEE	79	132	40	3.90
178B	WAUKEE	74	129	39	5.76
284B	FLAGLER	35	67	22	0.58
350B	WAUKEGAN	73	152	51	5.40
351A	ATTERBERRY SANDY SUB	73	129	43	0.94
377B	DINSDALE	90	160	54	36.09
377C2	DINSDALE	73	151	51	27.66
381B	KLINGER-MAXFIELD SICL	80	143	48	22.91
83B	KENYON	87	158	48	4.17
83C2	KENYON	70	149	45	3.84
83D2	KENYON	59	140	43	0.50



Aerial Map

Plat Map



Permission for reproduction of map granted by Farm & Home Publishers

WE ARE PLEASED TO OFFER THESE SERVICES

APPRAISALS ✦ REAL ESTATE SALES ✦ FARM MANAGEMENT

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

102 PALISADES ROAD ✦ MT. VERNON IA ✦ 52314 ✦ PHONE: 319-895-8858 ✦ [WWW.HFMGT.COM](http://www.hfmgt.com)

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.