



FARM REAL ESTATE AUCTION

***315 Acres m/l
Linn County, Iowa***

***Sale held at Central City American Legion
6 Central City Road
Central City, Iowa 52214-9505***

Friday, December 3, 2010 – Starting at 10:00 a.m.

- FARM LOCATION:*** From Prairieburg: 1 mile east on Prairie Main Road.
- LEGAL DESCRIPTION:*** W ½ of Section 23, Township 86 North, Range 5 West of the 5th P.M., Linn County, Iowa, except 5 acres in the southwest corner.
- AVERAGE CSR:**** ArcView Software indicates an average CSR of 73.8 on the cropland acres. The Linn County Assessor indicates a CSR of 72.1 on the entire farm.
- FSA INFORMATION:***
- | | |
|---|----------------------|
| Farm #6074 – Tract #10596 | |
| Cropland | 307 Acres |
| Corn Base | 233.1 Acres |
| Direct and Counter Cyclical Corn Yield | 121/121 Bushels/Acre |
| Soybean Base | 74.2 Acres |
| Direct and Counter Cyclical Soybean Yield | 40/40 Bushels/Acre |
- There are three cropland acres being certified as grass waterways.
- TAXES:*** 2009-2010, payable 2010-2011 estimated at \$5,974 - net – \$19.47 per taxable acre. There are 306.77 taxable acres.
- POSSESSION:*** At closing.
- BUILDINGS:*** There are a few older buildings located in the west central portion of the farm.
- WELL:*** There is a drilled well located at the building site.
- DATE OF CLOSING:*** December 29, 2010.
- METHOD OF SALE:*** This 315 acre farm will be offered separately as Parcel #1 consisting of 155 acres, and Parcel #2 consisting of 160 acres. Parcels #1 and #2 will then be combined and offered as one 315-acre parcel. The farm will sell in the manner resulting in the highest total price.

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

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TERMS:

High bidder for each parcel of real estate to pay 10% of the purchase price to the Agent's real estate trust account on December 3, 2010. Buyer will sign a Real Estate Sales Agreement providing full cash settlement on or before December 29, 2010. Successful bidders are purchasing with no financing contingencies and must be prepared for cash settlement of their purchase on or before December 29, 2010. Final settlement and payment of the balance of the purchase price to be by cashier's check or wire transfer.

Sellers reserve 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 and its condition and to rely on their own conclusions. Buyers are purchasing subject to any easements or restrictions of record. Any announcements made the 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:

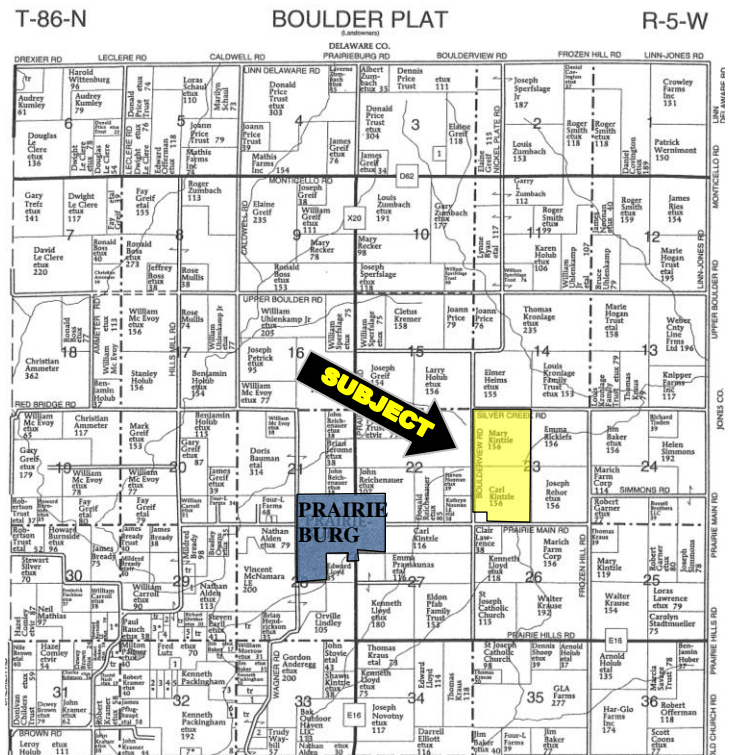
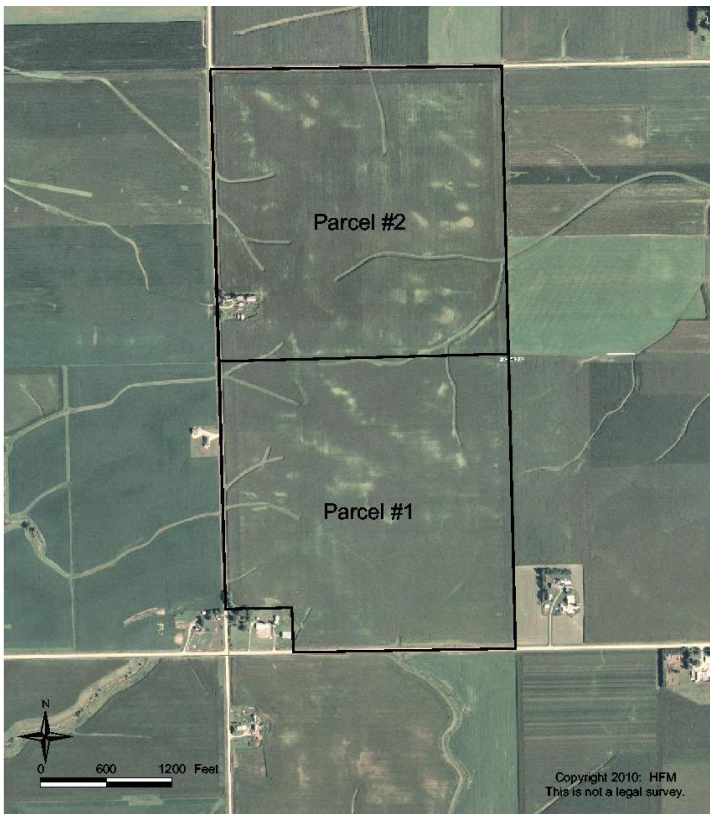
Hertz Real Estate Services and their representatives are Agents of the Seller.

SELLERS:

Carl and Coletta Kintzle Estate.

BROKER'S COMMENTS:

This is one of the nicest laying farms in Linn County. There is a nice ridge top that runs north to south and sheds water to the east and west. Farmers and Investors won't want to miss this one!



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Parcel #1
155Acres m/l
Linn County, Iowa

LOCATION: From Prairieburg: 1 mile east on Prairie Main Road.

LEGAL DESCRIPTION: SW ¼ of Section 23, Township 86 North, Range 5 West of the 5th P.M., except 5 acres in the southwest corner.

TAXES: 2009-2010, payable 2010-2011 – \$3,048 – net – \$20.22 per taxable acre. There are 150.77 taxable acres.

FSA INFORMATION: Farm #6074 – Tract #10596

Cropland	151.8 Acres
Corn Base	115.4 Acres
Direct and Counter Cyclical Corn Yield	121/121 Bushels/Acre
Soybean Base	36.4 Acres
Direct and Counter Cyclical Soybean Yield	40/40 Bushels/Acre

There are .6 acres being certified as grass waterway.

This farm is classified as Highly Erodible Land (HEL).

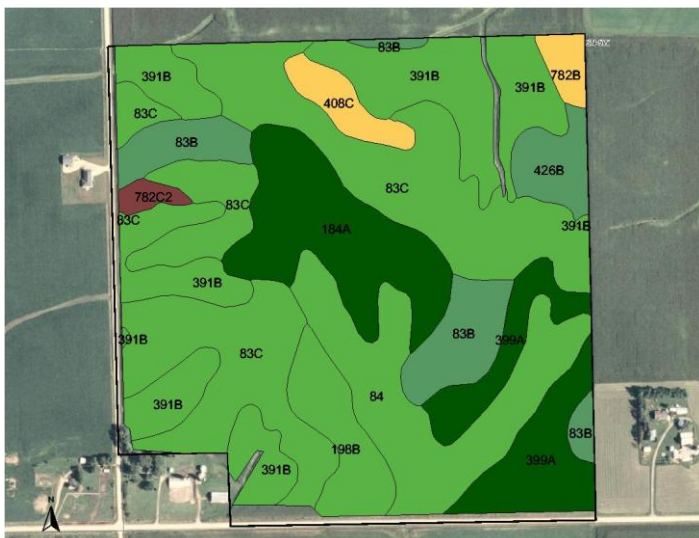
Final determination of corn and soybean bases will be determined by the Linn County Farm Service Agency.

AVERAGE CSR:* ArcView Software indicates a CSR of 77.6 on the cropland acres. The Linn County Assessor indicates an average CSR of 75.5 on the entire farm.

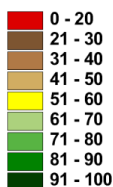
BUILDINGS: None.

BROKERS COMMENTS: This is an excellent quality farm located in a strong area!

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



		Measured Tillable Acres	151.0	Average CSR	77.6	Corn Yield	Soybean Yield	Acres
Soil Label	Soil Name	CSR						
184A	Klinger silty clay loam, 0 to 2 per	95			212	57	16.57	
198B	Floyd loam, 1 to 4 percent slopes	76			187	50	6.87	
391B	Clyde-Floyd-Schley complex, 1 to	73			183	49	29.08	
399A	Readlyn loam, 0 to 2 percent slope	92			208	56	13.00	
408C	Olin fine sandy loam, 5 to 9 percent slope	50			152	41	3.39	
426B	Aredale loam, 2 to 5 percent slope	85			199	54	4.19	
782B	Donnan loam, 2 to 5 percent slope	50			152	41	1.84	
782C2	Donnan loam, 5 to 9 percent slope	25			118	32	1.16	
83B	Kenyon loam, 2 to 5 percent slope	87			201	54	11.26	
83C	Kenyon loam, 5 to 9 percent slope	72			181	49	45.34	
84	Clyde silty clay loam	77			188	51	18.25	



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Parcel #2
160 Acres m/l
Linn County, Iowa

LOCATION: From Prairieburg: 1 mile east on Prairie Main Road and ½ mile north on Boulderview Road. The farm is located on the east side of the road.

LEGAL DESCRIPTION: NW ¼ of Section 23, Township 86 North, Range 5 West of the 5th P.M., Linn County, Iowa.

TAXES: 2009-2010, payable 2010-2011 – \$2,926 – net – \$18.76 per taxable acre. There are 156 taxable acres.

FSA INFORMATION: Farm #6074 – Tract #10596

Cropland	155.2 Acres
Corn Base	117.7 Acres
Direct and Counter Cyclical Corn Yield	121/121 Bushels/Acre
Soybean Base	37.25 Acres
Direct and Counter Cyclical Soybean Yield	40/40 Bushels/Acre

There are 2.4 acres being certified as grass waterway.

This farm is classified as Non-Highly Erodible Land (NHEL).

Final determination of corn and soybean bases will be determined by the Linn County Farm Service Agency.

AVERAGE CSR:* ArcView Software indicates a CSR of 70.1 on the cropland acres. The Linn County Assessor indicates an average CSR of 68.9 on the entire farm.

BUILDINGS: There are a few older buildings in the southwest portion of this farm.

WELL: There is a drilled well located at the building site.

BROKERS COMMENTS: This is an excellent quality farm located in a strong area!

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Measured Tillable Acres		154.6	Average CSR	70.1		
Soil Label	Soil Name	CSR	Corn Yield	Soybean Yield	Acres	
391B	Clyde-Floyd-Schley complex, 1 tr	73	183	49	49.69	
393B	Sparta loamy fine sand, loam sul	42	141	38	17.17	
393C	Sparta loamy fine sand, loam sul	27	120	32	2.04	
409B	Dickinson fine sandy loam, loam	56	160	43	2.89	
409C	Dickinson fine sandy loam, loam	41	139	38	14.78	
782B	Donnan loam, 2 to 5 percent slop	50	152	41	5.03	
782C2	Donnan loam, 5 to 9 percent slop	25	118	32	0.35	
83B	Kenyon loam, 2 to 5 percent slop	87	201	54	59.66	
83C	Kenyon loam, 5 to 9 percent slop	72	181	49	2.22	
83C2	Kenyon loam, 5 to 9 percent slop	70	179	48	0.78	

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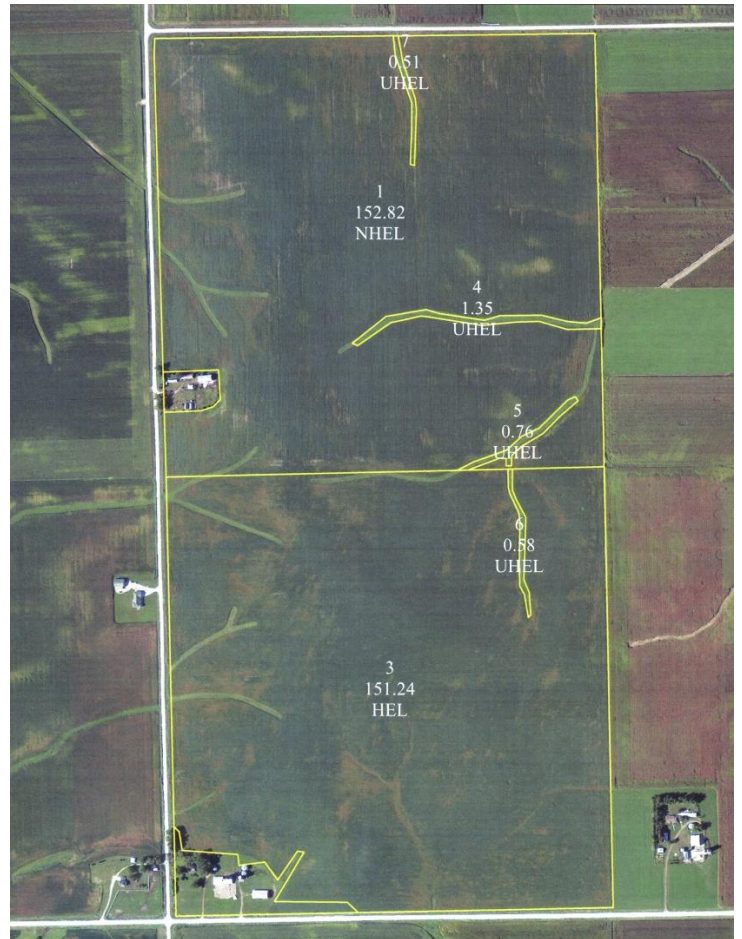
CSR MAP



Measured Tillable Acres 305.6 Average CSR 73.8
Corn Yield 73.8 Soybean Yield 51 Acres 18.25

Soil Label	Soil Name	CSR	Corn Yield	Soybean Yield	Acres
184A	Klinger silty clay loam, 0 to 2 per	95	212	57	16.57
198B	Floyd loam, 1 to 4 percent slopes	76	187	50	6.87
391B	Clyde-Floyd-Schley complex, 1 to	73	183	49	78.77
393B	Sparta loamy fine sand, loam sul	42	141	38	17.17
393C	Sparta loamy fine sand, loam sul	27	120	32	2.04
399A	Readlyn loam, 0 to 2 percent slop	92	208	56	13.00
408C	Olin fine sandy loam, 5 to 9 perc	50	152	41	3.39
409B	Dickinson fine sandy loam, loam	56	160	43	2.89
409C	Dickinson fine sandy loam, loam	41	139	38	14.78
426B	Aredale loam, 2 to 5 percent slop	85	199	54	4.19
782B	Donnan loam, 2 to 5 percent slop	50	152	41	6.88
782C2	Donnan loam, 5 to 9 percent slop	25	118	32	1.51
83B	Kenyon loam, 2 to 5 percent slop	87	201	54	70.91
83C	Kenyon loam, 5 to 9 percent slop	72	181	49	47.56
83C2	Kenyon loam, 5 to 9 percent slop	70	179	48	0.78
84	Clyde silty clay loam	77	188	51	18.25

FSA MAP



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.



WE ARE PLEASED TO OFFER THESE SERVICES

APPRAISALS ✦ REAL ESTATE SALES ✦ FARM MANAGEMENT

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

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

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