

# FARM REAL ESTATE AUCTION

162.5 acres, m/l – Marshall County, Iowa

Tuesday, August 19, 2008 at 10:00 a.m.

Sale held at Consumer's Energy Building

2074 - 242<sup>nd</sup> St. • Marshalltown, Iowa

(Intersection of Hwy 30 & Hwy 330)

## PROPERTY LOCATION:

2 miles south of Albion on Hwy. 330, then 3½ miles west on 180<sup>th</sup> St. –OR– 4 miles north of State Center on S52, then 3½ miles east on E29, 1 mile north on S62 and 1 mile east on 180<sup>th</sup> St.

## LEGAL DESCRIPTION:

NE Fr¼ NW¼; SE¼ NW¼; and W½ NE¼ EXCEPT acreage, all in Section 16, Township 84 North, Range 19 West of the 5<sup>th</sup> P.M. (Marietta Township), Marshall County, Iowa

## METHOD OF SALE:

- Farm will be sold as one tract of 162.5 acres.
- Sellers reserve the right to refuse any and all offers.

## FSA DATA:

- Farm No. 917, Tract 2425
- Crop Acres: 148
- Corn Base: 137.2      Yields: 121/121
- Bean Base: 6.1      Yields: 31/31

## REAL ESTATE TAXES\*:

Net Payable in Fiscal Year 2007-2008 is \$2,408.00

Tax Per Acre on 160.74 Taxable Acres is \$14.98/Ac.

Taxes will be prorated to November 26, 2008.

\*Net Payable taxes for Fiscal Year 2008-2009 will be used to calculate proration.

## SOIL TYPES:

Main soil types are Tama, Colo-Ely and Killduff. See Soil Map for detail.

72.2 CSR per AgriData, Inc. measure

72.3 CSR per Marshall County Assessor

## LAND DESCRIPTION:

Level to Strongly Sloping

## DRAINAGE:

Natural, plus Tile

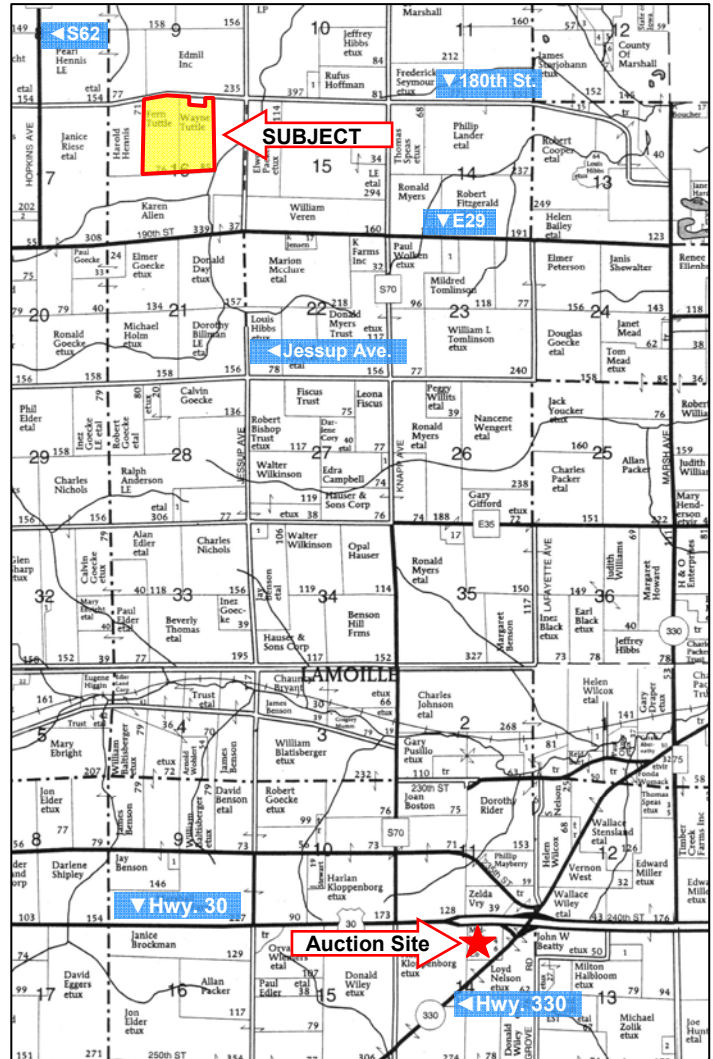
## BUILDINGS:

None

## AGENCY:

Hertz Real Estate Services and their representatives are agents of the seller.

**SELLER:** Wayne and Fern Tuttle



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## TERMS AND POSSESSION:

10% down payment required the day of sale. Successful bidders are purchasing with no financing contingencies and must be prepared for cash settlement of their purchase on November 26, 2008. Final settlement will require certified check or wire transfer. Closing and possession will occur on November 26, 2008 subject to existing lease.

## 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 on the day of the auction 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.

For additional information contact: Marv Huntrods at 515-382-1500.



Nevada, Iowa

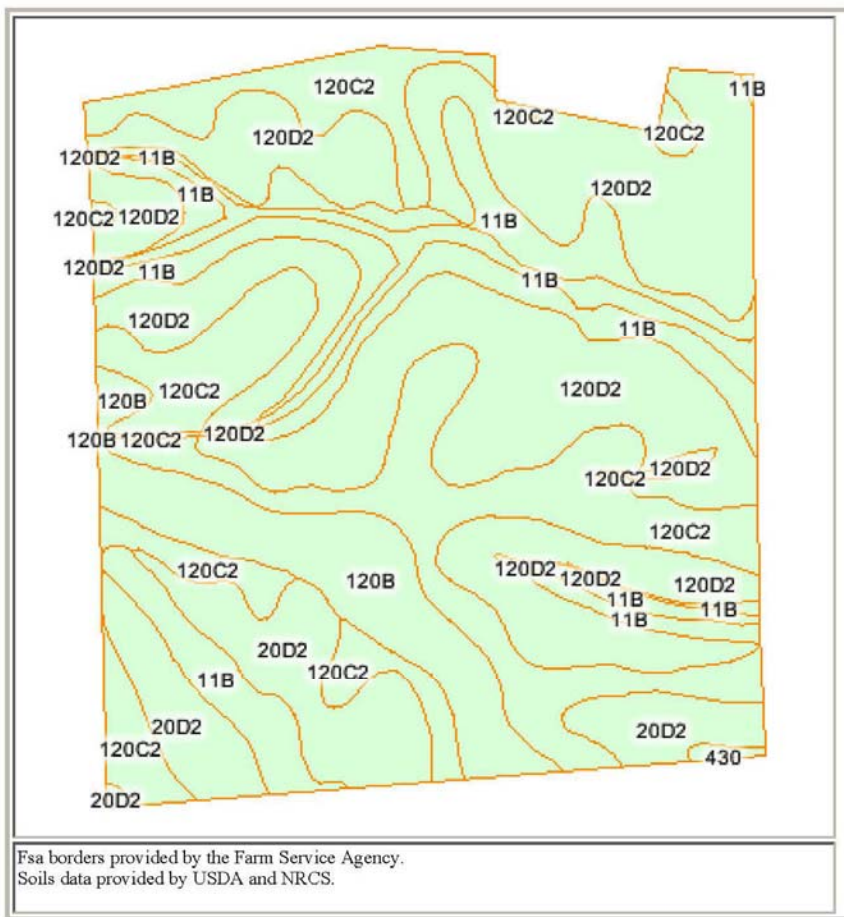
Hertz Farmland Line 1-800-593-5263 (LAND)

www.hfmgt.com

## AERIAL MAP



## SOIL MAP



State: **IA**  
 County: **Marshall**  
 Location: **16-84N-19W**  
 Township: **Marietta**



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| Code                    | Soil Description  | Acres | Percent of field | Non-Irr Class | CSR         | Corn       | Soybeans  |
|-------------------------|---|-------|------------------|---------------|-------------|------------|-----------|
| 120D2                   | Tama silty clay loam, 9 to 14 percent slopes, moderately eroded     | 59.5  | 38.4%            | IIIe          | 68          | 184        | 50        |
| 120C2                   | Tama silty clay loam, 5 to 9 percent slopes, moderately eroded      | 38.5  | 24.9%            | IIIe          | 78          | 188        | 53        |
| 11B                     | Colo-Ely complex, 2 to 5 percent slopes                             | 26.8  | 17.3%            | IIIw          | 68          | 180        | 48        |
| 20D2                    | Killduff silty clay loam, 9 to 14 percent slopes, moderately eroded | 16.9  | 10.9%            | IIIe          | 63          | 173        | 48        |
| 120B                    | Tama silty clay loam, 2 to 5 percent slopes                         | 12.8  | 8.3%             | Ile           | 95          | 206        | 56        |
| 430                     | Ackmore silt loam, 0 to 2 percent slopes                            | 0.3   | 0.2%             | IIw           | 83          | 174        | 47        |
| <b>Weighted Average</b> |   |       |                  |               | <b>72.2</b> | <b>185</b> | <b>51</b> |