



FARM REAL ESTATE AUCTION

120 Acres m/l – Wapello County, Iowa

November 14, 2008 at 10:00 A.M.

Sale held at Agency Area Community Center

102 West Main Street, Agency, IA 52530

- FARM LOCATION:** 3 miles east of Agency on the north side of Highway 34.
- LEGAL DESCRIPTION:** The W ¼ W ½ SE ¼ and the E ½ SW ¼, all in Section 28, Township 72 North, Range 12 West, Wapello County, Iowa.
- FSA INFORMATION:** Farm #3309 - Tract #10177
- | | |
|---|----------------------|
| Cropland | 118.0 Acres |
| Corn Base (est.) | 58.0 Acres |
| Direct and Counter Cyclical Corn Yield | 117/134 Bushels/Acre |
| Soybean Base (est.) | 47.0 Acres |
| Direct and Counter Cyclical Soybean Yield | 34/40 Bushels/Acre |
- AVERAGE CSR:*** ArcView software indicates an average CSR of 66.6 on the tillable acres.
- BUILDINGS:** None.
- REAL ESTATE TAXES:** 2007-2008, payable 2008-2009 – \$2,620.00 – net - \$22.11 per taxable acre. There are 118.50 taxable acres. Taxes will be prorated to date of closing.
- DATE OF CLOSING:** December 16, 2008
- POSSESSION:** At closing.
- METHOD OF SALE:** This property will be offered as one parcel containing 120 acres. The bids will be dollars per acre and will be multiplied by 120 acres to determine the total sales price.
- TERMS:** High bidder to pay 10% of the purchase price to the Agent's real estate trust account. Buyer will sign a Real Estate Sales Agreement providing full cash settlement on or before December 16, 2008. Real Estate taxes will be prorated to closing. Successful bidders are purchasing with no financing contingencies and must be prepared for cash settlement of their purchase. Final settlement will require certified check or wire transfer.
- 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 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:** Craig V. and Susan M. Sylvester
- BROKER'S COMMENTS:** Excellent opportunity to purchase a good quality farm along Highway 34.

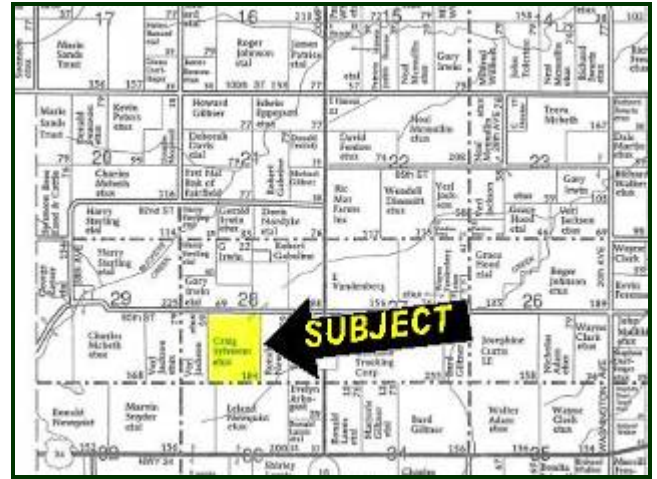
The information gathered for this brochure is from sources deemed reliable, but cannot be guaranteed by Hertz Real Estate Services or its staff. All acres are considered more or less.



Aerial Map



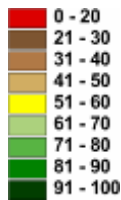
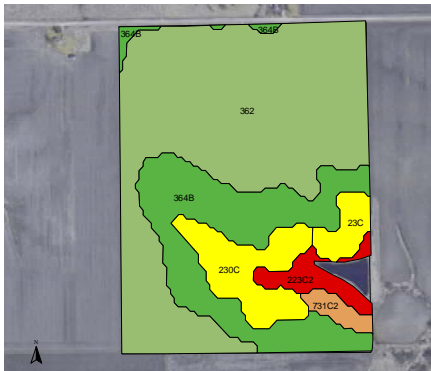
Plat Map



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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	118	Average CSR	66.6		
				Corn	Soybean
Soil Label	Soil Name	CSR	Yield	Yield	Acres
223C2	RINDA	20	57	19	4.54
230C	ARISPE-CLEARFIELD COMP	52	123	41	11.11
23C	ARISPE	55	128	43	3.73
362	HAIG	70	131	44	67.76
364B	GRUNDY	75	133	45	28.66
731C2	PERSHING	40	107	36	2.23

WE ARE PLEASED TO OFFER THESE SERVICES

APPRAISALS ✦ REAL ESTATE SALES ✦ FARM MANAGEMENT

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

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