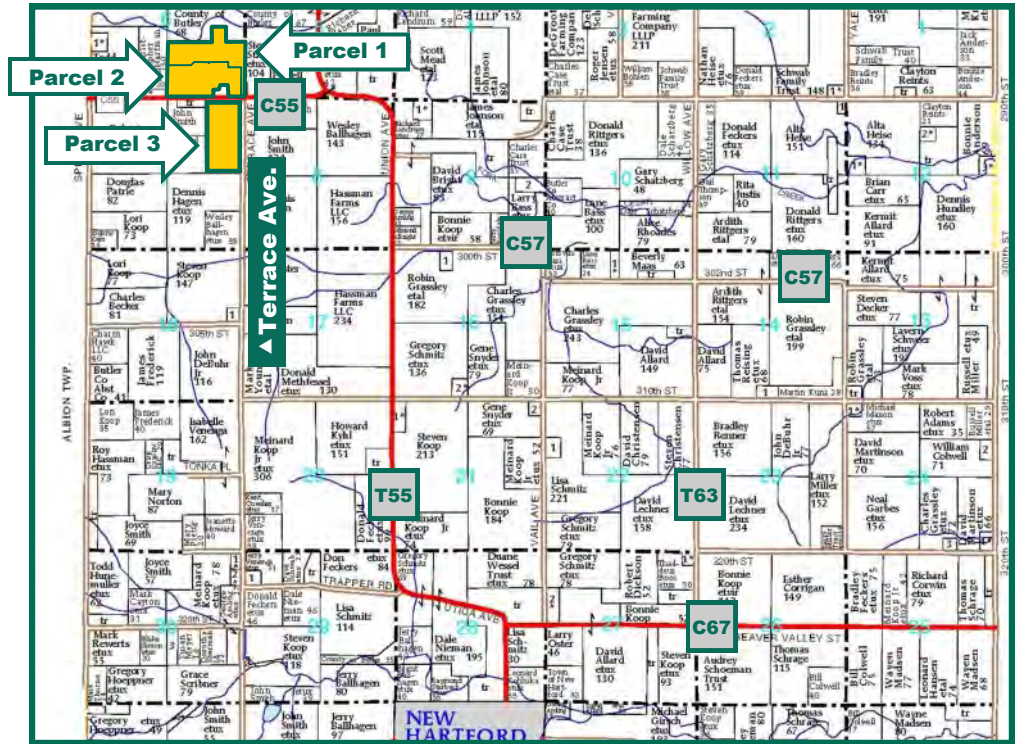


**199.6
Acres, m/l
Butler
County, IA**



Map reproduced with permission of Farm & Home Publishers, Ltd.

Date: Tues. July 21, 2015

Time: 10:00 a.m.

Auction Site:

MidWestOne Bank Community Room

Address:

1001 Hwy. 57

Parkersburg, IA 50665

Auction Information

Method of Sale

- Parcels will be offered as follows:
Parcel 1 Timber will be sold first.
Parcels 2 and 3 will be sold via the Choice and Privilege method. High bidder gets to choose to buy Parcel 2 or Parcel 3 or both. If Buyer chooses just one of the Parcels the bidding on the remaining Parcel will follow.

- Seller reserves the right to refuse any and all bids.

Seller

Andrew and Marlys R. Hogenkamp Jr.

Agency

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

Terms of 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 August 27, 2015. Final settlement will require certified check or wire transfer. Closing and possession will occur August 27, 2015, subject to the existing lease which expires upon completion of grain harvest this fall. Taxes will be prorated to closing.

Announcements

Information provided herein was obtained from sources deemed reliable, but the Auctioneer makes no guarantees as to its accuracy. Prospective bidders are urged to fully inspect the property and to rely on their own conclusions. Announcements made the day of the auction will take precedence over previously printed material and/or oral statements. Bidding increments are at the discretion of the Auctioneer. Acreage figures are based on information currently available, but are not guaranteed.

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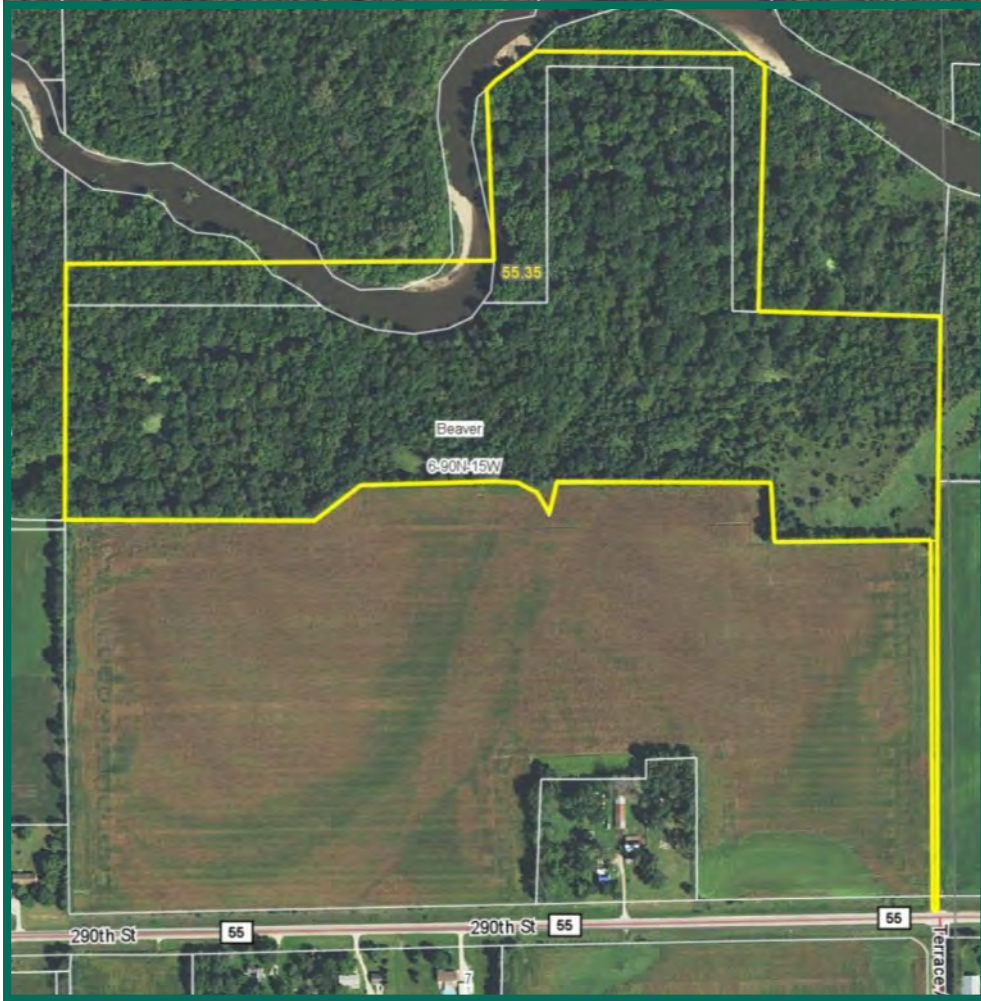
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319.234.1949

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Aerial Photo: Parcel 1



Property Information Parcel 1 - 55.35 Acres m/l Location

Only 20 minutes NW of Cedar Falls.

Legal Description

Exact legal to come from Survey.

Real Estate Tax

Currently enrolled in Forest Reserve therefore property is tax exempt.

FSA Data

Farm Number: 7084 Tract 2928

Crop Acres: 0

CRP Contracts

None

Land Description

Timber / River Frontage

Buildings/Improvements

None

Comments

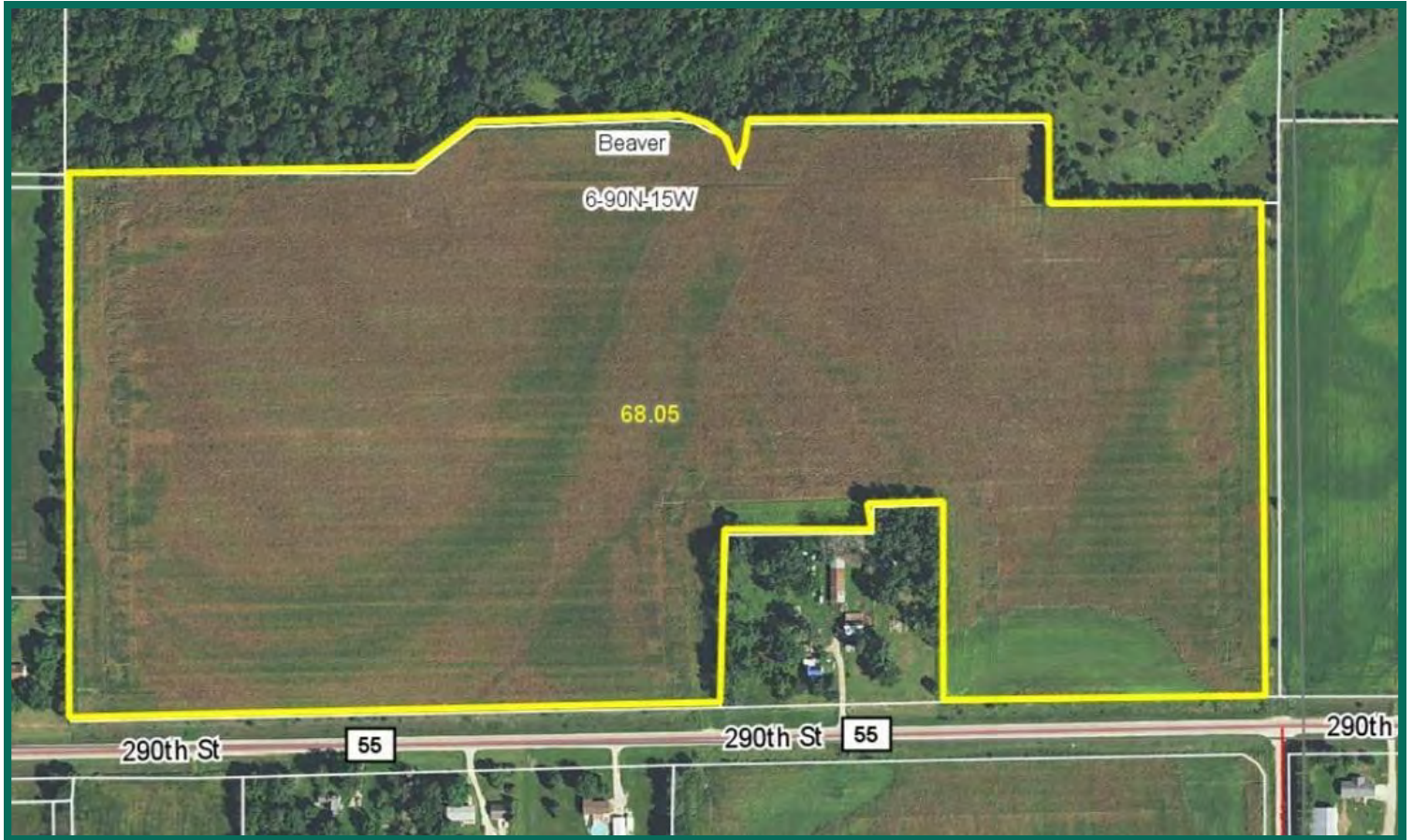
Opportunity to purchase timber with river frontage with paved road access. Abundant wildlife, hunting, fishing and many other recreational activities. **Full possession at closing.**

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Aerial Photo: Parcel 2



Property Information Parcel 2—68.05 Acres m/l Location

Only 20 minutes NW of Cedar Falls.

Legal Description

Exact legal to come from survey.

Real Estate Tax (Estimated)

Taxes Payable 2014– 2015: \$1,914 est.

Net Taxable Acres: 68.05

Tax per Net Tax. Ac.: \$28.12

**Property to be surveyed.*

FSA Data

Farm Number: 7084 Tract 2928

Crop Acres: *68.05

Corn Base: *27.22

Corn PLC Yield: 121

Bean Base: *20.41

Bean PLC Yield: 36

**Parcel is part of a larger FSA farm. Acres and Bases are estimated. Local FSA office will determine final Acres and Bases.*

CRP Contracts

None

Soil Types / Productivity

Primary soils are Flagler sandy loam, and Lawler loam. See soil map for detail.

- **CSR2:** 56.8 per AgriData Inc. 2015, based on FSA crop acres.
- **CSR:** 58.3 per AgriData Inc. 2015, based on FSA crop acres
- **CSR:** 56.8 estimated per County Assessor, based on net taxable acres.

Buildings/Improvements

None

Drainage

No tile maps available.

Water & Well Information

None

Comments

Opportunity to purchase farmland as investment or add on. With Choice and Privilege method of auctioning this can be added to the timber/river Parcel 1 to provide income. **Buyer to receive 100% of 2015 cropland income.**

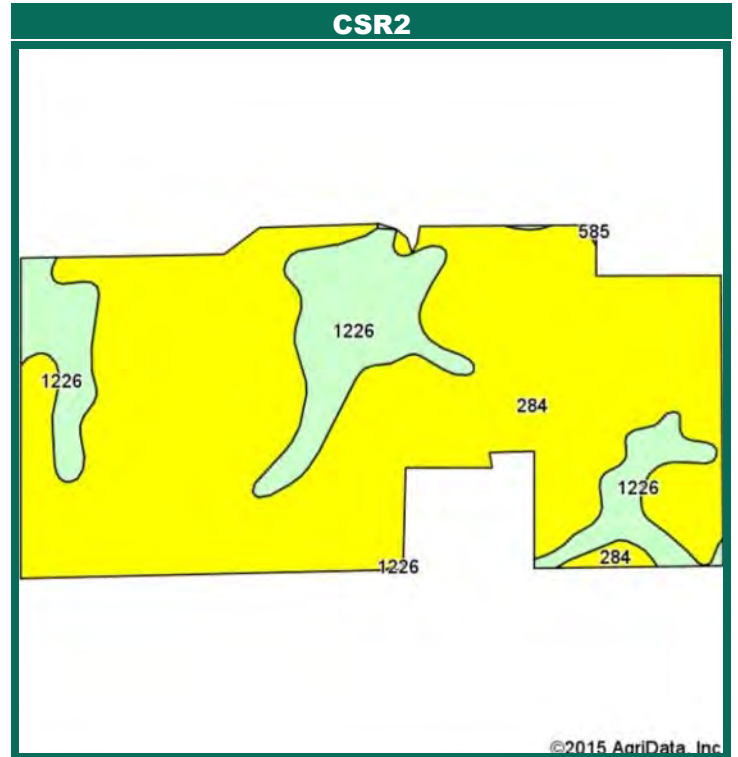
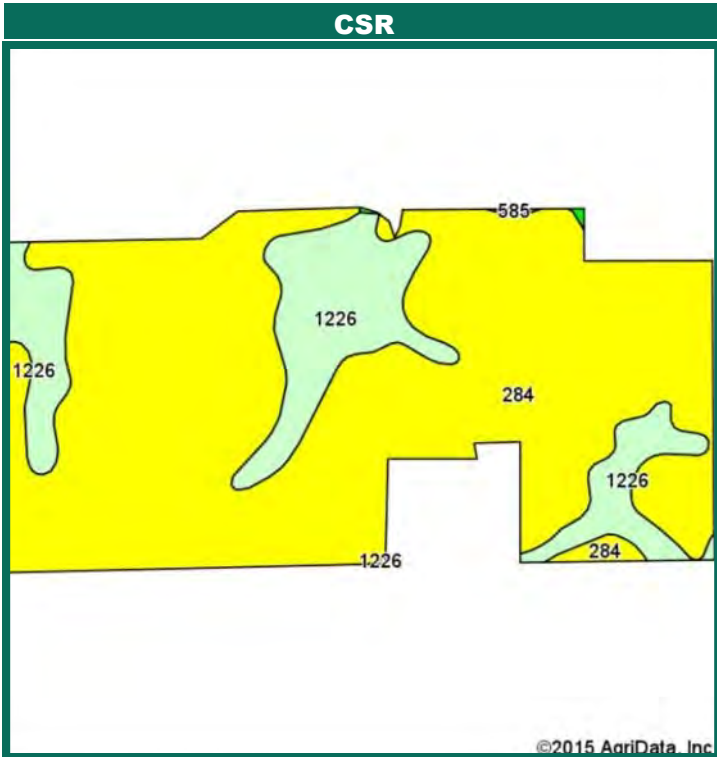
Possession will occur August 27, 2015, subject to the existing lease which expires upon completion of grain harvest this fall.

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Soil Maps: Parcel 2– Entire Property



State: Iowa
 County: Butler
 Location: 6-90N-15W
 Township: Beaver
 Acres: 68.05
 Date: 6/19/2015

| Area Symbol: IA023, Soil Area Version: 20 | | | | | | | |
|---|--|-------|------------------|-------------|------------------|-------------|-------------|
| Code | Soil Description | Acres | Percent of field | CSR2 Legend | Non-Irr Class *c | CSR2** | CSR |
| 284 | Flagler sandy loam, 0 to 2 percent slopes | 54.71 | 80.4% | | Ills | 56 | 55 |
| 1226 | Lawler loam, 24 to 40 inches to sand and gravel, 0 to 2 percent slopes | 13.24 | 19.5% | | Ils | 60 | 72 |
| 585 | Spillville-Coland complex, 0 to 2 percent slopes | 0.10 | 0.1% | | Ilw | 64 | 80 |
| Weighted Average | | | | | | 56.8 | 58.3 |

Area Symbol: IA023, Soil Area Version: 20

**IA has updated the CSR values for each county to CSR2.

*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.



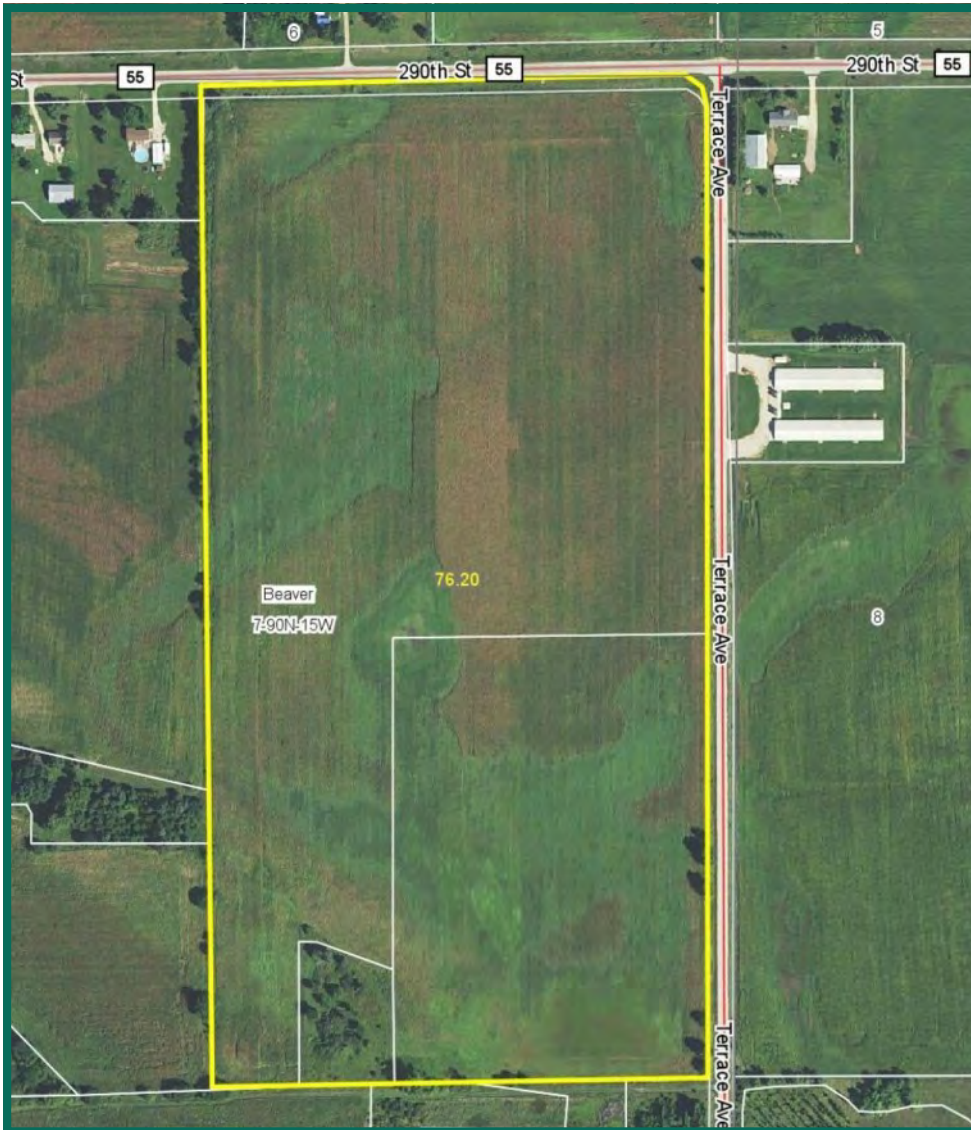
CSR/CSR2 UPDATE: In January, 2014, the USDA Natural Resources Conservation Service (NRCS) released a soil survey update containing a Corn Suitability Rating (CSR) for Iowa soils based on a revised formula referred to as CSR2. For any given farm, the CSR values based on the CSR2 formula may be significantly different than the original CSR values published prior to January, 2014. Additionally, the current soil survey may contain soil types that are not found in pre-January, 2014 surveys, which will result in the CSR being reported as a null value. As the market transitions to the new CSR2 formula, we are providing both CSR and CSR2 values where both values are available. If a soil type does not have a CSR value, and is being reported as a null value, we are providing the weighted CSR based on the pre-January, 2014 soil survey data.

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Aerial Photo: Parcel 3



CRP Contracts

None

Soil Types / Productivity

Primary soils are Flagler sandy loam and Lawler loam. See soil map for detail.

- **CSR2:** 56.4 per AgriData Inc. 2015, based on FSA crop acres.
- **CSR:** 58.9 per AgriData Inc. 2015, based on FSA crop acres.
- **CSR:** 51.98 per County Assessor, based on net taxable acres.

Buildings/Improvements

None

Drainage

No tile maps available.

Water & Well Information

None

Comments

Excellent opportunity to purchase farmland as investment or add on with choice and privilege method. **Buyer to receive 100% of 2015 cropland income.**

Possession will occur August 27, 2015, subject to the existing lease which expires upon completion of grain harvest this fall.

Property Information Parcel 3 - 76.2 Acres m/l

Location

Only 20 minutes NW of Cedar Falls.

Legal Description

E 1/2 NE 1/4 Section 7, Township 90 North, Range 15 West of the 5th P.M., Butler County, IA.

Real Estate Tax

Taxes Payable 2014 - 2015: \$1,360.00

Net Taxable Acres: 76.2

Tax per Net Tax. Ac.: \$17.85

FSA Data

Farm Number: 7084

Crop Acres: 73.36

Corn Base: 29.13

Corn PLC Yield: 121

Bean Base: 21.75

Bean PLC Yield: 36

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

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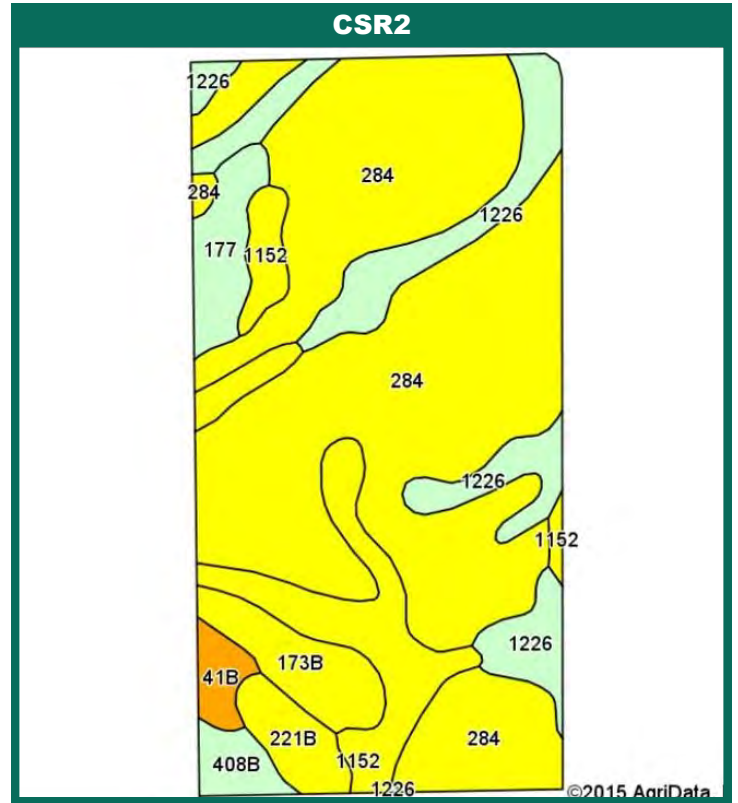
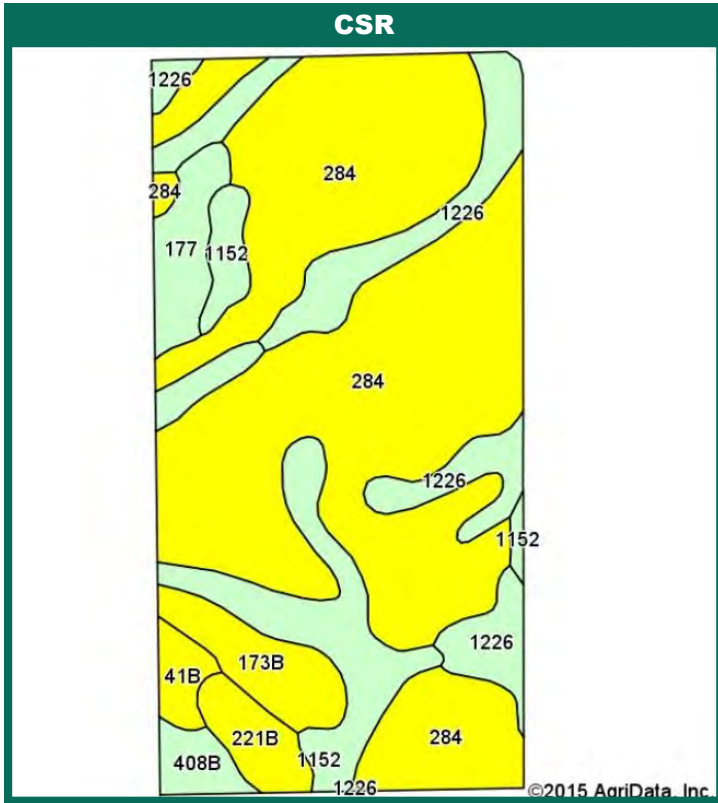
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Soil Maps: Parcel 3 - Entire Property



State: **Iowa**
 County: **Butler**
 Location: **7-90N-15W**
 Township: **Beaver**
 Acres: **76.2**
 Date: **6/19/2015**

Area Symbol: IA023, Soil Area Version: 20

| Code | Soil Description | Acres | Percent of field | CSR2 Legend | Non-Irr Class *c | Irr Class *c | CSR2** | CSR |
|-------------------------|--|-------|------------------|-------------|------------------|--------------|-------------|-------------|
| 284 | Flagler sandy loam, 0 to 2 percent slopes | 46.60 | 61.2% | | | IIIs | 56 | 55 |
| 1226 | Lawler loam, 24 to 40 inches to sand and gravel, 0 to 2 percent slopes | 9.69 | 12.7% | | | IIs | 60 | 72 |
| 1152 | Marshan clay loam, 0 to 2 percent slopes | 8.98 | 11.8% | | | IIw | 55 | 68 |
| 173B | Hoopeston fine sandy loam, 2 to 5 percent slopes | 3.35 | 4.4% | | | Ile | 55 | 55 |
| 177 | Saude loam, 0 to 2 percent slopes | 2.77 | 3.6% | | | IIs | 60 | 63 |
| 221B | Palms muck, 2 to 5 percent slopes | 2.16 | 2.8% | | | IIIw | 50 | 45 |
| 408B | Olin fine sandy loam, 2 to 5 percent slopes | 1.41 | 1.9% | | | Ile | 73 | 67 |
| 41B | Sparta loamy fine sand, 1 to 5 percent slopes | 1.24 | 1.6% | | | IVs | 39 | 40 |
| Weighted Average | | | | | | | 56.4 | 58.7 |

Area Symbol: IA023, Soil Area Version: 20

**IA has updated the CSR values for each county to CSR2.

*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.

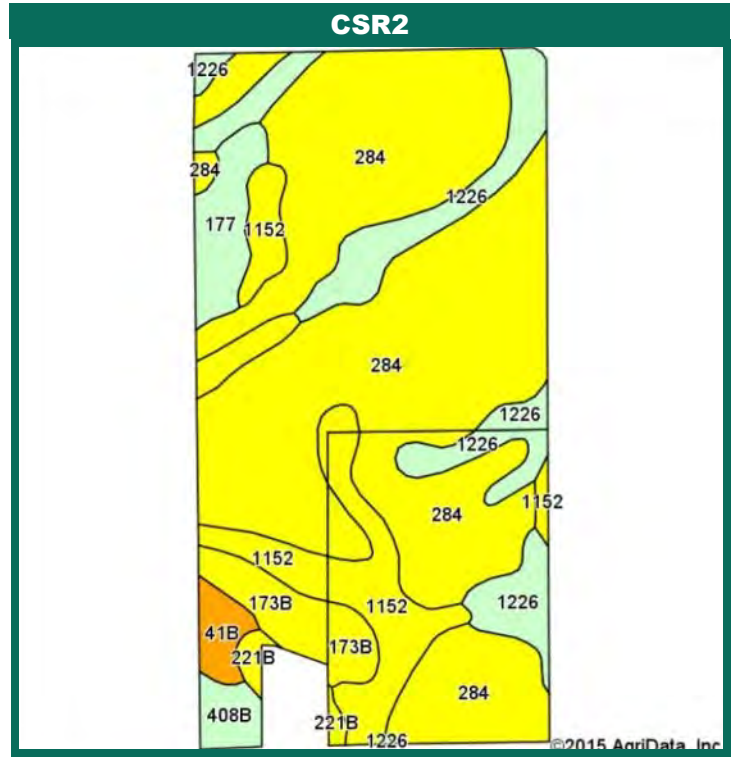
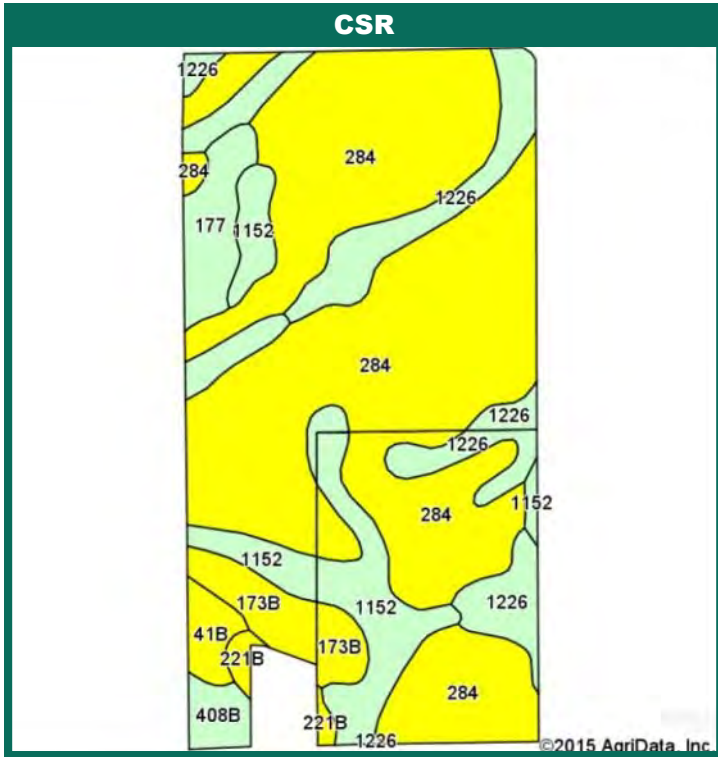


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Soil Maps: Parcel 3—Tillable Only



State: **Iowa**
 County: **Butler**
 Location: **7-90N-15W**
 Township: **Beaver**
 Acres: **73.36**
 Date: **6/19/2015**

Area Symbol: IA023, Soil Area Version: 20

| Code | Soil Description | Acres | Percent of field | CSR2 Legend | Non-Irr Class *c | Irr Class *c | CSR2** | CSR |
|-------------------------|--|-------|------------------|-------------|------------------|--------------|-------------|-------------|
| 284 | Flagler sandy loam, 0 to 2 percent slopes | 45.95 | 62.6% | | | IIIs | 56 | 55 |
| 1226 | Lawler loam, 24 to 40 inches to sand and gravel, 0 to 2 percent slopes | 9.29 | 12.7% | | | IIIs | 60 | 72 |
| 1152 | Marshan clay loam, 0 to 2 percent slopes | 8.98 | 12.2% | | | IIW | 55 | 68 |
| 173B | Hoopston fine sandy loam, 2 to 5 percent slopes | 3.21 | 4.4% | | | IIe | 55 | 55 |
| 177 | Saude loam, 0 to 2 percent slopes | 2.79 | 3.8% | | | IIIs | 60 | 63 |
| 41B | Sparta loamy fine sand, 1 to 5 percent slopes | 1.26 | 1.7% | | | IVs | 39 | 40 |
| 408B | Olin fine sandy loam, 2 to 5 percent slopes | 1.23 | 1.7% | | | IIe | 73 | 67 |
| 221B | Palms muck, 2 to 5 percent slopes | 0.65 | 0.9% | | | IIIW | 50 | 45 |
| Weighted Average | | | | | | | 56.4 | 58.9 |

Area Symbol: IA023, Soil Area Version: 20

**IA has updated the CSR values for each county to CSR2.

*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.



Maps Provided By:

 CUSTOMER ONLINE MAPPING
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