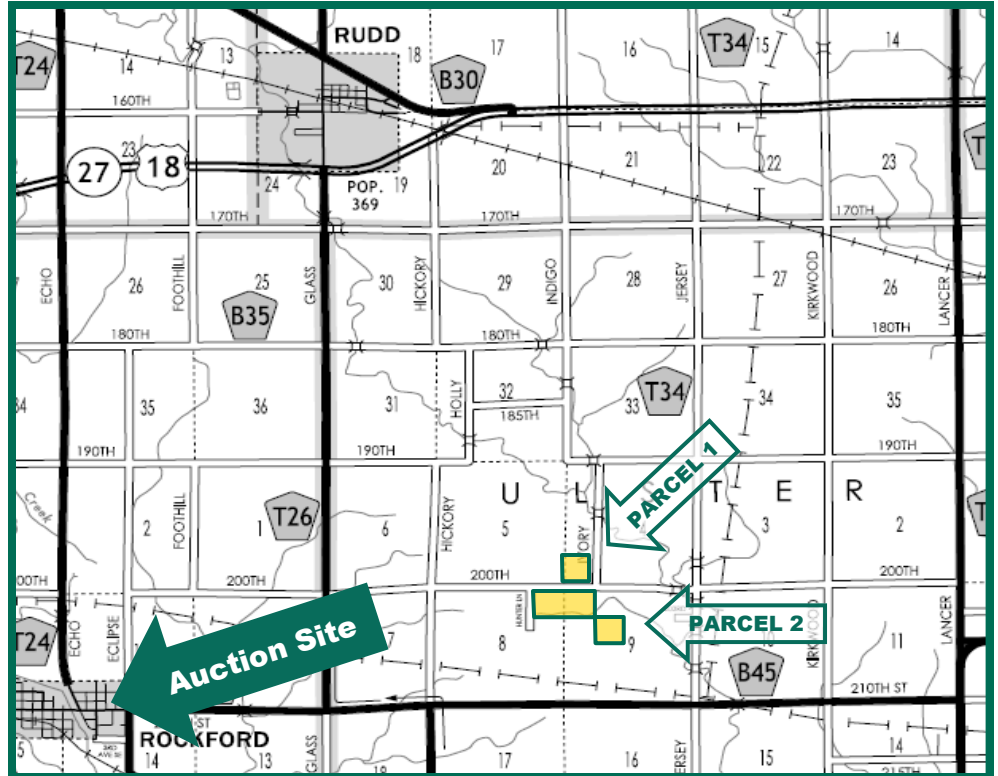


**160 Acres m/l,
in 2 parcels
Floyd County,
Iowa**



Date: Thur. Sept. 25, 2014

Time: 2:00 p.m.

Auction Site:

Rockford Community Center

Address:

206 West Main Avenue

Rockford, IA 50468

Auction Information

Method of Sale

- Parcels will be offered by the **choice and privilege** method with the choice to high bidder to take one or both parcels. Should the high bidder not select both parcels, the remaining parcel will be offered with another round of bidding.
- Bids will be dollars per acre.
- Seller reserves the right to refuse any and all bids.

Seller

Evelyn Vala Estate etal.

Agency

Hertz Farm Management, 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 November 12, 2014. Final settlement will require certified check or wire transfer. Closing and possession will occur November 12, 2014, subject to the existing lease which has been terminated effective March 1, 2015. Taxes will be prorated to November 12, 2014.

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. The total price to be paid will be determined by the estimated acres multiplied by the price bid per acre at the auction.

Sterling C. Young, AFM

Licensed Real Estate Broker in Iowa and Minnesota

2800 4th Street SW, Suite #7

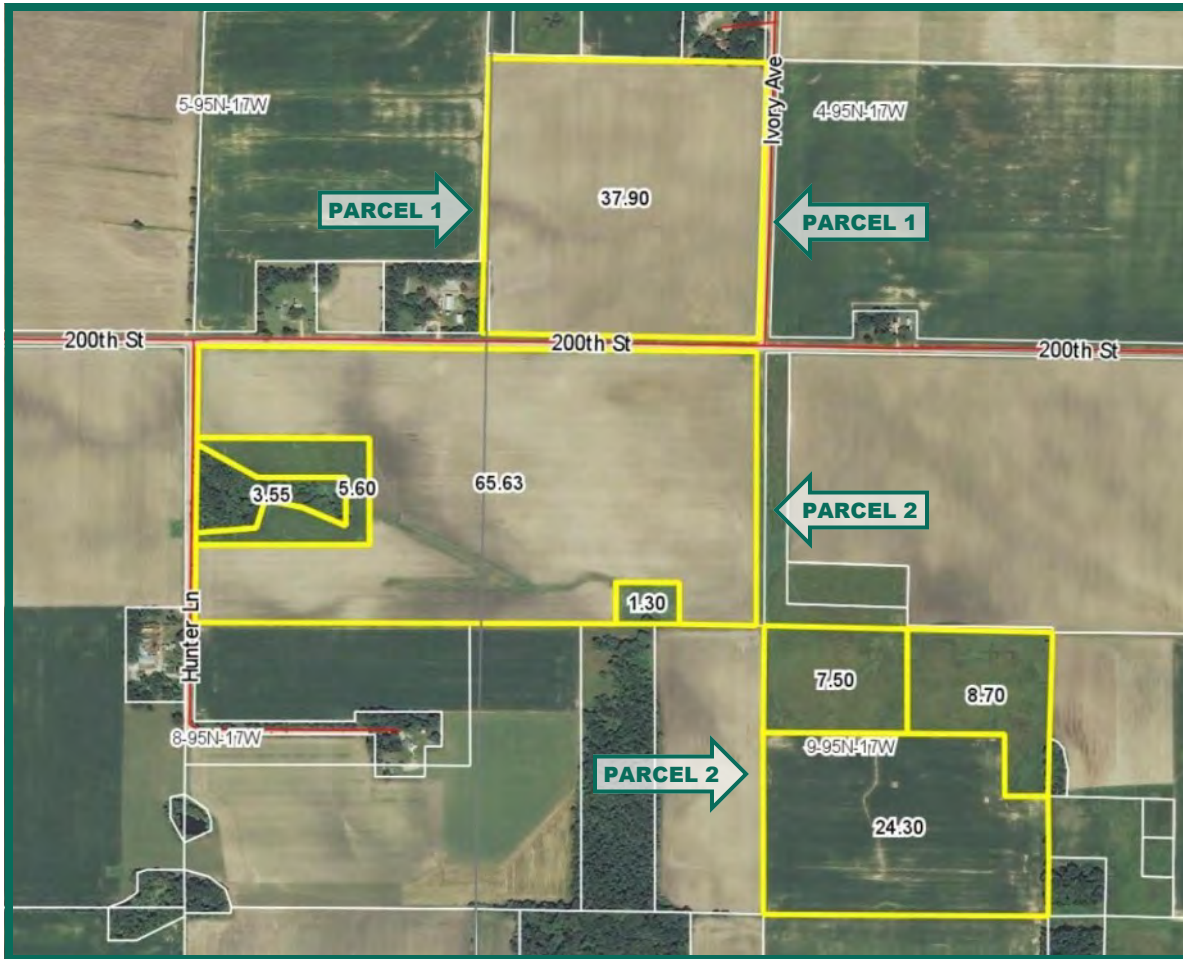
Mason City, IA 50401

641-423-9531

SterlingY@Hertz.ag

www.Hertz.ag

Aerial Photo: Combined Parcels



Property Information Combined Parcels - 160 Acres, m/l

Location

3 miles east and 1 mile north of Rockford or 4 miles south and 1.5 miles east of Rudd on 200th Street.

Legal Description

SW1/4SW1/4, Section 4-95-17,
NE1/4NE1/4, Section 8-95-17,
NW1/4NW1/4, Section 9-95-17 and
SE1/4NW1/4, Section 9-95-17, Floyd
County, Iowa.

Real Estate Tax

Taxes Payable 2014-15: \$3,374.00
Net Taxable Acres: 156.0
Tax per Net Tax. Ac.: \$21.63/acre

FSA Data

Part of Farm Number: 5396
Crop Acres: 150.90
Corn Base: 101.9
Corn Direct/CC Yields: 121.00
Bean Base: 25.5
Bean Direct/CC Yields: 40.00

CRP Contracts

None.

Soil Types / Productivity

Primary soils are Racine and Ostrander.
See soil map for detail.

- **CSR2:** 82.6 per AgriData Inc. 2014, based on FSA crop acres.
- **CSR:** 76.1 per AgriData Inc. 2014, based on FSA crop acres.
- **CSR:** 74.9 per County Assessor, based on net taxable acres.

Land Description

Bare land except for an estimated 3.6 acres of timber. Topography is predominantly level to gently rolling.

Buildings/Improvements

None.

Drainage

Natural drainage with some tile (map available upon request).

Water & Well Information

None.

Comments

A recorded easement of the W 24.8 ft. of the S 40 ft. of the NE1/4 NW1/4 of Section 9 has been granted providing access to the SE1/4 NW1/4 of Section 9-95-17, Floyd Co. Iowa.

Aerial Photo: Parcel 1



Property Information Parcel 1 - 40 Acres m/l Legal Description

SW1/4SW1/4, Section 4-95-17, Floyd County, Iowa.

Real Estate Tax

Taxes Payable 2014-15: \$910.00
Net Taxable Acres: 39.0
Tax per Net Tax. Ac.: \$23.33/acre

FSA Data

Part of Farm Number: 5396
Crop Acres*: 37.87
Corn Base*: 25.7
Corn Direct/CC Yields: 121.00
Bean Base*: 11.67
Bean Direct/CC Yields: 39.00
*Crop and base acres are estimated.

Should farm sell as two separate parcels, crop acres and bases will be determined by the local FSA office.

CRP Contracts

None.

Soil Types / Productivity

Primary soils are Ostrander and Racine. See soil map for detail.

- **CSR2:** 84.4 per AgriData Inc. 2014, based on FSA crop acres.
- **CSR:** 80.4 per AgriData Inc. 2014, based on FSA crop acres.
- **CSR:** 79.8 per County Assessor, based on net taxable acres.

Land Description

Bare land. Topography is predominantly level to gently rolling.

Buildings/Improvements

None.

Drainage

Natural drainage with some tile (map available upon request).

Water & Well Information

None.

Comments

This is a high quality property.

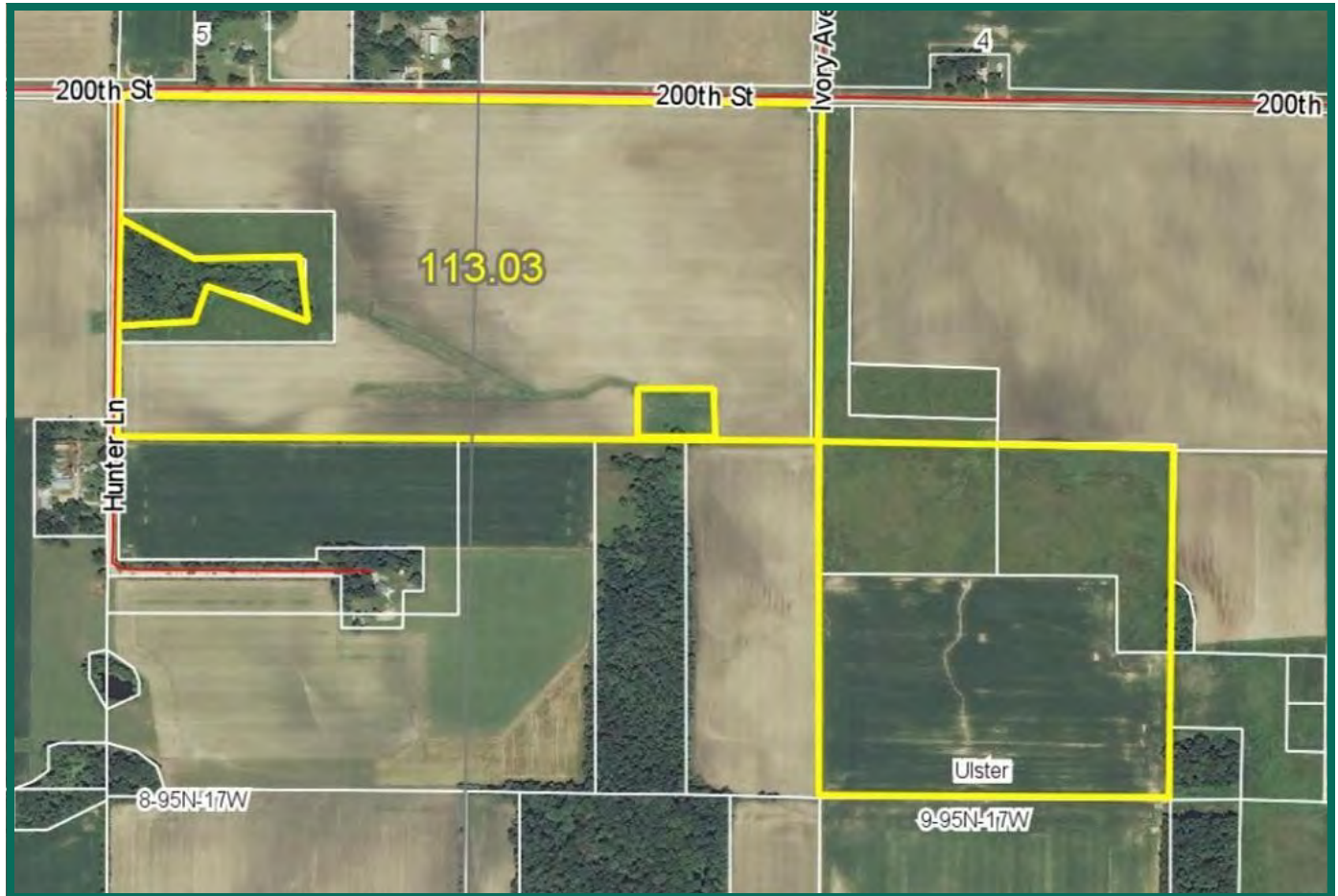
The information gathered for this brochure is from sources deemed reliable, but cannot be guaranteed by Hertz Farm Management, Inc. or its staff. All acres are considered more or less, unless otherwise stated.

Sterling C. Young, AFM
Licensed Real Estate Broker in Iowa and Minnesota
2800 4th Street SW, Suite #7
Mason City, IA 50401

641-423-9531
SterlingY@Hertz.ag

www.Hertz.ag

Aerial Photo: Parcel 2



Property Information Parcel 2 - 120 Acres m/l

Legal Description

NE1/4NE1/4, Section 8-95-17,
NW1/4NW1/4, Section 9-95-17 and
SE1/4NW1/4, Section 9-95-17, Floyd
County, Iowa.

Real Estate Tax

Taxes Payable 2014-15: \$2,464.00
Net Taxable Acres: 117.0
Tax per Net Tax. Ac.: \$21.06/acre

FSA Data

Part of Farm Number: 5396
Crop Acres*: 113.03
Corn Base*: 76.2
Corn Direct/CC Yields: 121.00
Bean Base*: 13.5
Bean Direct/CC Yields: 40.00
*Crop and base acres are estimated.

*Should farm sell as two separate parcels,
crop acres and bases will be determined
by the local FSA office.*

CRP Contracts

None.

Soil Types / Productivity

Primary soils are Racine loam, Clyde Silty
clay loam and Floyd loam. See soil map
for detail.

- **CSR2:** 82.0 per AgriData Inc. 2014,
based on FSA crop acres.
- **CSR:** 74.6 per AgriData Inc. 2014,
based on FSA crop acres.
- **CSR:** 73.3 per County Assessor, based
on net taxable acres.

Land Description

Bare land except for an estimated 3.6
acres of timber. Topography of the

cropland is predominantly level to gently
rolling with some steeper slopes along east
side.

Buildings/Improvements

None.

Drainage

Natural drainage with some tile (map
available upon request).

Water & Well Information

None.

Comments

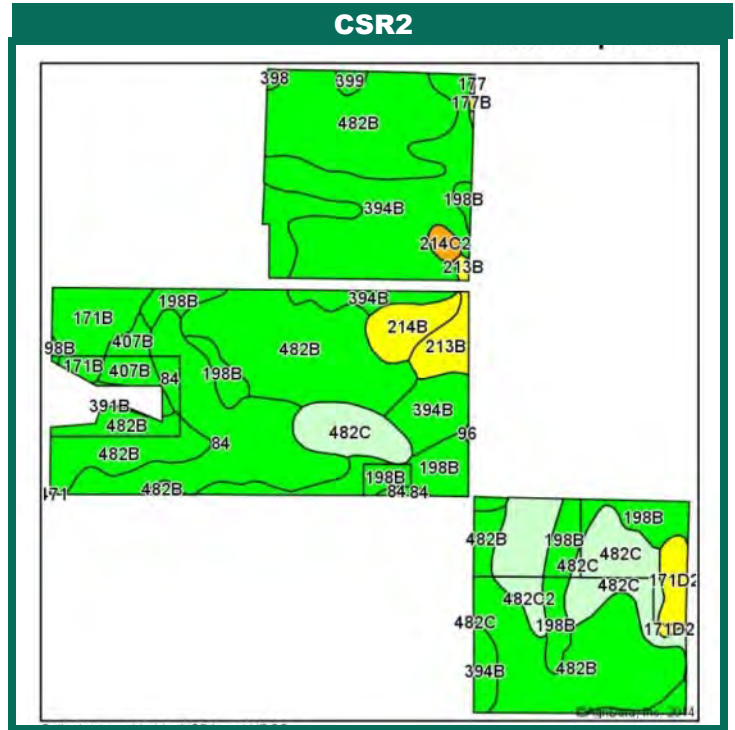
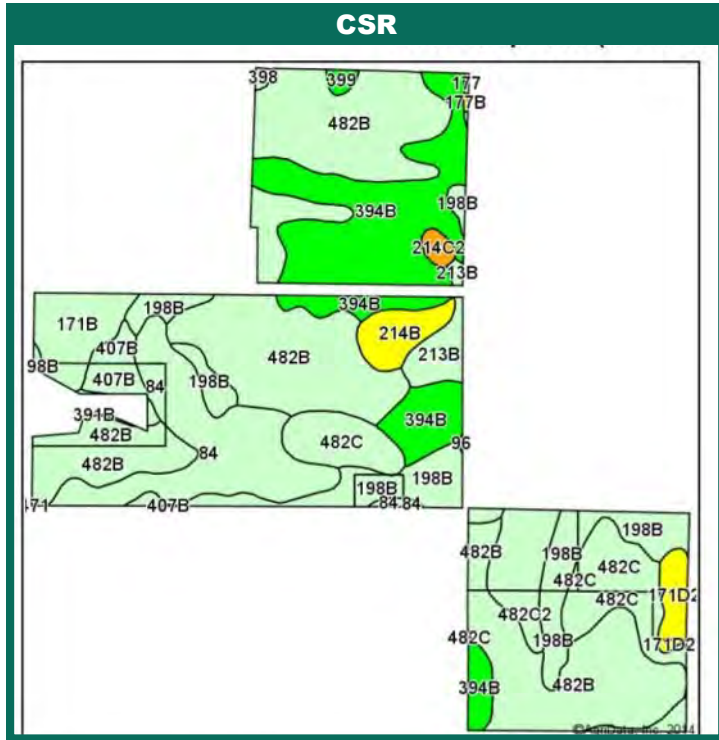
A recorded easement of the W 24.8 ft. of
the S 40 ft. of the NE1/4 NW1/4 of
Section 9 has been granted providing
access to the SE1/4 NW1/4 of Section
9-95-17, Floyd Co. Iowa.

Sterling C. Young, AFM
Licensed Real Estate Broker in Iowa and Minnesota
2800 4th Street SW, Suite #7
Mason City, IA 50401

641-423-9531
SterlingY@Hertz.ag

www.Hertz.ag

Soil Maps: Combined Parcels



Area Symbol: IA067, Soil Area Version: 19

Code	Soil Description	Acres	Percent of field	**CSR2 Legend	Non-Irr Class	CSR2**	CSR
482B	Racine loam, 2 to 5 percent slopes	57.68	38.2%		Ile	84	79
394B	Ostrander loam, 2 to 5 percent slopes	25.38	16.8%		Ile	87	84
198B	Floyd loam, 1 to 4 percent slopes	16.07	10.6%		IIw	89	74
84	Clyde silty clay loam, 0 to 3 percent slopes	15.64	10.4%		IIw	88	77
482C	Racine loam, 5 to 9 percent slopes	12.00	8.0%		IIIle	77	64
171B	Bassett loam, 2 to 5 percent slopes	6.24	4.1%		Ile	85	79
482C2	Racine loam, 5 to 9 percent slopes, moderately eroded	5.13	3.4%		IIIle	78	62
214B	Rockton loam, 20 to 30 inches to limestone, 2 to 5 percent slopes	3.30	2.2%		Ile	47	58
213B	Rockton loam, 30 to 40 inches to limestone, 2 to 5 percent slopes	2.86	1.9%		Ile	50	74
407B	Schley silt loam, 1 to 4 percent slopes	2.42	1.6%		IIw	81	69
171D2	Bassett loam, 9 to 14 percent slopes, eroded	2.18	1.4%		IIIle	54	56
214C2	Rockton loam, 20 to 30 inches to limestone, 5 to 9 percent slopes, moderately eroded	0.75	0.5%		IIIle	39	33
399	Readlyn loam, 0 to 2 percent slopes	0.51	0.3%		I	96	89
391B	Clyde-Floyd complex, 1 to 4 percent slopes	0.31	0.2%		IIw	87	73
398	Tripoli silty clay loam, 0 to 2 percent slopes	0.24	0.2%		IIw	90	79
177	Saude loam, 0 to 2 percent slopes	0.12	0.1%		IIs	60	63
177B	Saude loam, 2 to 5 percent slopes	0.07	0.0%		Ile	52	58
Weighted Average						82.6	76.1

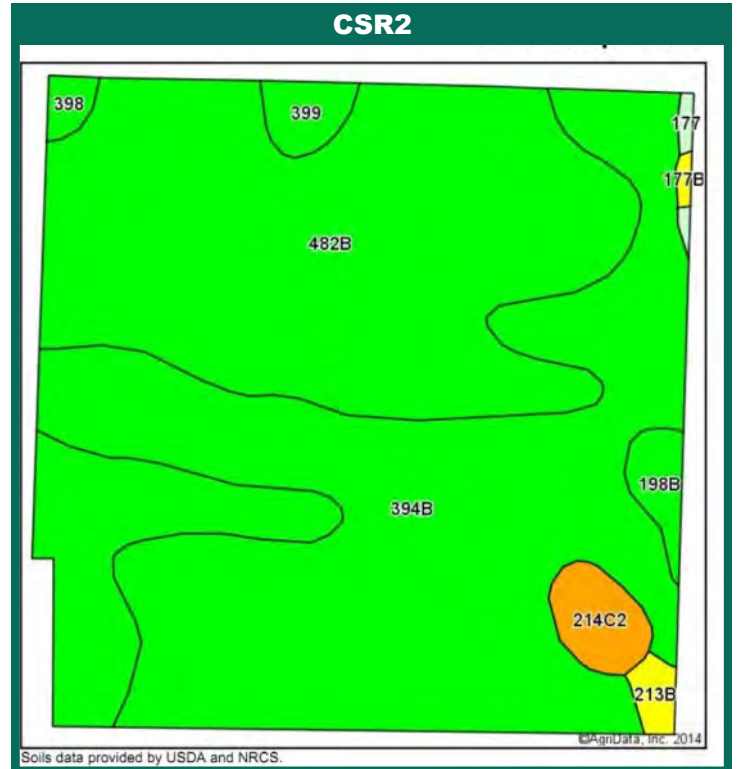
CSR/CSR2 UPDATE: In January, 2014, the USDA Natural Resources Conservation Service (NRCS) released a soil survey update containing a Corn Suitability Rating (CSR) for Iowa soils based on a revised formula referred to as CSR2. For any given farm, the CSR values based on the CSR2 formula may be significantly 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.

Sterling C. Young, AFM
 Licensed Real Estate Broker in Iowa and Minnesota
 2800 4th Street SW, Suite #7
 Mason City, IA 50401

641-423-9531
 SterlingY@Hertz.ag

www.Hertz.ag

Soil Maps: Parcel 1



Area Symbol: IA067, Soil Area Version: 19

Code	Soil Description	Acres	Percent of field	**CSR2 Legend	Non-Irr Class	CSR2**	CSR
482B	Racine loam, 2 to 5 percent slopes	17.72	46.8%		Ile	84	79
394B	Ostrander loam, 2 to 5 percent slopes	17.69	46.7%		Ile	87	84
214C2	Rockton loam, 20 to 30 inches to limestone, 5 to 9 percent slopes, moderately eroded	0.75	2.0%		IIIe	39	33
399	Readlyn loam, 0 to 2 percent slopes	0.51	1.3%		I	96	89
198B	Floyd loam, 1 to 4 percent slopes	0.49	1.3%		IIw	89	74
213B	Rockton loam, 30 to 40 inches to limestone, 2 to 5 percent slopes	0.28	0.7%		Ile	50	74
398	Tripoli silty clay loam, 0 to 2 percent slopes	0.24	0.6%		IIw	90	79
177	Saude loam, 0 to 2 percent slopes	0.12	0.3%		IIs	60	63
177B	Saude loam, 2 to 5 percent slopes	0.07	0.2%		Ile	52	58
Weighted Average						84.4	80.4

Area Symbol: IA067, Soil Area Version: 19

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

Field borders provided by Farm Service Agency as of 5/21/2008. Aerial photography provided by Aerial Photography Field Office.



Maps provided by:

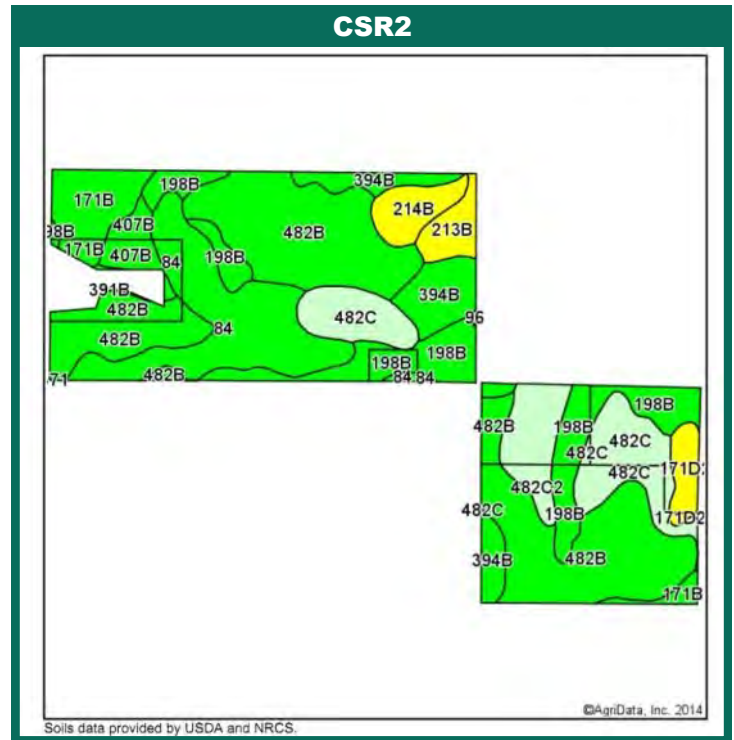
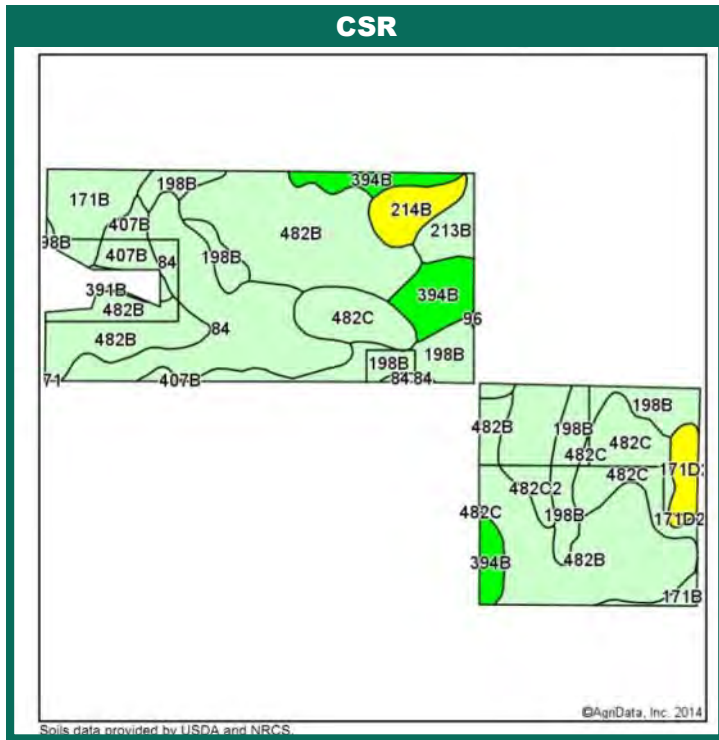


Sterling C. Young, AFM
 Licensed Real Estate Broker in Iowa and Minnesota
 2800 4th Street SW, Suite #7
 Mason City, IA 50401

641-423-9531
 SterlingY@Hertz.ag

www.Hertz.ag

Soil Maps: Parcel 2



Area Symbol: IA067, Soil Area Version: 19

Code	Soil Description	Acres	Percent of field	**CSR2 Legend	Non-Irr Class	CSR2**	CSR
482B	Racine loam, 2 to 5 percent slopes	39.96	35.4%		IIe	84	79
84	Clyde silty clay loam, 0 to 3 percent slopes	15.64	13.8%		IIw	88	77
198B	Floyd loam, 1 to 4 percent slopes	15.58	13.8%		IIw	89	74
482C	Racine loam, 5 to 9 percent slopes	12.00	10.6%		IIIe	77	64
394B	Ostrander loam, 2 to 5 percent slopes	7.69	6.8%		IIe	87	84
171B	Bassett loam, 2 to 5 percent slopes	6.24	5.5%		IIe	85	79
482C2	Racine loam, 5 to 9 percent slopes, moderately eroded	5.13	4.5%		IIIe	78	62
214B	Rockton loam, 20 to 30 inches to limestone, 2 to 5 percent slopes	3.30	2.9%		IIe	47	58
213B	Rockton loam, 30 to 40 inches to limestone, 2 to 5 percent slopes	2.58	2.3%		IIe	50	74
407B	Schley silt loam, 1 to 4 percent slopes	2.42	2.1%		IIw	81	69
171D2	Bassett loam, 9 to 14 percent slopes, eroded	2.18	1.9%		IIIe	54	56
391B	Clyde-Floyd complex, 1 to 4 percent slopes	0.31	0.3%		IIw	87	73
Weighted Average						82	74.6

Area Symbol: IA067, Soil Area Version: 19

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

Field borders provided by Farm Service Agency as of 5/21/2008. Aerial photography provided by Aerial Photography Field Office.

Additional Contact:

Gary Loos, AFM
 Licensed Real Estate Sales Person—IA & MN
 2800 4th St. SW, Ste 7
 Mason City, IA 50401-1596

641-423-9531
GaryL@Hertz.ag

Sterling C. Young, AFM
 Licensed Real Estate Broker in Iowa and Minnesota
 2800 4th Street SW, Suite #7
 Mason City, IA 50401

641-423-9531
SterlingY@Hertz.ag

www.Hertz.ag