



340 Tower Park Drive P.O. Box 2396
Waterloo, IA 50704-2396
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**WE ARE PLEASED TO PRESENT
FOR SALE BY PUBLIC AUCTION
401.54 Acres m/l**

Tract #1 –156.45 Acres m/l **Tract #2** –109.49 Acres m/l
Tract #3 – 71.93 Acres m/l **Tract #4** – 63.67 Acres m/l
Buchanan County, IA

Friday, August 30, 2013, 10:00 a.m.
Saint Patrick's Parish Center Hall
544 First Street S., Winthrop, IA 50682

OWNER: Donald E. Burns Trust and
Anna T. Burns Estate

FARM LOCATION(S): **Tract #1** – 7 miles North of
Winthrop on County Rd. W45.

Tract #2, 3 and 4 – 6 miles North of Winthrop on County
Rd. W45.

LEGALS: **Tract #1** - SW ¼ Section 19, Township 90
North, Range 7 West of the 5th P.M.

Tract #2 – E ½ of the SE ¼ and the E 1/3 of the NW ¼ of
the SE ¼ of Section 25 and a fractional W ½ of the SW ¼
of Section 30 lying West of Buffalo Creek, Township 90
North, Range 7 West of the 5th P.M.

Tract #3 – Fractional SW ¼ lying East of Slater Ave.,
Section 30, Township 90 North, Range 7 West of the 5th
P.M.

Tract #4 – Parcel "B" located in the SW FRL ¼ Section
30, Township 90 North, Range 7 West and part of the SE
¼ Section 25, Township 90 North, Range 8 West of the 5th
P.M.

*The right is reserved to insert the exact legal descriptions as shown above
by the Abstract of Title.

RE TAXES: 2012-2013, payable 2013-2014 (Taxes
estimated for tract splits).

Tract #1: \$3,552 net on 156.45 taxable acres m/l,
\$22.70/acre

Tract #2: \$2,533 net on 109.49 taxable acres m/l,
\$23.13/acre

Tract #3: \$1,315 net on 71.93 taxable acres m/l,
\$18.28/acre

Tract #4: \$738 net on 63.67 taxable acres m/l,
\$11.59/acre

POSSESSION: On or before November 14, 2013,
Subject to lease. Or upon the tender of an abstract
showing marketable title, whichever is the latter.

SCHOOL DIST: East Buchanan or Starmont School
District

TILE: Current tenant estimates approximately 75% of the
cropland acres have been tiled. Last tile installed 2003/2004
in Tract #1, (approximately 30 acres by Fleming
Construction, Lamont, IA). Limited tile maps available.
There is a Tile Maintenance Easement on land in Sections 19
and 30. Copies attached.

CURRENT LEASE: Tenant has agreed to vacate property
upon completion of his 2013 grain harvest.

WELL: None

BUILDINGS: None

GRAIN STORAGE: None

Location Map



SOIL FERTILITY: Tenant of 24 years estimated the
cropland would be considered to have average to good
fertility.

*The information gathered for this brochure is from sources deemed reliable,
but cannot be guaranteed by Hertz Farm Management, Inc. or its staff.*

COMMENTS: Tract #4 – Potential building site, not in current flood plain according to enclosed Flood Plain Map. Central Iowa Water Association currently runs along the west side of the pavement in front of Tract #4, it also runs east on 150th Street. Cost to connect to rural water on the same side of the road \$865.

There are rural water easements located in Sections 25 and 30. Copy enclosed.

There is an electric line easement in Sections 25 and 30. Copy enclosed.

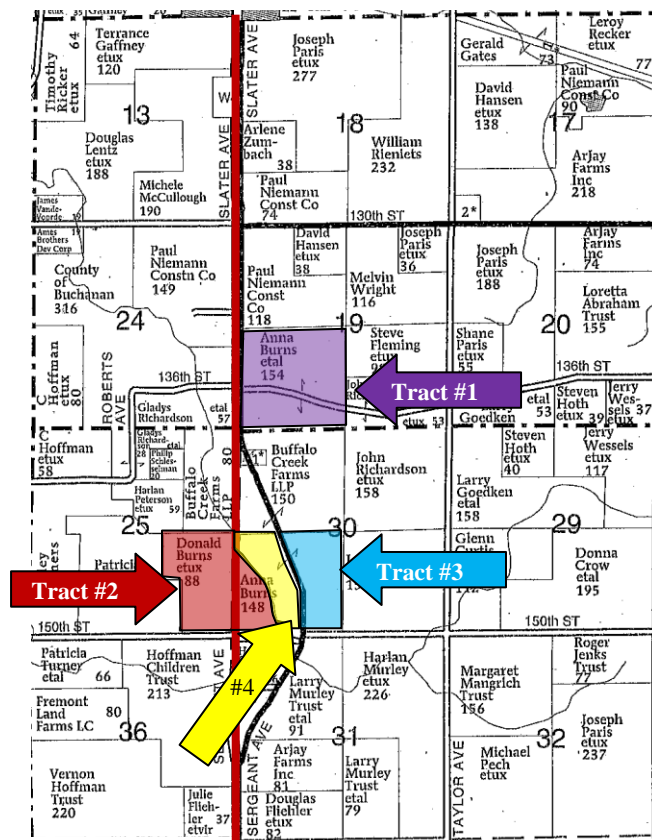
METHOD OF SALE: This property will be offered separately as **Tract #1** consisting of 156.45 acres m/l of bareland, then **Tract #2** consisting of 109.49 acres m/l of bareland, **Tract #3** consisting of 71.93 acres m/l of bareland, then **Tract #4** consisting of 63.67 acres m/l of timber and CRP.

AGENCY: Hertz Real Estate Services and Hertz Farm Management and their representatives are Agents of the Seller.

TERMS: High bidder of real estate to pay 10% of the purchase price to the Agent's real estate trust account on August 30, 2013. Buyer will sign a Real Estate Sales Agreement providing for a full cash settlement on or before November 14, 2013, or upon the tender of an abstract showing marketable title, whichever is the latter. Successful bidders are purchasing with no financing contingencies and must be prepared for cash settlement of their purchase. Final settlement and payment of the balance of the purchase price to be by cashier's check or wire transfer at closing on or before November 14, 2013, or upon the tender of an abstract showing marketable title, whichever is the latter. Seller reserves the right to reject any and all bids.

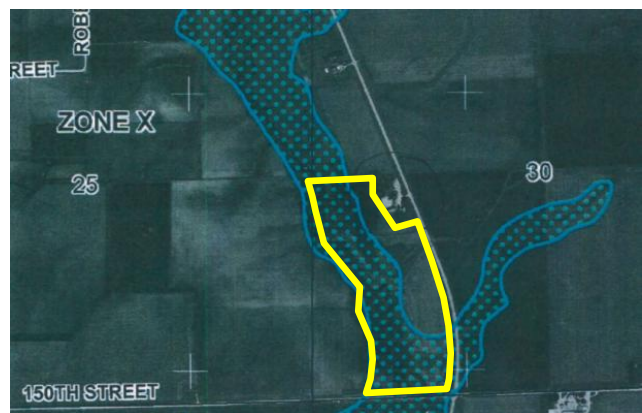
ANNOUNCEMENTS: Property information provided herein was obtained from sources deemed reliable, but the Auctioneer makes no guarantees as to its accuracy. All prospective bidders are urged to fully inspect the property, its condition, and to rely on their own conclusions. The property is being sold "As Is – Where Is" and the Buyers are purchasing subject to any easements or restrictions of record. Any announcements made 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.

Buchanan County Plat Map Buffalo and Madison Townships



Permission for reproduction of map granted by Farm & Home Publisher

CURRENT FLOOD PLAIN MAP SEE TRACT #4



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FSA MAPS and CRP CONTRACT INFORMATION

Tract #1



Tract #2



FSA INFORMATION: FSA# 1074

Tract #	Total Base Acres	Base Acres Corn	Base Acres Soybean	Direct Payment Yield		CC Payment Yield		Cropland Acres	CRP
				Corn	Soybean	Corn	Soybean		
Tract #1	147.3	98.6	48.7	121	38	121	38	149.78	
Tract #2	106.3	Est. 79.4	Est. 26.9	121	38	121	38	109.31	2.3 current in CRP
Tract #3	67.7	Est. 50.5	Est. 17.2	121	38	121	38	67.74	
Tract #4	0	0	0	121	38	121	38	38.6	36.3 current in CRP

HIGHLY ERODIBLE

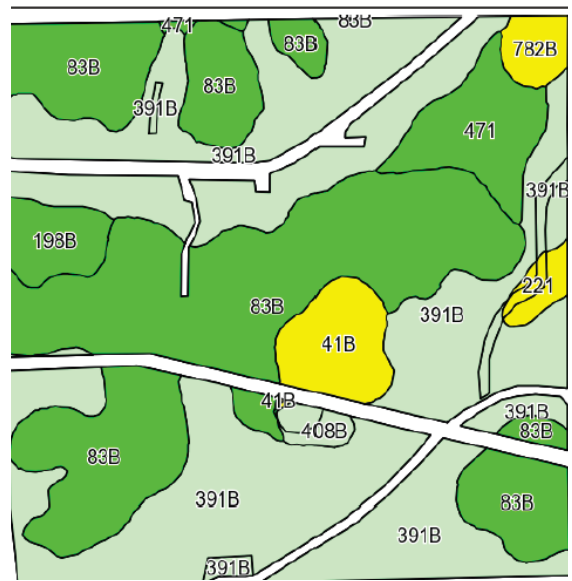
CLASSIFICATION: All cropland is classified as Non-Highly Erodible Land (NHEL).

CONSERVATION RESERVE PROGRAM (CRP): FSA #1074

Tract #	Field No.	Contract	Acres/		Annual Pmt	Contract Expiration
			Practice	Rate/Acre		
Tract 1	6	572A	.5	\$170.60	\$85.00	09/30/2015
Tract 2	6	1271A	2.3	\$180.46	\$1,805.00	09/30/2022
Tract 4	2	1271A	2.4	\$180.46	\$1,805.00	09/30/2022
Tract 4	7	1271A	5.3	\$180.46	\$1,805.00	09/30/2022
Tract 4	3	973C	11.6	\$118.61	\$2,206.00	09/30/2018
Tract 4	4	973C	7.0	\$118.61	\$2,206.00	09/30/2018
Tract 4	5	1643	10	\$188.51	1,885.00	09/30/2021

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TRACT #1 and #2 AERIAL and SOILS MAPS



Code	Soil Description	Acres	Percent of field	CSR Legend	Non-Irr Class	Irr Class	CSR*
391B	Clyde-Floyd complex, 1 to 4 percent slopes	69.9	46.7%			IIw	76
83B	Kenyon loam, 2 to 5 percent slopes	58.1	38.8%			IIe	86
471	Oran loam, 1 to 3 percent slopes	7.4	4.9%			I	86
41B	Sparta loamy fine sand, 2 to 5 percent slopes	5.6	3.7%			IVs	40
198B	Floyd loam, 1 to 4 percent slopes	3.7	2.4%			IIw	80
782B	Donnan loam, 2 to 6 percent slopes	2.2	1.4%			IIe	58
221	Palms muck, 1 to 4 percent slopes	1.6	1.1%			IIIw	50
408B	Olin fine sandy loam, 2 to 5 percent slopes	1.3	0.9%			IIe	67
Weighted Average							78.4

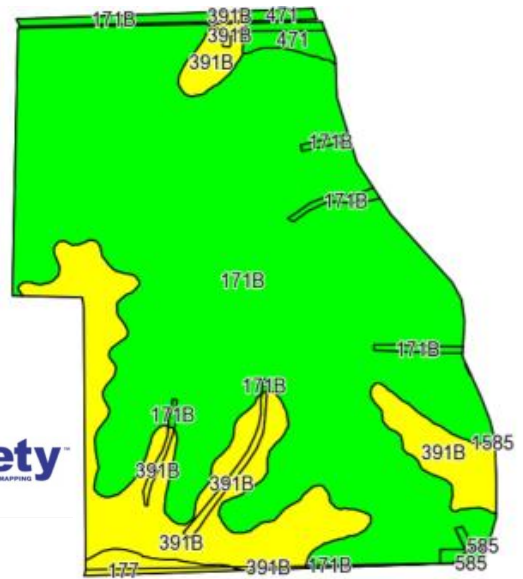
AVERAGE CSR: **Tract #1:** 78.4 per AgriData, Inc. 2012, cropland only, 78.10 per County Assessor, entire property



Maps provided by:



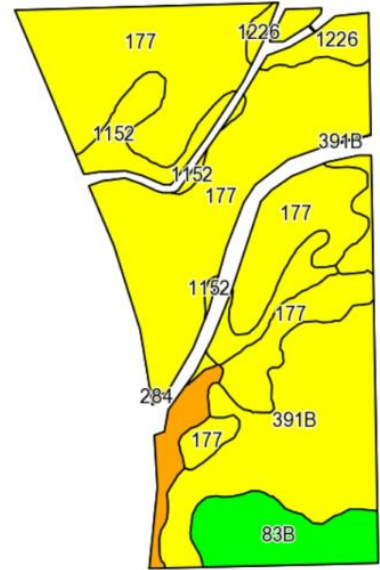
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www.AgriDataInc.com



Code	Soil Description	Acres	Percent of field	CSR Legend	Non-Irr Class	CSR*
171B	Bassett loam, 2 to 5 percent slopes	85.2	78.0%			IIe 81
391B	Clyde-Floyd complex, 1 to 4 percent slopes	20.8	19.0%			IIw 76
471	Oran loam, 1 to 3 percent slopes	1.7	1.5%			I 86
177	Saupe loam, 0 to 2 percent slopes	1.4	1.3%			IIe 63
585	Spillville-Coland complex, 0 to 2 percent slopes	0.2	0.2%			IIw 80
					Weighted Average	79.9

AVERAGE CSR: **Tract #2:** 79.9 per AgriData, Inc. 2012, cropland only, 79.40 per County Assessor, entire property

TRACT #3 and #4 AERIAL and SOILS MAPS



Code	Soil Description	Acres	Percent of field	CSR Legend	Non-Irr Class	CSR*
177	Saude loam, 0 to 2 percent slopes	37.8	55.7%		IIIs	63
391B	Clyde-Floyd complex, 1 to 4 percent slopes	14.9	22.1%		IIW	76
83B	Kenyon loam, 2 to 5 percent slopes	5.4	7.9%		IIe	86
1152	Marshan clay loam, 0 to 2 percent slopes	5	7.5%		IIW	68
1226	Lawler loam, 24 to 40 inches to sand and gravel, 0 to 2 percent slopes	2.5	3.7%		IIIs	72
284	Flagler sandy loam, 0 to 2 percent slopes	2.1	3.1%		IIIs	50
Weighted Average						68

AVERAGE CSR: **Tract #3:** 68.0 per AgriData, Inc. 2012, cropland only, 67.90 per County Assessor, entire property



AVERAGE CSR: **Tract #4:** 53.1 per AgriData, Inc. 2012, cropland only, 39.47 per County Assessor entire property