

ACREAGE ** AUCTION ** FARM

PARCEL 1:
House located at 10007
Bishop Road with
approximately 1.5 acres m/l.
Minimum Bid: \$130,000

PARCEL 2:
Approximately 35.21
acres m/l NOT including
house acreage.
Minimum Bid: \$80,000

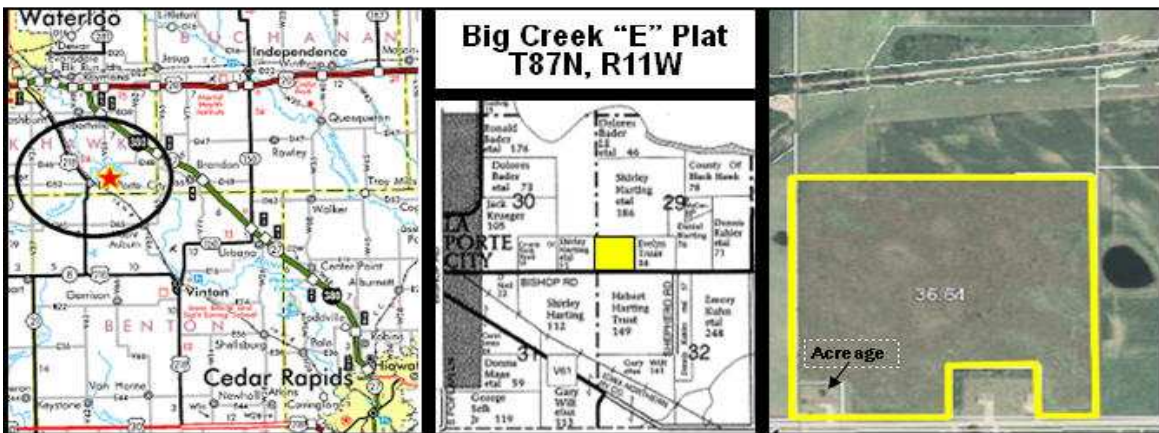
PARCEL 3:
Entire property
including house and
36.71 taxable acres.
Minimum Bid: \$210,000

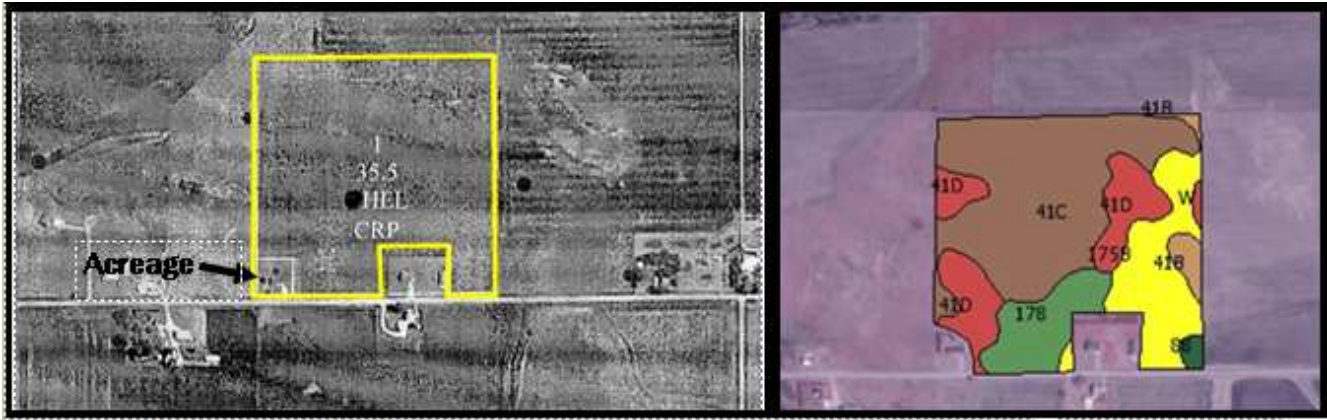


**Sealed Bids Due by 5:00 P.M. on Thursday, July 16, 2009
At Hertz Real Estate Services, Waterloo**

Detailed informational brochure and bid form are available on our website at www.hfmgt.com or call our office at 319-234-1949. Top bidders on each parcel will be contacted and given the opportunity to raise their bid by Friday, July 17 at 11:00 a.m. at our Hertz—Waterloo Office.

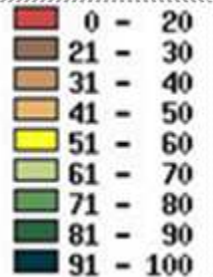
Terms: Minimum bids listed on bid form. Winning bidders will provide funds equal to 5% of purchase price upon signing sales documents containing no contingencies. Balance due at closing on or before August 24, 2009 or a date mutually agreeable with Buyer and Seller.





Acres shown : 35.56 Average CSR : 35.93 cece

Soil Name	Soil Number	Acres	Corn Suitability Rating
SPARTA LOAMY FINE SAND, 2 TO 5 PERCENT SLOPES	41B	1.09	40
SPARTA LOAMY FINE SAND, 5 TO 9 PERCENT SLOPES	41C	16.88	25
DICKINSON FINE SANDY LOAM, 2 TO 5 PERCENT SLOPES	175B	6.70	55
WATER	W	0.20	0
NEVIN SILTY CLAY LOAM, 0 TO 2 PERCENT SLOPES	88	0.39	90
SPARTA LOAMY FINE SAND, 9 TO 14 PERCENT SLOPES	41D	6.14	13
WAUKEE LOAM, 0 TO 2 PERCENT SLOPES	178	4.17	79



Legal Description: SW 1/4 SW 1/4 Section 29, Township 87 North, Range 11 West of the 5th P.M., except that part described as beginning at point on S line said SW 670 feet E of SW corner SW thence N 295 feet thence E 380 feet thence S 295 feet to said S line thence W 380 feet to point of beginning.

Comments: Attractive acreage on hard surface road with a great location! 1/2 mile from golf course. Cedar River, Cedar Valley Nature Trail and McFarland Park, offering boating, boat ramp, camping, pavilion, hiking, and fishing, are less than 1 1/2 miles.

Taxes: 2007—2008—\$1,706.00 net, on 36.71 taxable acres including house.

Survey: If property is sold to two different Buyers, thus requiring a split, Seller will pay for and complete the survey prior to closing.

House: 3-Bedroom, 1 full bath plus master bath, 1329 sq ft Ranch Home built in 1981. New tile floor in kitchen and bathroom. Vinyl siding, aluminum gutters/soffit, asphalt shingles. Partially finished basement with rec room, extra sink and shower, and non-conforming bedroom. 3-stall attached garage. LP Gas. Central Air. Well recently tested safe for human consumption. La Porte City—Union School District.

Note: This property meets the Black Hawk County Zoning requirements to split 1.5 acres including the house and still have the ability to build another home on the remaining 35 acres m/l without any further zoning changes.

CRP: 35.5 acres currently enrolled in CRP through October 1, 2014 with an annual payment of \$3,287. Successful bidder of Parcel 2 or 3 will have the option to assume the CRP contract or have Sellers cancel the contract for them prior to August 14, 2009. 100% of 2009 CRP payment payable in October of 2009 will go directly to Buyer.

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