

FARM REAL ESTATE AUCTION

104.5 Acres, m/l - Cerro Gordo County, Iowa

Thursday, December 19, 2013 at 10:00 A.M.

Muse-Norris Conference Center, NIACC Campus

500 College Drive, Mason City, Iowa 50401

LOCATION: 6 miles northeast of Mason City or 2 miles west of Plymouth on County Rd. B-15.

LEGAL DESCRIPTION: E1/2 SE1/4 except the east 556.8 ft. of the south 838.1 ft. thereof, and E1/2 W1/2 SE1/4 except the west 165 ft. of the south 528 ft. thereof, all in Section 2-97-20, Lime Creek Township, Cerro Gordo County except road right-of-way along south side. Exact legal to be taken from abstract. Surveys available for excepted parcels.

METHOD OF SALE:

- Parcel will be sold as single tract of land.
- Seller reserves the right to refuse any and all bids.

SELLER: Mason City Farms, LLC.

AGENCY: Hertz Farm Management and their representatives are agents of the Seller.

SOIL TYPES & PRODUCTIVITY: Primary soils are Clyde Silty Clay Loam and Readlyn with smaller amounts of Floyd, Kenyon Loam, and Canisteo. See soil map on back for details.

- CSR:** 81.1 per County Assessor on estimated 103.1 net taxable acres
- CSR:** 81.2 per AgriData, Inc. 2012 on estimated 103.1 crop acres

LAND DESCRIPTION: Bare land; level to gently rolling.

DRAINAGE: Natural and tile drainage. See drainage tile map on back.

BUILDINGS/IMPROVEMENTS: None

WATER/WELL INFORMATION: None.

REAL ESTATE TAXES:*

Taxes Payable 2013-2014: \$2,793.00 (estimated)
Taxable Acres: 103.0 (estimated)
Tax per Acre: \$27.11 (estimated)

FSA DATA:*

Farm Number: 761

Crop Acres: 103.1 (estimated)

Base/Yields (estimated)	Direct	Counter-Cyclical
Corn Base: 51.7 ac.	120 bu./ac.	120 bu./ac.
Bean Base: 51.3 ac.	27 bu./ac.	27 bu./ac.

*This represents our best estimation for sale property after being separated from the 10-acre surveyed parcel not being sold in the SE corner of the section.

TERMS AND 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 January 21, 2014. Final settlement will require certified check or wire transfer. Closing and possession will occur January 21, 2014, subject to existing lease, which expires on March 1, 2014. Taxes will be prorated to December 31, 2013.

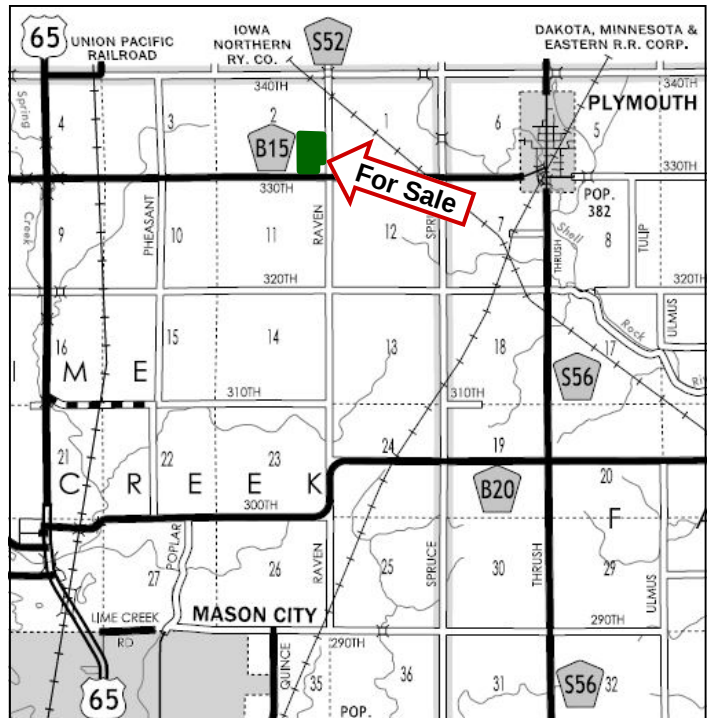
ANNOUNCEMENTS: Information provided herein was obtained from sources deemed reliable but the Auctioneer makes no guarantees as to its accuracy. Prospective bidders are urged to fully inspect the property and to rely on their own conclusions. Announcements made the day of the auction will take precedence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

For additional information, contact Gary S. Loos, AFM
Licensed Real Estate Salesperson in Iowa & Minnesota

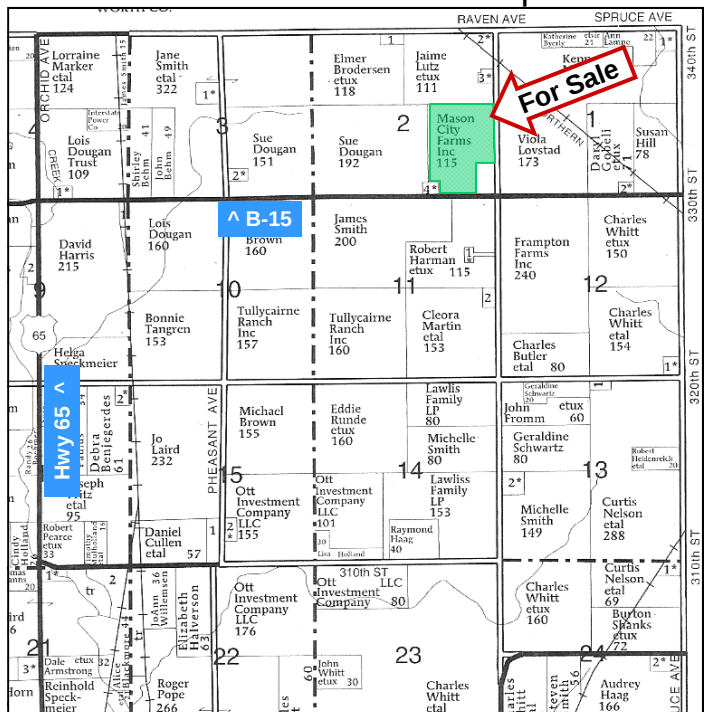
2800 4th Street SW, Suite 7, Mason City, IA, 50401-1596
Telephone: 641-423-9531 E-mail: GaryL@Hertz.ag

www.HERTZ.ag

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Lime Creek Township



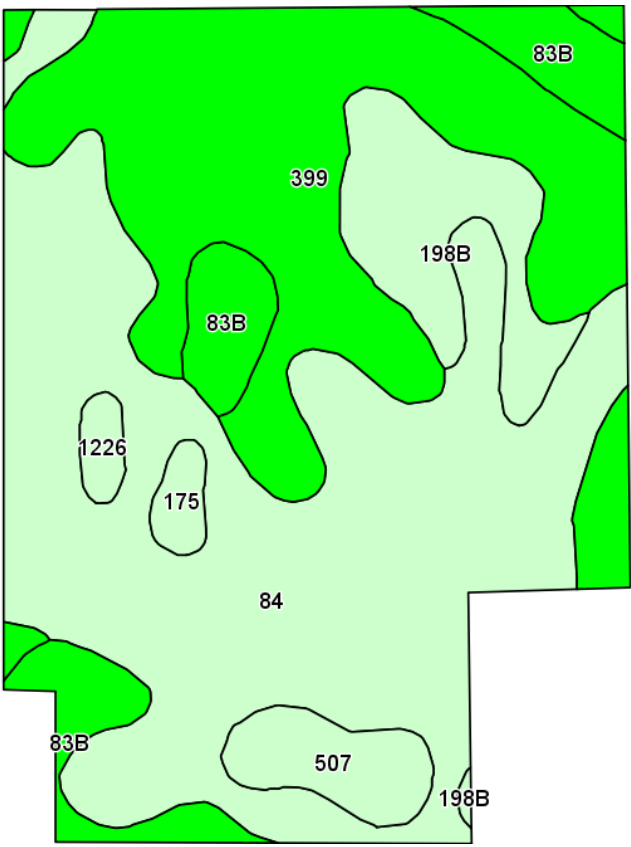
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AERIAL PHOTO



SOIL MAP

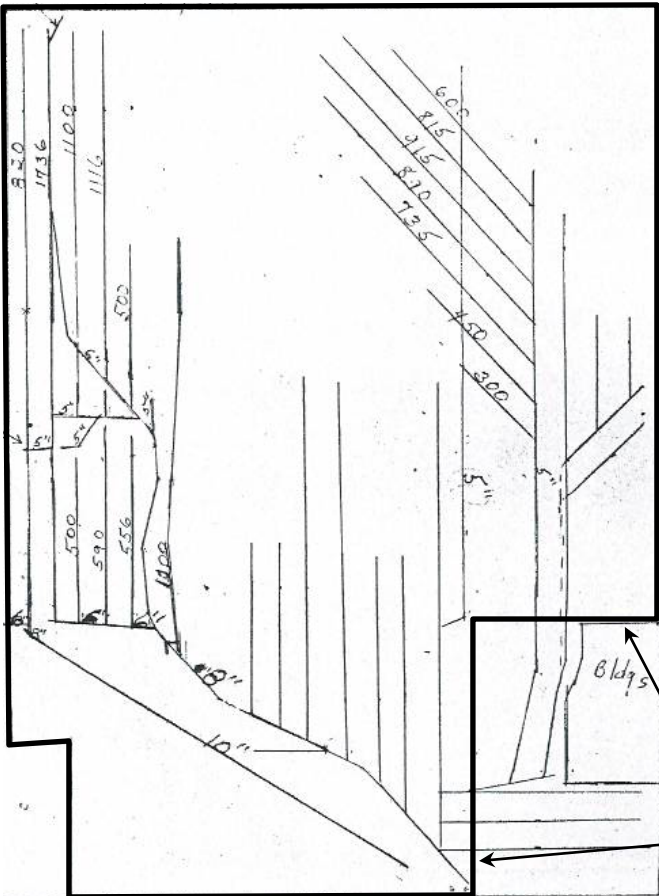


Maps provided by:
surety
CUSTOMIZED ONLINE MAPPING
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SOIL MAP KEY

Symbol	Soil Type	Acres	CSR
84	Clyde silty clay loam, 0 to 2% slopes	49.01	78
399	Readlyn loam, 1 to 3% slopes	31.83	88
83B	Kenyon loam, 2 to 5% slopes	8.53	83
198B	Floyd loam, 1 to 4% slopes	8.16	78
507	Canisteo silty clay loam, 0 to 2% slopes	3.60	78
175	Dickinson fine sandy loam, 0 to 2 % slopes	1.08	60
1226	Lawler loam, 24 to 40 inches to sand and gravel, 0 to 2% slopes	0.92	71
Total		103.13	81.2

DRAINAGE TILE



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