

FARM REAL ESTATE AUCTION

69.5 Net Acres, m/I - Floyd County, Iowa

Tuesday, November 26, 2013, at 10:00 A.M.

Sale held at Nashua Welcome Center at
10 Amhearst Blvd., Nashua, IA 50658

LOCATION: From Nashua, IA, go 1 mile W on B-60 to Windfall Ave; go N on Windfall Ave. 5/8 mile (farm is on E side).

LEGAL DESCRIPTION: S1/2 NW1/4, less 10-acre acreage, Section 13-T94N-R15W, of the 5th P.M., Riverton Township, Floyd County, IA.

METHOD OF SALE:

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

SELLER: Keith L. Hadley Trust

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

SOIL TYPES & PRODUCTIVITY: Primary soils are Kenyon, Saude, Rockton, Floyd, and Spillville. See soil map on back for details.

- **CSR:** 68.5 per County Assessor on 69.5 net taxable acres.
- **CSR:** 72.9 per AgriData, Inc. 2012 on 66.0 crop acres.

LAND DESCRIPTION: Topography is level to rolling.

DRAINAGE: Natural drainage plus tile.

BUILDINGS/IMPROVEMENTS: None

WELL INFORMATION: There is no well on the property.

REAL ESTATE TAXES:

Taxes Payable 2013-2014: \$1,286.00 on 69.5 net acres
Tax per Acre: \$18.50

FSA DATA:

Farm Number: 3679 Tract Number: 9209

Farmland 70.75 Acres

Crop Acres: 66.04 DCP Cropland Acres: 66.04

Classified as non- HEL.

Wetland determinations not complete.

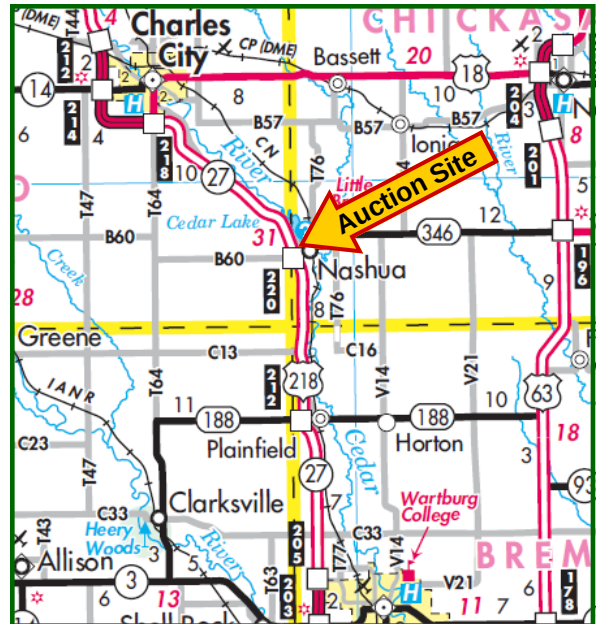
Base/Yields (estimated)	Direct	Counter-Cyclical
Corn Base: 47.9 ac.	115 bu./ac.	115 bu./ac.
Bean Base: 18.1 ac.	35 bu./ac.	35 bu./ac.

2013 CASH RENT LEASE:

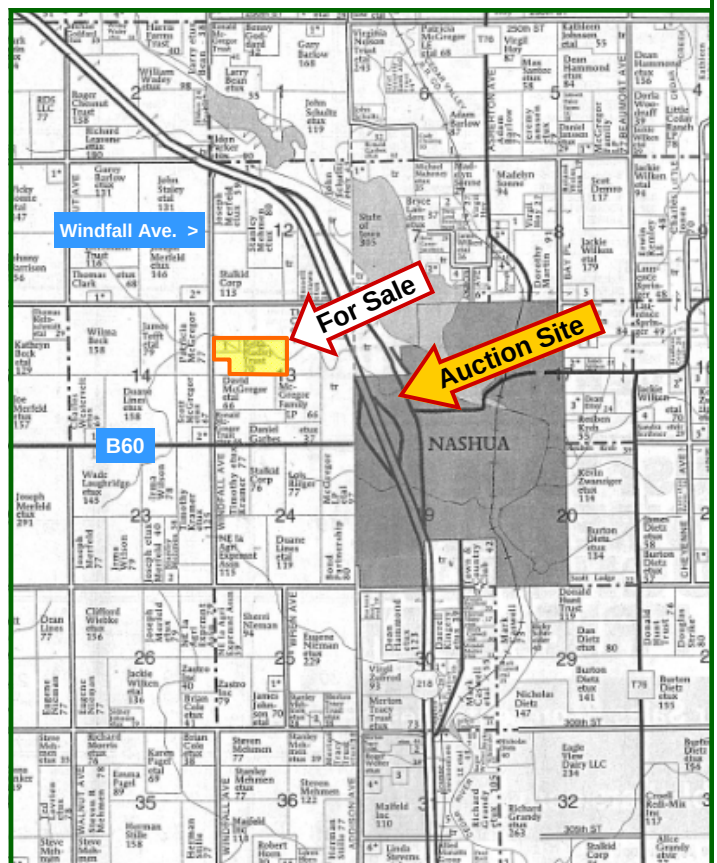
2013 cash rent lease is terminated effective March 1, 2014. Seller will receive 100% of 2013 cash rent. Property is not leased for 2014.

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 December 20, 2013. Final settlement will require certified check or wire transfer. Closing & possession will occur December 20, 2013, subject to 2013 cash rent lease. Buyer to receive possession of crop acres after 2013 corn is harvested. 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.



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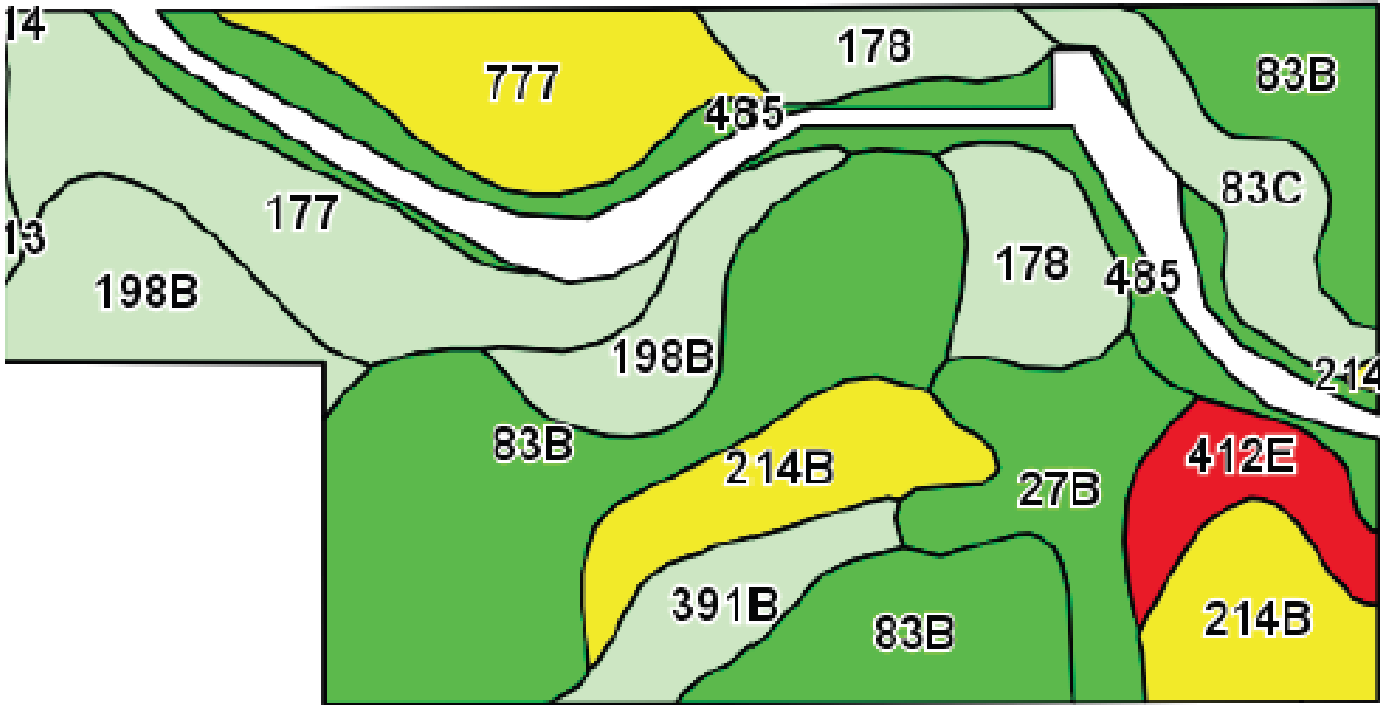
The information in this brochure is from sources deemed to be reliable but it cannot be guaranteed by Hertz Farm Management, Inc. or its staff.



AERIAL PHOTO & SOIL MAP



Maps provided by:
surety
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Symbol	Soil Type	Acres	CSR
83B	Kenyon loam, 2 to 5 percent slopes	18.8	84
177	Saude loam, 0 to 2 percent slopes	6.8	63
214B	Rockton loam, 20 to 30 inches to limestone, 2 to 5 percent slopes	6.6	58
198B	Floyd loam, 1 to 4 percent slopes	6.2	74
485	Spillville loam, 0 to 2 percent slopes	5.6	92
777	Wapsie loam, 0 to 2 percent slopes	5.0	58
178	Waukee loam, 0 to 2 percent slopes	4.8	79
27B	Terril loam, 2 to 5 percent slopes	4.1	87
83C	Kenyon loam, 5 to 9 percent slopes	3.1	69
391B	Clyde-Floyd complex, 1 to 4 percent slopes	2.4	73
412E	Emeline loam, 9 to 18 percent slopes	2.4	5
213	Rockton loam, 30 to 40 inches to limestone, 0 to 2 percent slopes	0.2	79
Total		66.0	72.9

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