

FARM REAL ESTATE AUCTION

59.4 Acres, m/l - Polk County, Iowa

Wednesday, August 21, 2013 at 10:00 a.m.

Sale held at the Best Western Hotel

133 SE Delaware Ave., Ankeny, IA 50021

LOCATION: 6 miles north of Ankeny from intersection of 1st St. and NE 22nd St.

LEGAL DESCRIPTION: S½ NW Fr. 1¼, Less 0.67 Ac. Road, and Except Parcel "A", and Except Deed to State of Iowa and Except 9.25 Ac. I-35, all in Section 18, Township 81 North, Range 23 West of the 5th p.m. (Elkhart Twp.)

METHOD OF SALE:

- Parcel will be sold as single tract of land.
- Bidding will be by the acre x 59.4 acres
- Seller reserves the right to refuse any and all bids.

SELLER: Randy & Carol Emer

AGENCY: Hertz Real Estate Services and their representatives are agents of the Seller.

SOIL TYPES & PRODUCTIVITY: Primary soils are Webster, Nicollet & Canisteo. See soil map on back for detail.

- CSR** 86.5 per County Assessor, based on net taxable acres
- CSR:** 89.4 per AgriData, Inc. 2012, based on estimated FSA crop acres

LAND DESCRIPTION: Mostly level to gently sloping

DRAINAGE: Natural, plus tile - no tile maps available

BUILDINGS/IMPROVEMENTS: None

REAL ESTATE TAXES:

Taxes Payable 2013-2014: \$1,864

Taxable Acres: 58.75

Tax per Acre: \$31.73

SCHOOL DISTRICT: North Polk

FSA DATA:

Farm Number 5259

*Crop Acres: 58.7 classified Non-Highly Erodible Land (NHEL)

Base/Yields	Direct	Counter-Cyclical
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*Corn Base: 40.7 ac.	111 Bu.	111 Bu.
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*Bean Base: 18 ac.	32 Bu.	32 Bu.
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*Estimated - Final Crop and Base acres will be determined by the local Farm Service Agency office

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 November 1, 2013. Final settlement will require certified check or wire transfer. Closing and possession will occur November 1, 2013, subject to the existing lease which expires post- 2013 harvest. Taxes will be prorated to November 1, 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 Marv Huntrods:

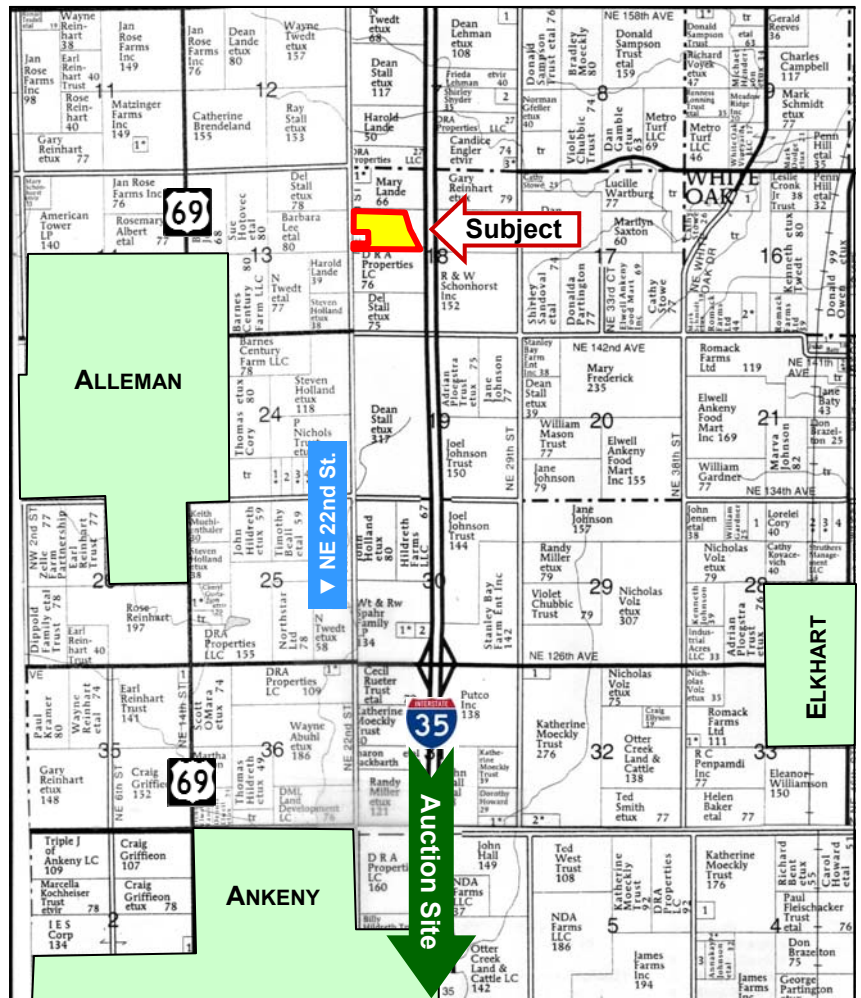
415 S. 11th St., PO Box 500, Nevada, IA 50201

Telephone: 515-382-1500 or 800-593-5263

www.Hertz.ag



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

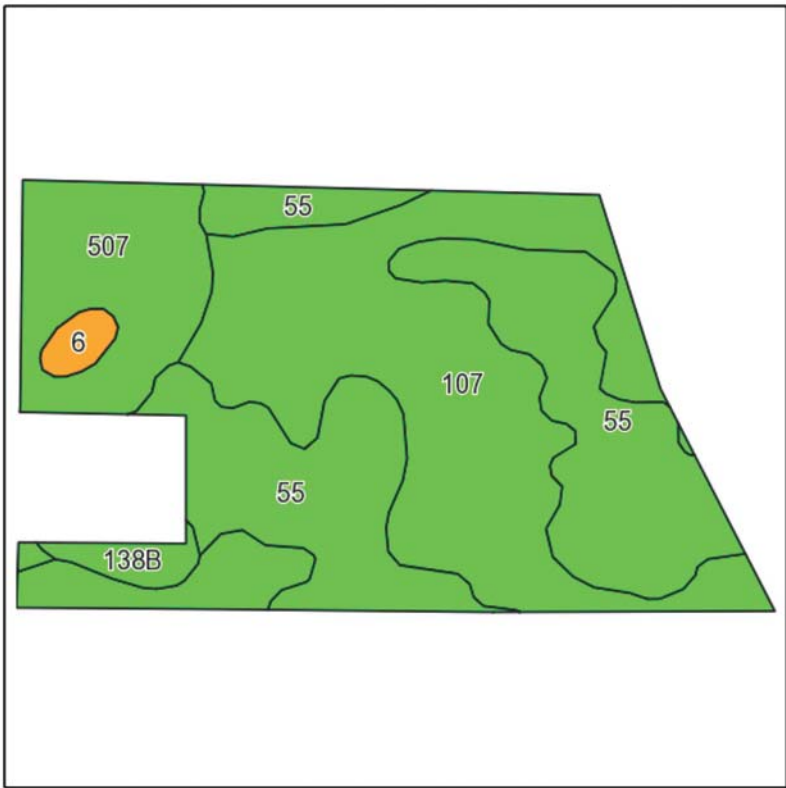


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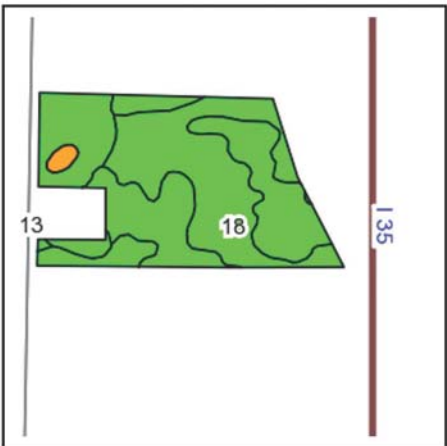
AERIAL & SOIL MAPS



Drawn property borders are an approximate representation



Field borders provided by Farm Service Agency as of 5/21/2008.
Soils data provided by USDA and NRCS.



State: Iowa
County: Polk
Location: 18-81N-23W
Township: Elkhart
Acres: 59.7
Date: 7/8/2013



Maps provided by:



Code	Soil Description	Acres	Percent of field	CSR Legend	Non-Irr Class	CSR*
107	Webster silty clay loam, 0 to 2 percent slopes	23.8	39.9%		Ilw	89
55	Nicollet loam, 1 to 3 percent slopes	22.5	37.6%		I	94
507	Canisteo clay loam, 0 to 2 percent slopes	11.4	19.1%		Ilw	84
138B	Clarion loam, 2 to 5 percent slopes	1.2	2.0%		Ile	86
6	Okoboji silty clay loam, depressional, 0 to 1 percent slopes	0.8	1.4%		Illw	59
Weighted Average						89.4

Note: ALL soils information on this page is dated 1/21/2012
*CSR ratings will be available for a limited time to aid in the transition to CSR2.

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