

FARM REAL ESTATE AUCTION

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

Thursday, September 12, 2013 at 10:00 A.M.

Sale held at Knights of Columbus Hall

551 S. Taft Avenue, Mason City, IA, 50401

LOCATION: 2 miles west of Mason City or 2 miles east of Clear Lake on County Rd B-35, then south on Killdeer Ave. 1 mile.

LEGAL DESCRIPTION: SW1/4, Section 23-96-21, Lake Township, Cerro Gordo County.

METHOD OF SALE:

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

SELLER: Werth Family

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

SOIL TYPES & PRODUCTIVITY: Primary soil is Webster Silty Clay Loam with smaller amounts of Canisteo, Clarion and Nicollet. See soil map on back for details.

- **CSR:** 78.7 per County Assessor on 156.96 net taxable acres
- **CSR:** 79.2 per AgriData, Inc. 2012 on 148.8 crop acres

LAND DESCRIPTION: Bare land except for approximately 2.3 acres of timber and building site. Buildings recently removed except those listed below. Topography is level to sloping.

DRAINAGE: Extensively improved with tile (see tile map on back). Lift station in the northwest corner shared with adjoining farm to the north. Operating and maintenance costs are divided 30% to this farm and 70% to adjoining farm. Written agreement available upon request.

BUILDINGS/IMPROVEMENTS: Machine shed (40' x 80') and 2 grain bins (10,000 bu. cap. each).

WATER/WELL INFORMATION: None.

REAL ESTATE TAXES:

Taxes Payable 2013-2014: \$4,596.00

Taxable Acres: 156.96

Tax per Acre: \$29.28

FSA DATA:

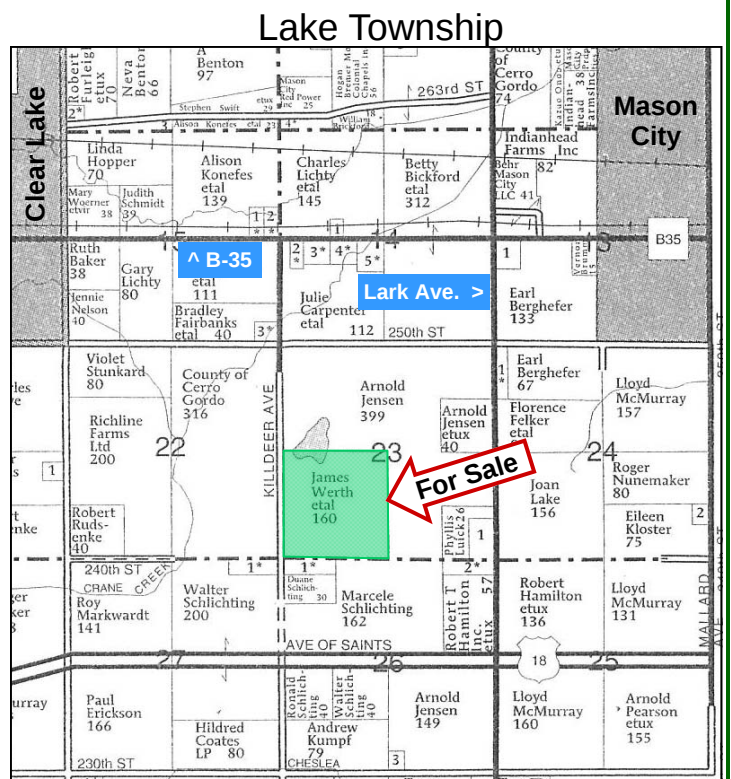
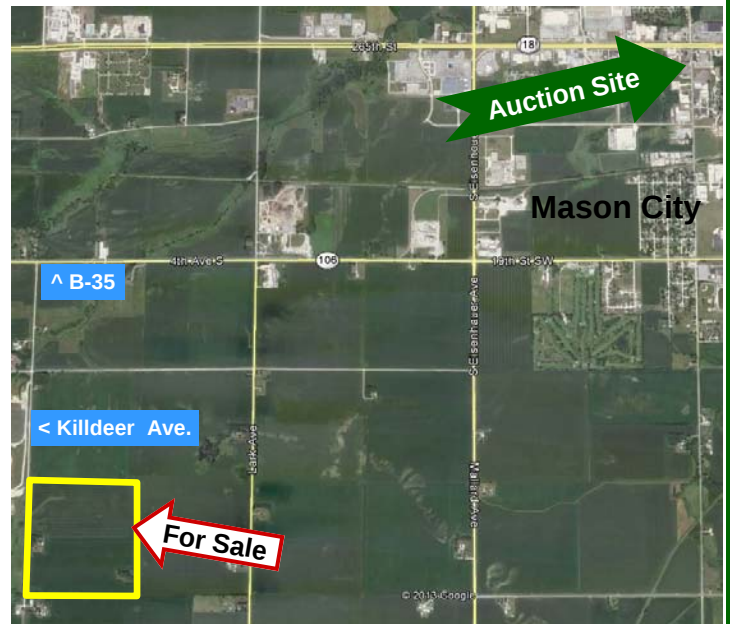
Farm Number: 635

Crop Acres: 148.8

Base/Yields (estimated)	Direct	Counter-Cyclical
-------------------------	--------	------------------

Corn Base: 70.7 ac.	128 bu./ac.	140 bu./ac.
---------------------	-------------	-------------

Bean Base: 78.1 ac.	31 bu./ac.	37 bu./ac.
---------------------	------------	------------



Map reproduced with permission of Farm & Home Publishers, Ltd.

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 October 30, 2013. Final settlement will require certified check or wire transfer. Closing and possession will occur October 30, 2013, subject to harvesting of the 2013 crops. Seller to retain all 2013 crops. Buyer to receive full possession after 2013 crops are 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.

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

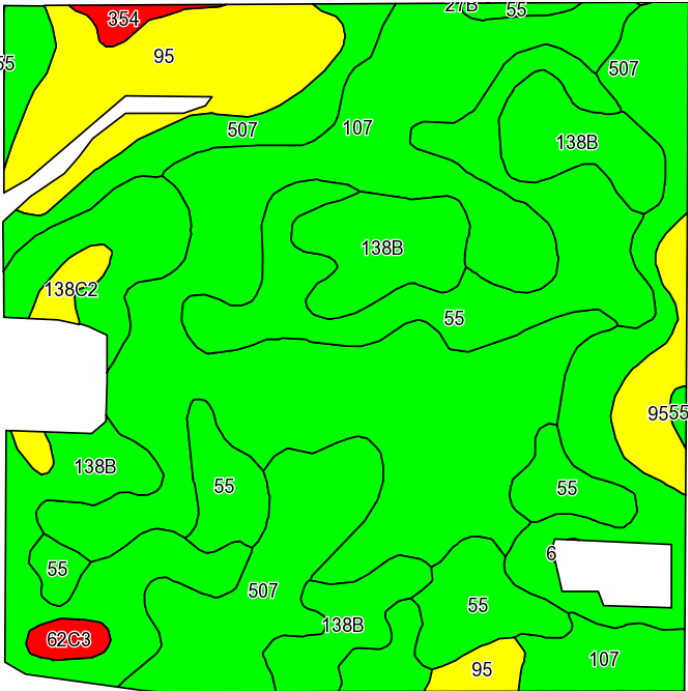
Telephone: 641-423-9531 E-mail: GaryL@Hertz.ag

www.HERTZ.ag

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.



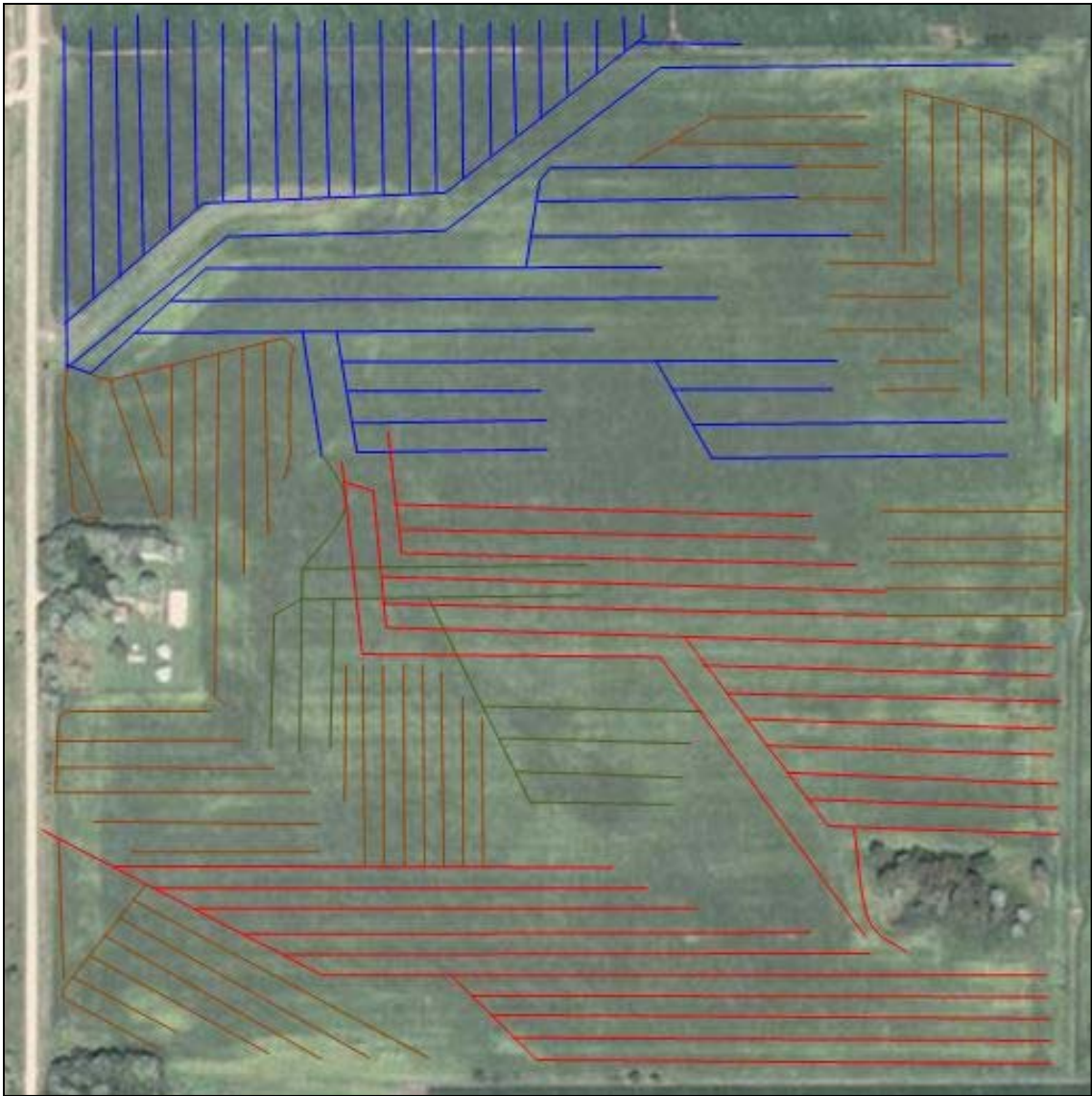
AERIAL PHOTO, SOIL & TILE MAPS



Maps provided by:



Symbol	Soil Type	Acres	CSR
107	Webster silty clay loam, 0 to 2% slopes	46.5	83
507	Canisteo silty clay loam, 0 to 2% slopes	29.8	78
138B	Clarion loam, 2 to 5% slopes	27.9	80
55	Nicollet loam, 1 to 3 % slopes	25.4	88
95	Harps clay loam, 0 to 2% slopes	16.0	62
138C2	Clarion loam, 5 to 9% slopes, eroded	1.5	63
62C3	Storden loam, 5 to 9% slopes, eroded	0.9	46
354	Aquolls and histosols	0.8	5
Total		148.8	79.2



WE ARE PLEASED TO OFFER THESE SERVICES

Sales • Acquisition • Auctions • Investment Analysis • Exchanging • Farm and Ranch Management • Appraisals