

FARM REAL ESTATE AUCTION

240 Acres, m/l - Howard County, Iowa

Wednesday, June 26, 2013 at 10:00 a.m.

Sale to be held at the Community Center, 114 W Main St., Riceville, IA 50466

LOCATION:

From Riceville, IA, go 2.5 miles E on IA Hwy. #9 to V-10. Go 2 miles N on V-10. Farm is on east side of V-10.

LEGAL DESCRIPTION:

NW¼ & W1/2 NE ¼ Section 15-T99N-R14W(Jamestown Township)
Exact legal as per abstract of title.

METHOD OF SALE:

Parcel will be offered as a single tract.

SELLER: Brick House Farms VII, LLC

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

SOIL TYPES: Primary soils are Oran,
Clyde, Floyd, Bassett, Lourdes and Protivin.
See soil map on back for details.

CSR per AGRIDATA, INC.: 74.5 on 229.5
tillable acres, m/l

CSR per HOWARD CO. ASSESSOR: 74.3 on 237
net acres, m/l

LAND DESCRIPTION: Level to gently
rolling.

DRAINAGE: Farm has extensive drainage
tile. See map on next page. Additional
maps available upon request.

REAL ESTATE TAXES:

Taxable Acres: 237.00
Net Taxes Payable 2012-13: \$4,492 or \$18.95 per Taxable Acre

FSA DATA: Farm #5547 Tract #10210

Cropland Acres	239.6		
Effective Cropland Acres	231.7		
Corn Base Acres	157.3	Direct/CC Yield	122 Bu./Ac
Bean Base Acres	74.4	Direct/CC Yield	34 Bu./Ac.

Classified as non-HEL. Tract does not contain a wetland..

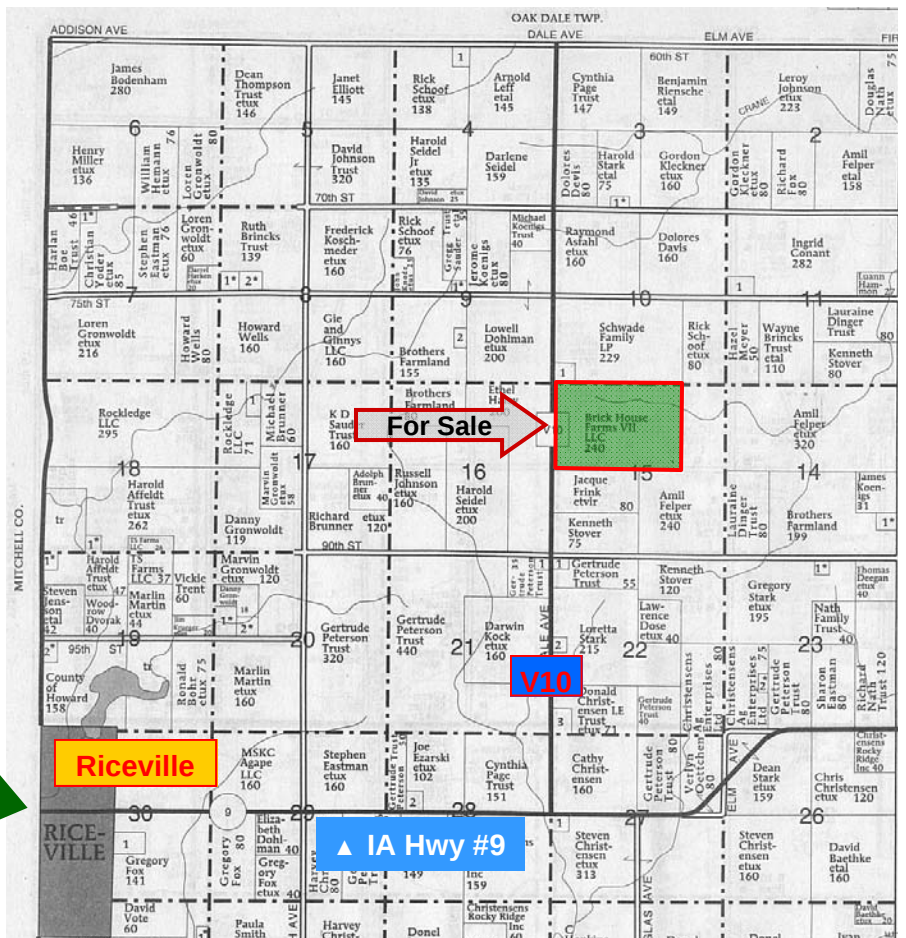
CRP Grassed Waterway Contract #3066A on 7.9 acres expires 9-30-2018, paying \$175.60 per acre or \$1,387 annually.

2013 and 2014 CASH RENT LEASE:

A 2-year cash rent lease for the 2013 and 2014 lease years is in force on the property. At closing the seller will assign the lease to the buyer and payment of 7/12's of the entire 2013 cash rent paid on March 1, 2013, will be paid by the seller to the buyer. The entire 2014 cash rent is due March 1, 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 July 29, 2013. Final settlement will require certified check or wire transfer. Closing and possession will occur July 29, 2013, subject to 2013 and 2014 cash rent lease. Taxes will be prorated to July 29, 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.



Permission for reproduction of map granted by Farm & Home Publishers



Caring for You and Your Farm
www.Hertz.ag

For additional information, contact:
Sterling Young

Email: SterlingY@Hertz.ag Ph.: 641-423-9531
2800 4th St. SW, Ste. #7, Mason City, IA 50401-1596

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.

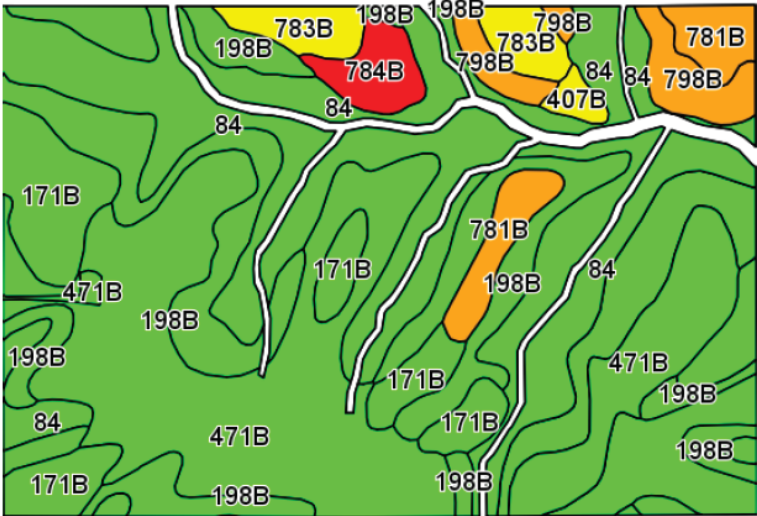
AERIAL, SOIL, & TILE MAPS

AERIAL MAP



FSA borders provided by the Farm Service Agency as of 5/21/2008. Soils data provided by USDA and NRCS. Parcel borders are an approximate representation.

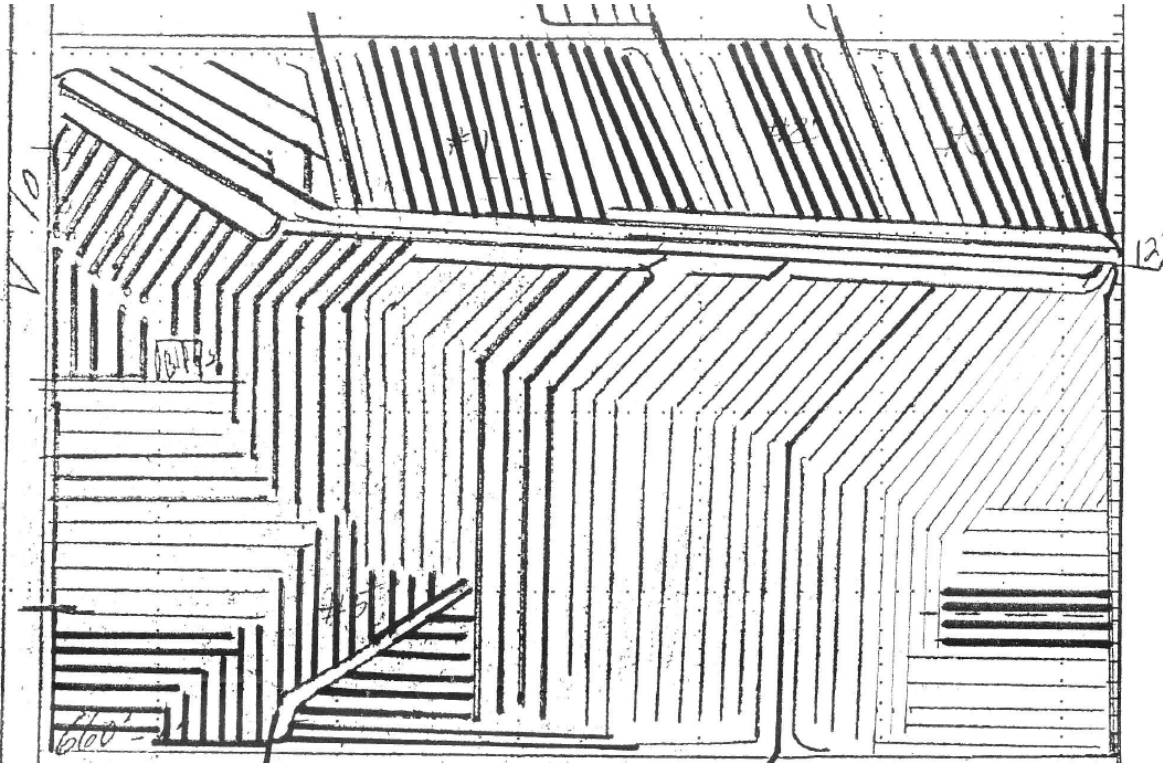
SOIL MAP



Code	Soil Description	Acres	CSR
471B	Oran loam, 3 to 5 percent slopes	62.8	78
84	Clyde silty clay loam	61.6	73
198B	Floyd loam, 1 to 4 percent slopes	51.0	78
171B	Bassett loam, 2 to 5 percent slopes	27.5	78
781B	Lourdes loam, 2 to 5 percent slopes	7.4	60
798B	Protivin loam, 1 to 4 percent slopes	7.0	55
783B	Cresco loam, 2 to 5 percent slopes	6.7	65
784B	Riceville loam, 1 to 4 percent slopes	4.2	50
407B	Schley silt loam, 1 to 4 percent slopes	1.3	70
Weighted Average		229.5	74.5

Aerial Photo/Soil Map provided by AgriData—Surety Mapping Systems

TILE MAP



WE ARE PLEASED TO OFFER THESE SERVICES

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