

FARM REAL ESTATE AUCTION

79.3 Acres, m/l - Story County, Iowa

Friday, June 7, 2013 at 10:00 a.m.

Sale held at the Moose Lodge

644 W. 190th St., Ames, IA 50010

LOCATION: 2 miles west of Gilbert on E23 (170th St.), then 1 mile north on 500th Ave.

LEGAL DESCRIPTION: S½ SW¼, Except Parcel "C", in Section 31, Township 85 North, Range 24 West of the 5th p.m. (LaFayette Twp.)

METHOD OF SALE:

- Parcel will be sold as single tract of land.
- Bids will be \$/Acre x 79.3 Acres.
- Seller reserves the right to refuse any and all bids.

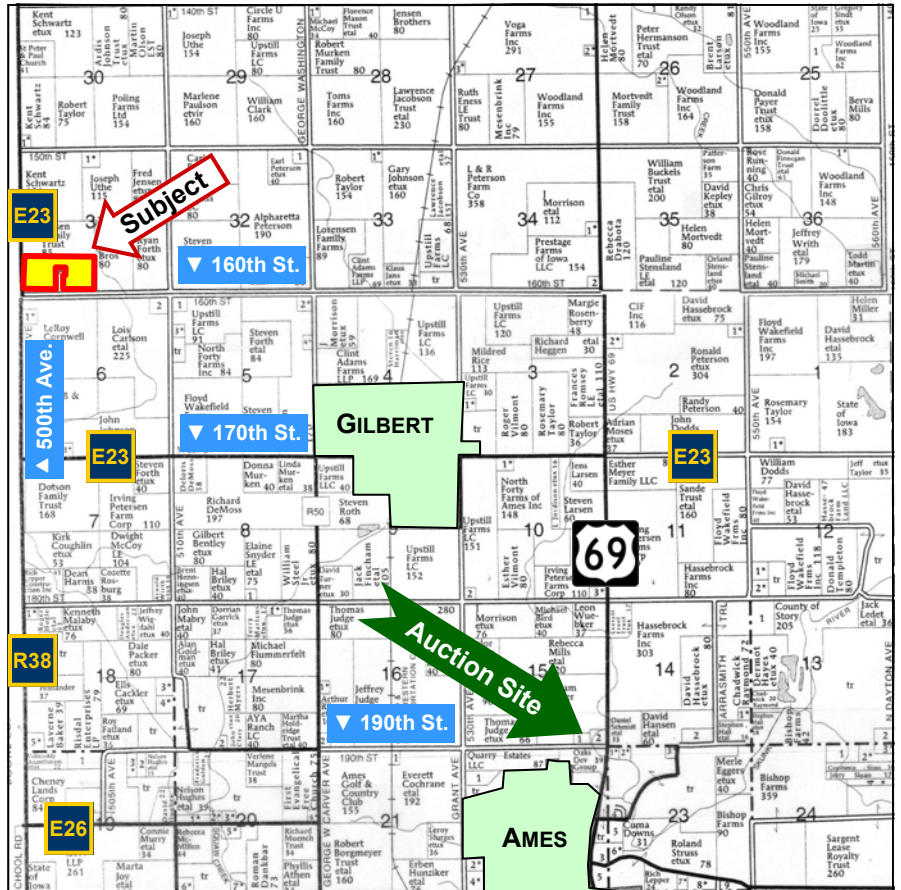
SELLER: Mamie B. Nedrebo Estate

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

SOIL TYPES & PRODUCTIVITY:

Primary soils are Canisteo, Clarion, Webster & Nicollet. See soil map on back for detail.

- CSR 83.01** per County Assessor, based on net taxable acres
- CSR: 82.9** per AgriData, Inc. 2012, based on estimated FSA crop acres



LAND DESCRIPTION: Level to moderately sloping

DRAINAGE: Farm is in Drainage District Boone-Story #8.

BUILDINGS/IMPROVEMENTS: None

REAL ESTATE TAXES:

Taxes Payable 2012-2013: \$2,172.00

Taxable Acres: 75.61

Tax per Acre: \$28.73

FSA DATA:

Farm Number 792, Tract 1008

Crop Acres: 74.64 NHEL* (Non-Highly Erodible Land)

Base/Yields	Direct	Counter-Cyclical
-------------	--------	------------------

Corn Base: 38.4*	126	126
------------------	-----	-----

Bean Base: 36.2*	30	30
------------------	----	----

*Final crop acres and bases to be determined by local FSA office.

LEASE: Farm is leased through February 28, 2014. Buyer to receive credit at closing for 2013 second-half rent.

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 12, 2013. Final settlement will require certified check or wire transfer. Closing and possession will occur July 12, 2013, subject to the existing lease which expires February 28, 2014. Taxes will be prorated to July 12, 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 50201-0500

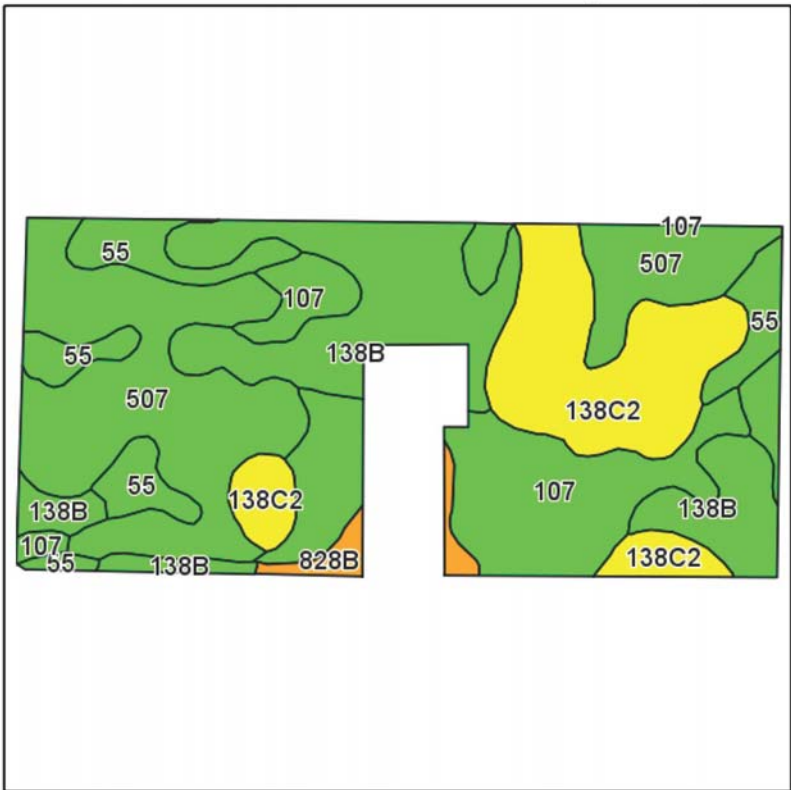
Telephone: 515-382-1500 or 1-800-593-5263

www.HERTZ.ag

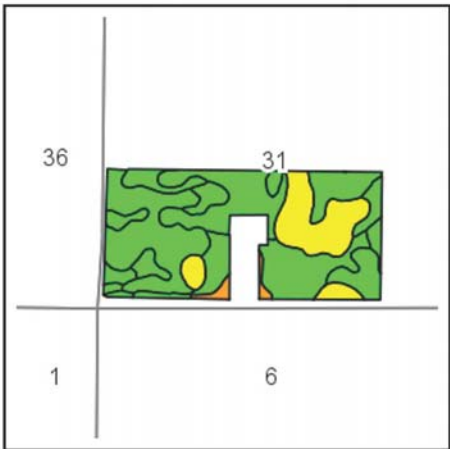


The information in this brochure is from sources deemed to be reliable but it cannot be guaranteed by Hertz Real Estate Services, Inc. or its staff.

AERIAL & SOIL MAPS



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



State: Iowa
County: Story
Location: 31-85N-24W
Township: Lafayette
Acres: 74.6
Date: 4/4/2013



Maps provided by:



©AgriData, Inc 2012
www.AgriDataInc.com

Code	Soil Description	Acres	Percent of field	CSR Legend	Non-Irr Class	CSR*
507	Canisteo clay loam, 0 to 2 percent slopes	22.5	30.2%		IIw	84
138B	Clarion loam, 2 to 5 percent slopes	16	21.4%		IIe	86
107	Webster clay loam, 0 to 2 percent slopes	14.3	19.1%		IIw	89
138C2	Clarion loam, 5 to 9 percent slopes, moderately eroded	13.5	18.1%		IIIe	68
55	Nicollet loam, 1 to 3 percent slopes	7	9.4%		I	94
828B	Zenor sandy loam, 2 to 5 percent slopes	1.3	1.8%		IIIe	52
Weighted Average						82.9

WE ARE PLEASED TO OFFER THESE SERVICES

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