

FARM REAL ESTATE AUCTION

293 ACRES, m/l - FREEBORN COUNTY, MINNESOTA

WEDNESDAY, DECEMBER 12, 2012, @ 10 AM

SALE TO BE HELD AT GENEVA COMMUNITY CENTER

410 1ST AVENUE SE, GENEVA, MINNESOTA

LOCATION: Parcel 1 located 3.5 miles NW of Clarks Grove and Parcel 2 located 1 mile S of Clarks Grove.

LEGAL DESCRIPTION:

Parcel 1 - S 1/2 SE 1/4 Section 30; N 1/2 NE 1/4 Section 31, Twp. 104 North, Range 21, West of the 5th P.M., Bath Township, containing 160 ac., m/l.

Parcel 2 - W 1/2 NW 1/4; frl. NE 1/4 NW 1/4; N 1/2 NW 1/4 SW 1/4, Section 11, Township 103 North, Range 21, West of the 5th P.M., Bancroft Township, containing 133 ac., m/l.

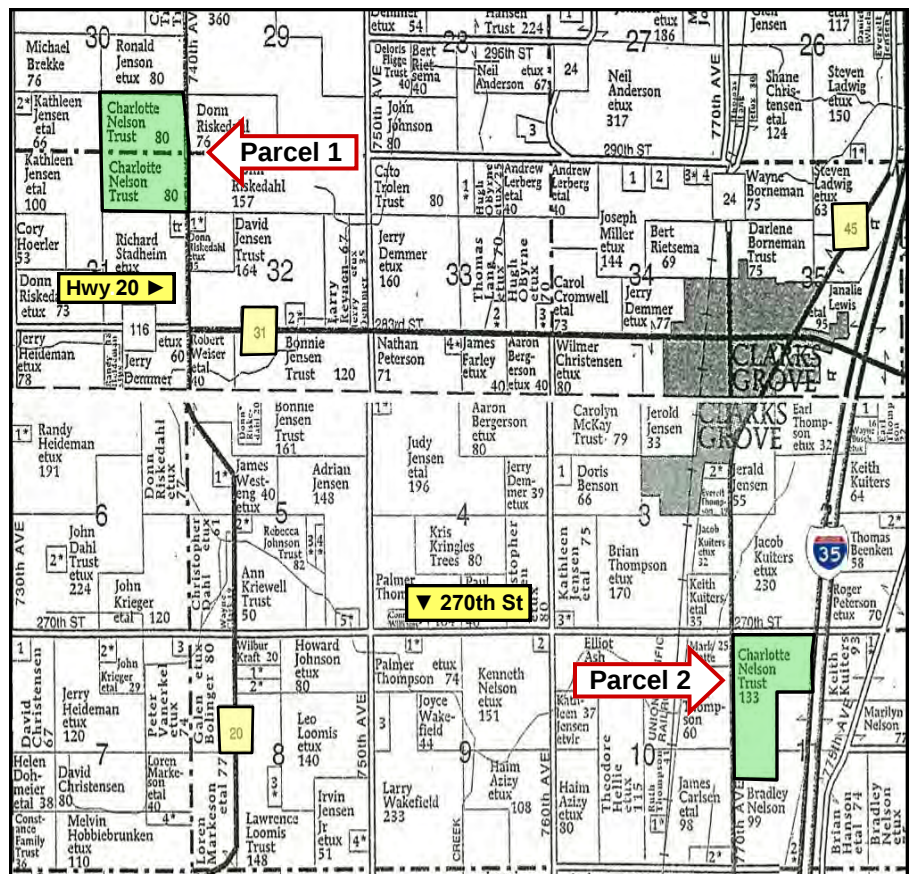
METHOD OF SALE:

Bidding will be by the acre via **Choice with Privilege**, allowing high bidder to select either or both parcels.

Seller reserves the right to refuse any and all bids.

SELLER: Charlotte Nelson Trust

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



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SOIL TYPES & PRODUCTIVITY: The primary soils on Parcel 1 are Webster, Clarion and Terril Loams. The average Productivity Index is 92.1. CER is 82.0.

The primary soils on Parcel 2 are Webster, Lester and Hamel Loams. The average Productivity Index is 91.9. CER is 85.8. A soil map for each parcel is included on the back of this brochure.

DRAINAGE: Both parcels considered adequately drained, although additional tile would be beneficial. Available tile maps are posted on our website at www.Hertz.ag.

BUILDINGS/IMPROVEMENTS: None (acres not included)

WATER/WELL INFORMATION: None

REAL ESTATE TAXES: Taxes Payable in 2012

	<u>Taxable Ac.</u>	<u>Tax/Ac.</u>	<u>Total Payment</u>
Parcel 1:	160.0	\$49.36	\$7,898
Parcel 2:	132.7	\$53.89	\$7,150

FSA DATA:	<u>Parcel 1</u>	<u>Parcel 2</u>
Farm No.	7490	8890
Tract No.	422	54016
Gross Acres	160.0	141.0
Crop Acres	156.7	126.7
Corn Base Acres	96.2	66.9
Program Yield (Bu/Ac)	115 (DP/CP)	122 (DP/CP)
Bean Base Acres	53.6	59.8
Program Yield (Bu/Ac)	31 (DP/CP)	34 (DP/CP)

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 January 15, 2013. Final settlement will require certified check or wire transfer. Parcel 2 is subject to existing lease which expires December 31, 2013.

No Buyer's Premium will be due.

Seller is responsible to pay all real estate taxes due and payable in 2012. Buyer is responsible for all taxes due and payable in 2013. Bidding to be on a per acre basis. High bidder will be offered choice of either or both parcels.

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.

Parcel 1 fall tillage of \$2,191 and P & K fertilizer of \$22,249 will be paid by Seller.

Parcel 2 has a cash rent lease in place for the 2013 crop year (133 acres x \$305/acre = \$40,625).

AUCTIONEER: Marvin D. Huntrods (Lic. #40285262)

For additional information, contact:

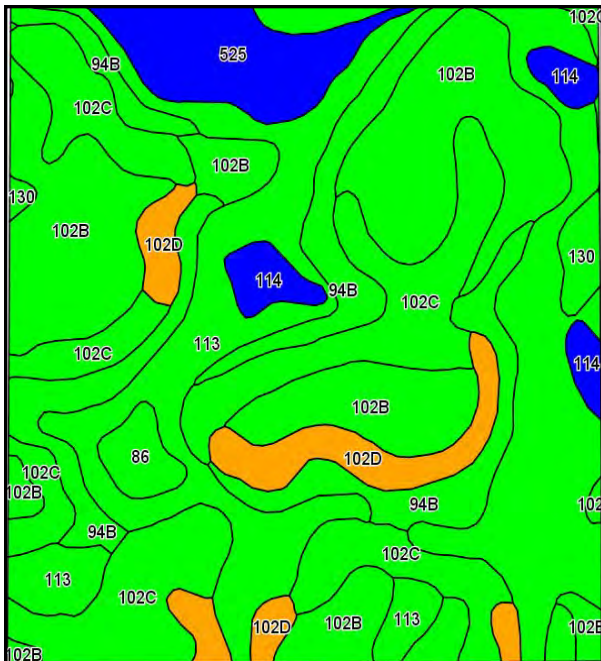
HERTZ FARM MANAGEMENT, INC.
2800 4th Street SW, Suite 7, Mason City, IA 50401-1596
Ph: 641-423-9531 Website: www.Hertz.ag



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 & SOIL MAPS

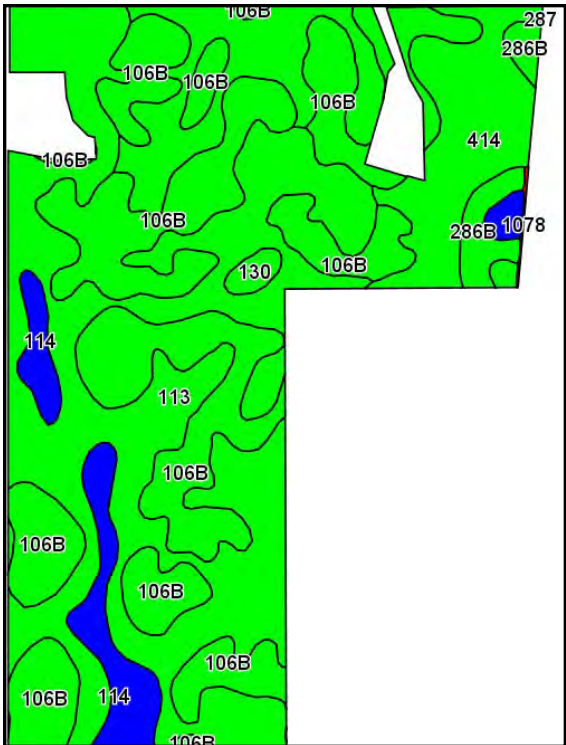
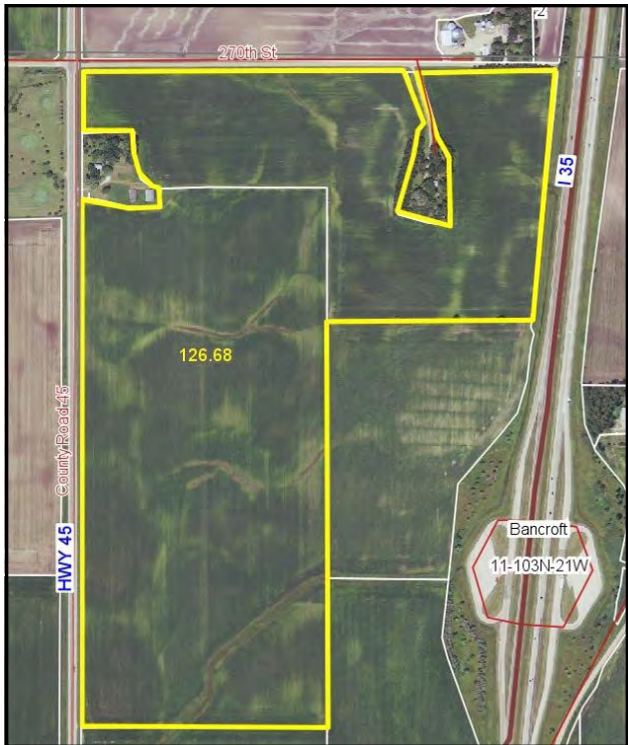
PARCEL 1 - 160 ACRES, m/I - BATH TOWNSHIP



Maps provided by:
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CUSTOMIZED ONLINE MAPPING
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Code	Soil Description	Acres	Productivity Index
113	Webster Clay Loam	42.4	93
102B	Clarion Loam, 2 to 6% Slope	38.1	95
102C	Clarion Loam, 6 to 12% Slope	32.6	92
94B	Terril Loam, 3 to 8% Slope	18.0	99
102D	Clarion Loam, 12 to 18% Slope	9.3	75
525	Muskego Muck	8.6	81
114	Glenoe Clay Loam	3.9	86
86	Canisteo Clay Loam	2.0	93
130	Nicollet Clay Loam, 1 to 3% Slope	1.8	99
	Crop Acres	156.7	
	Weighted Average		92.1

PARCEL 2 - 133 ACRES, m/I - BANCROFT TOWNSHIP



Maps provided by:
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CUSTOMIZED ONLINE MAPPING
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Code	Soil Description	Acres	Productivity Index
113	Webster Clay Loam	49.5	93
106B	Lester Loam, 2 to 6% Slope	44.83	91
414	Hamel Loam	21.5	94
114	Glenoe Clay Loam	6.3	86
286B	Shorewood Silty Clay Loam, 1 to 6% Slope	2.9	95
130	Nicollet Clay Loam, 1 to 3% Slope	0.8	99
1806	Lerdal Silty Clay Loam, 0 to 2% Slope	0.7	80
1078	Udorthents	0.1	0
	Crop Acres	126.63	
	Weighted Average		91.9

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