

FARM REAL ESTATE AUCTION

230.21 Acres, m/l - Cerro Gordo/Floyd Counties

Thursday, December 6, 2012 at 10:00 A.M.

Sale to be held at Lions Community Center

16 South Summit Ave., Nora Springs, Iowa 50458

LOCATION: 4 miles S of Nora Springs on 225th Street or 8 miles SE of Mason City.

LEGAL DESCRIPTION: NW 1/4 and Lots 2 and 3 in NE 1/4, lying South of the Winnebago River, Section 36, and that part of the SW 1/4, Section 25, lying South of the Winnebago River, Township 96 North, Range 19, West of the 5th P.M., and that part of the fractional SW 1/4 NW 1/4, Section 31, Township 96 North, Range 18, West of the 5th P.M.

(Exact legal to be taken from Abstract of Title.)

METHOD OF SALE:

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

SELLER: Rosella Furness Barclay Family Trust and Cheryl Barclay Trust

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

SOIL TYPES & PRODUCTIVITY: Primary soils are Raddle, Du Page, Saude and Lawler. See soil maps on back for detail.

- **CSR:** 76.0 per County Assessor, on 223.72 net taxable acres
- **CSR:** 75.9 per AgriData, Inc. 2012, on 201.4 crop acres
- **CSR2:** 70.7 per AgriData, Inc. 2012, on 201.4 crop acres (see back for CSR/CSR2 information)

LAND DESCRIPTION: Level to gently rolling.

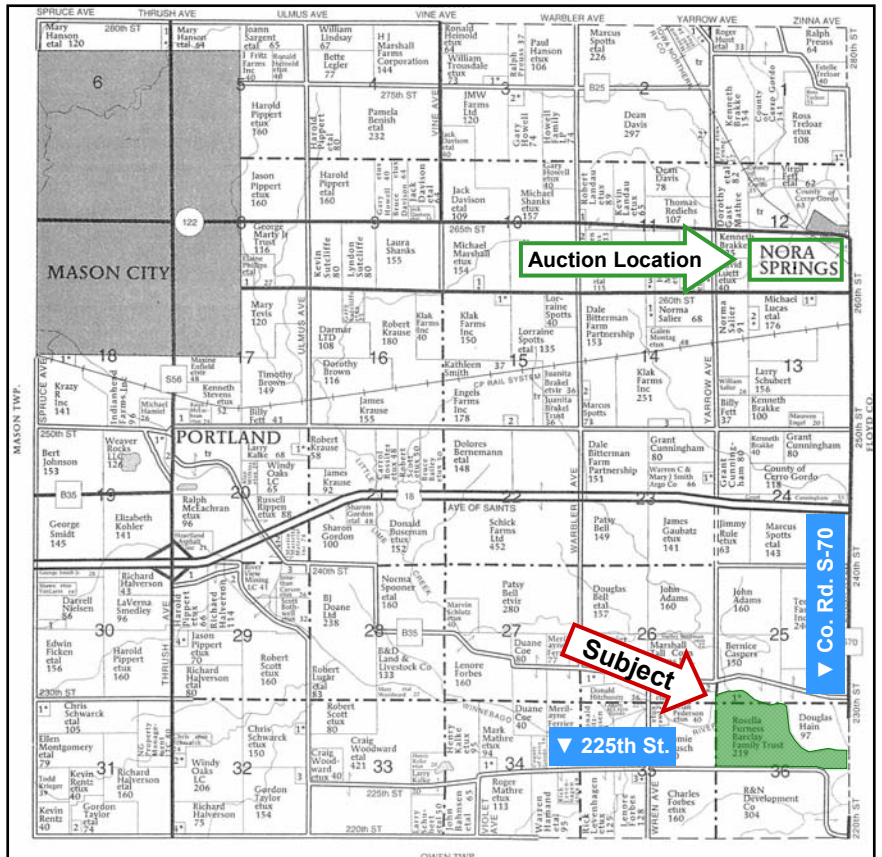
DRAINAGE: Good natural drainage with some tile. Tile map available upon request.

BUILDINGS/IMPROVEMENTS: Drying bin (6,400-bu. capacity) and 3 storage bins (3,200-bu. capacity each).

WATER/WELL INFORMATION: None

REAL ESTATE TAXES:

Taxes Payable 2012-2013: \$4,872.00
Taxable Acres: 224.72
Tax per Acre: \$21.68



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

FSA DATA:

Farm Number: 4960 Crop Acres: 201.4 (including 14.0 Ac. in CRP)

Base/Yields (estimated)	Direct	Counter-Cyclical
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Corn Base: 93.9 ac.	143 bu./ac.	143 bu./ac.
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Bean Base: 84.3 ac.	36 bu./ac.	36 bu./ac.
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CONSERVATION RESERVE PROGRAM (CRP): The CRP contract includes a total of 14.0 acres contained in a filter strip along the Winnebago River. The contract expires on October 1, 2013. The annual payment is \$2,360. Contract to be assigned to buyer at closing. Buyer will assume seller's position on this contract and maintain it through September 30, 2013.

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 8, 2013, subject to existing lease which expires March 1, 2014. Existing CRP contract, which expires October 1, 2013, will be assigned to Buyer. Taxes will be prorated to December 31, 2012. Bidding will be on a per acre basis.

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:

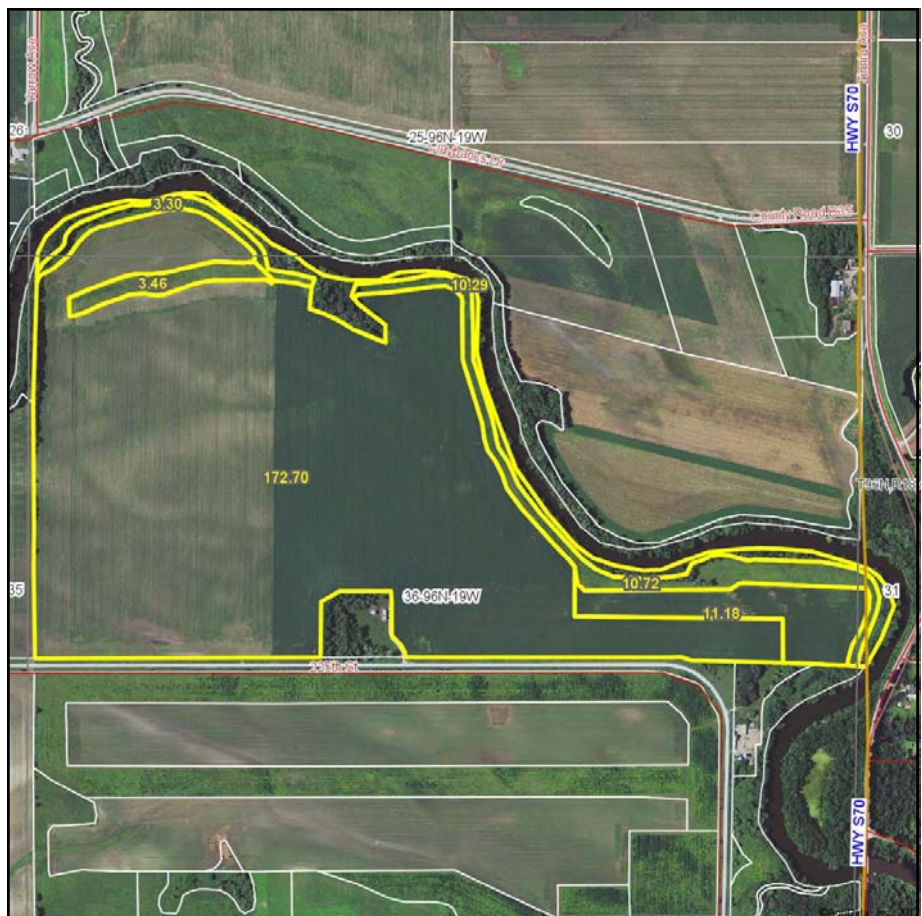
2800 4th Street SW, Suite 7, Mason City, IA, 50401-1596
Telephone: 641-423-9531

www.HERTZ.ag



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AERIAL PHOTO AND SOIL MAPS

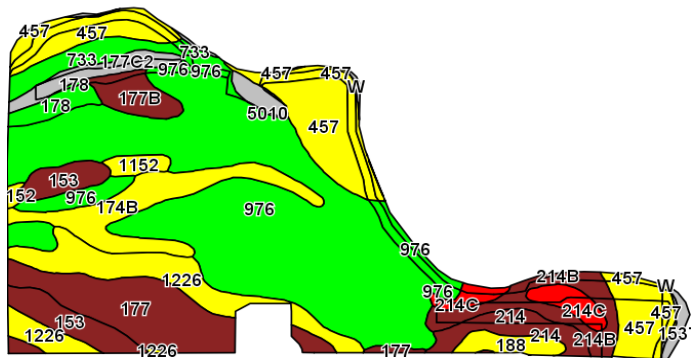


The acres displayed in the aerial photo above and soil maps below are an estimation of the crop acres and are not guaranteed.

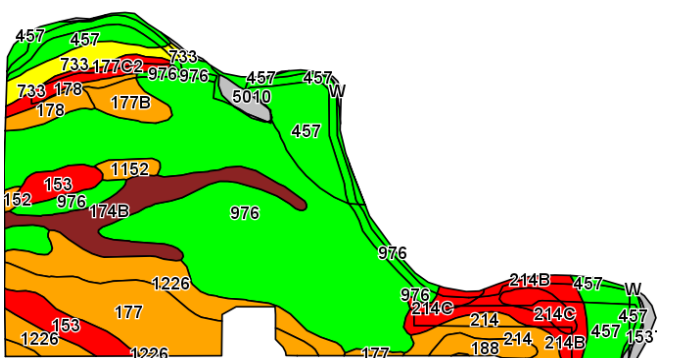


CSR/CSR2 UPDATE: The State of Iowa has historically used Corn Suitability Rating (**CSR**) as its soil productivity index. To better recognize soil type variability, the USDA Natural Resources Conservation Services (NRCS) is in the process of reclassifying soil map units in various Iowa counties. In recognition of this change and in an effort to make the CSR more consistent across the state, Iowa State University has developed a new formula called **CSR2**, which does not directly correlate to the previous CSR values, but *replaces* them. There may be a significant difference between the old CSR value and the new CSR2 value on any given farm. We are providing both CSR and CSR2 soil maps during this transition period to illustrate any changes. For additional information regarding CSR2, please see the link on our website at www.HERTZ.ag.

CSR



CSR2



Code	Soil Description	Acres	CSR	CSR2
976	Raddle Silt Loam, 1 to 3% Slope	83.8	92	89
457	Du Page Silt Loam, 0-2% Slope	23.6	72	83
177	Saude Loam, 0-2% Slope	17.4	63	54
1226	Lawler Loam, 0-2% Slope	15.4	71	53
174B	Bolan Loam, 2-5% Slope	12.6	70	58
153	Shandep Clay Loam, 0-1% Slope	8.9	55	40
214B	Rockton Loam, 2-5% Slope	7.0	56	41
214	Rockton Loam, 0-2% Slope	5.4	61	48
733	Calco Silty Clay Loam, 0-2% Slope	5.1	75	72
177B	Saude Loam, 2-5% slope	4.4	58	49
177C2	Saude Loam, 5-9% Slope	4.2	33	42
214C	Rockton Loam, 5-9% Slope	3.9	36	36
178	Waukee Loam, 0-2% Slope	2.9	77	54
188	Kensett Loam, 0-2% Slope	2.9	72	51
1152	Marshan Clay Loam, 0-2% Slope	2.2	67	48
457	Du Page Loam, 0-2% slope	0.8	72	81
551	Calamine Silty Clay Loam, 1-3% Slope	0.6	58	49
1537	Du Page-Shellwood-Calco Complex, 0-3% Slope	0.2	18	18
5010	Pits, sand and gravel	0.1	0	0
	Crop Acres	201.4		
	Weighted Averages		75.9	70.7

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