

FARM REAL ESTATE AUCTION

160 Acres, m/l - Wright County, Iowa

Thursday, November 8, 2012 at 10:00 A.M.

Sale held at Belmond City Hall

112 2nd Avenue N., Belmond, Iowa

LOCATION: 5 miles southeast of Belmond on County Road C25.

LEGAL DESCRIPTION: SE¼, Section 2, Township 92 North, Range 23, West of the 5th P.M., Iowa Township, Wright County, Iowa, containing 160 acres, more or less. (Exact legal to be taken from Abstract of Title.)

METHOD OF SALE:

Adjoining 80-acre tract to be offered at same auction. Bidding will be by the acre via **Choice with Privilege**, allowing high bidder to select either or both parcels. Sellers reserve the right to refuse any and all bids.

SELLER: McKenna Family Partnership.

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

SOIL TYPES & PRODUCTIVITY: Primary soils are Nicollet, Canisteo and Clarion. See soil maps on back for detail.

- **CSR:** 80.1 per County Assessor, on 155 net taxable acres
- **CSR:** 80.2 per AgriData, Inc. 2012, on 154.6 crop acres
- **CSR2:** 76.9 per AgriData, Inc. 2012, on 154.6 crop acres (see back for CSR/CSR2 information)

LAND DESCRIPTION: Bare land except for approximately 1.5 acres of timber. Topography is level to rolling.

DRAINAGE: See tile map on back.

BUILDINGS/IMPROVEMENTS: None.

WATER/WELL INFORMATION: None.

REAL ESTATE TAXES:

Taxes Payable 2012-2013: \$3,750.00

Taxable Acres: 155.0

Tax per Acre: \$24.19

FSA DATA:

Farm Number: 1332 (combined with adjoining 80 acres)

Crop Acres: 154.6 (estimated)

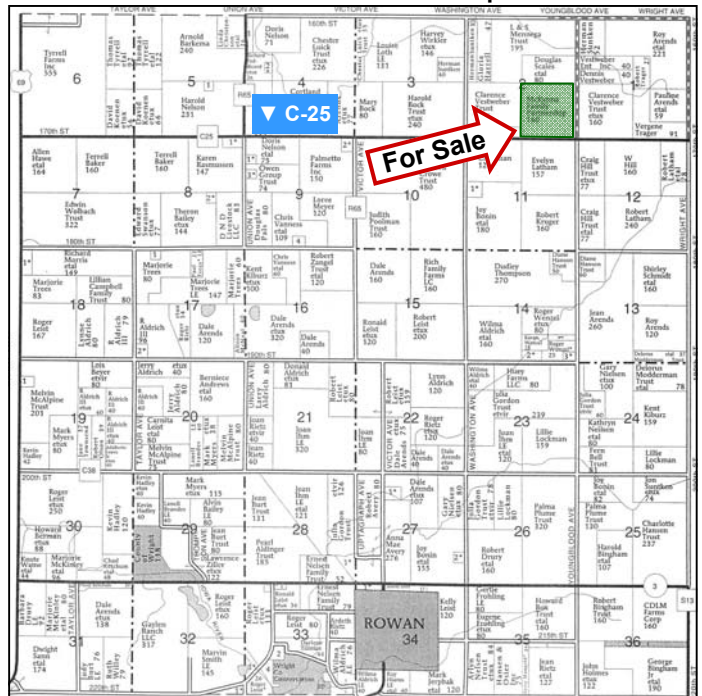
Base/Yields (estimated)	Direct	Counter-Cyclical
Corn Base: 104.7 ac.	134 bu./ac.	134 bu./ac.
Bean Base: 49.3 ac.	31 bu./ac.	31 bu./ac.

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 December 11, 2012. Final settlement will require certified check or wire transfer. Closing and possession will occur December 11, 2012. Taxes will be prorated to December 31, 2012. Adjoining 80 acres to be offered for sale at the same auction. Bidding will be on a per-acre basis. High bidder will be offered choice of either or both parcels. If necessary, the property will be surveyed with the cost of the survey paid by Seller.

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.



Iowa Township



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

For additional information, contact Gary S. Loos

2800 4th Street SW, Suite 7, Mason City, IA, 50401-1596

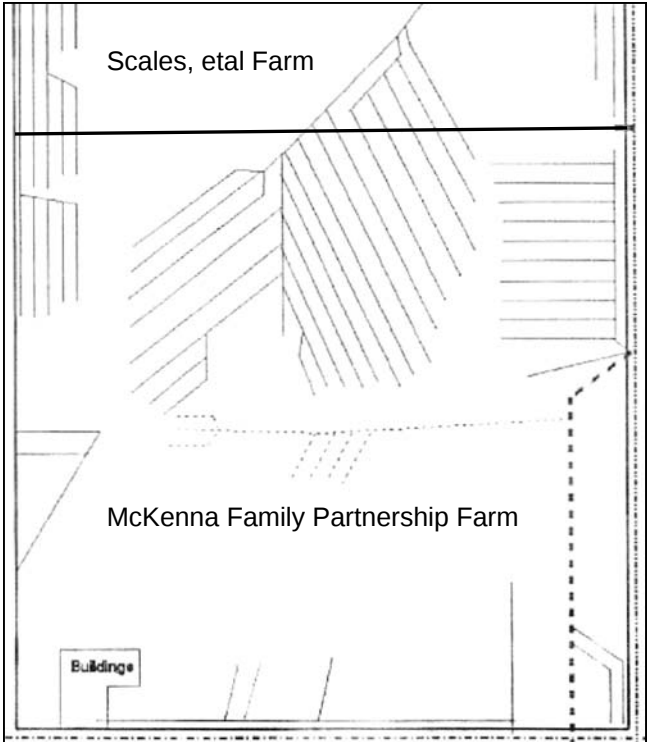
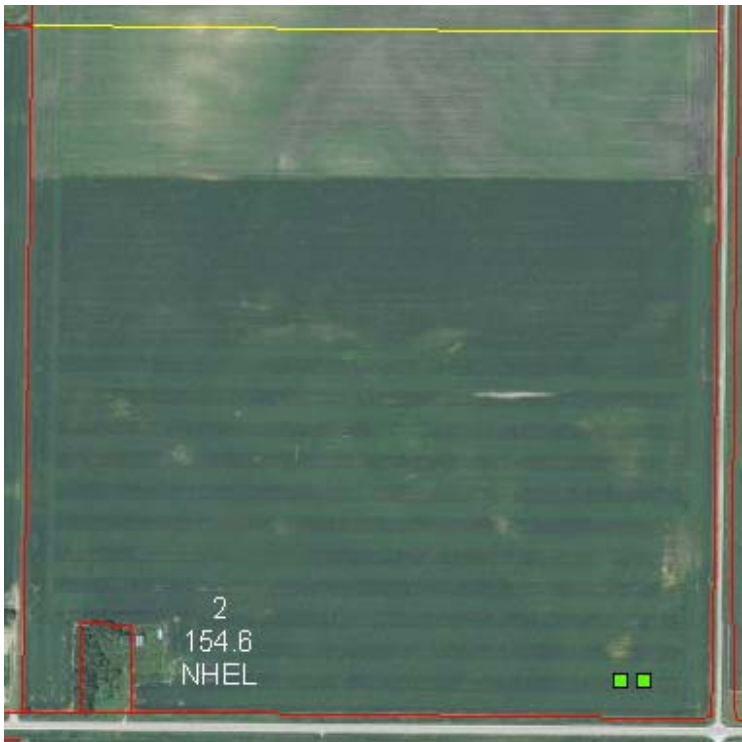
Telephone: 641-423-9531

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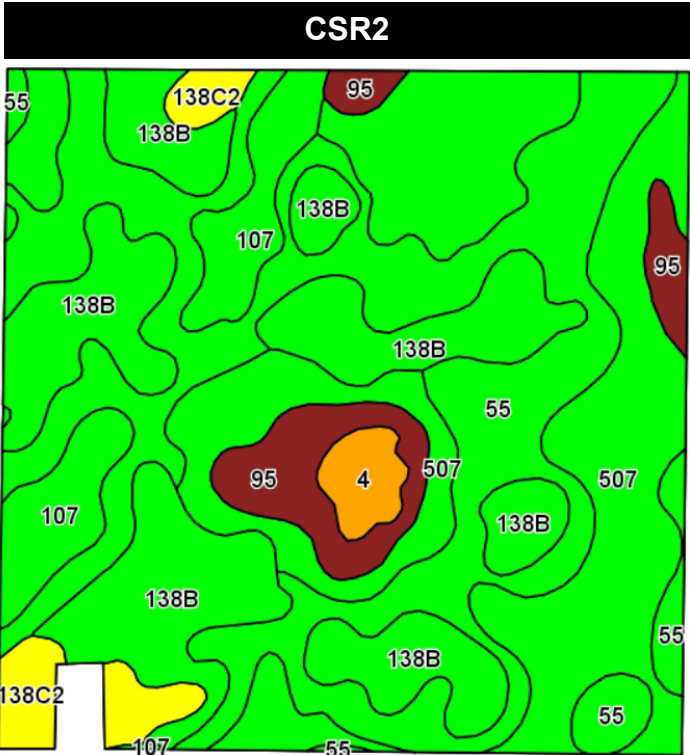
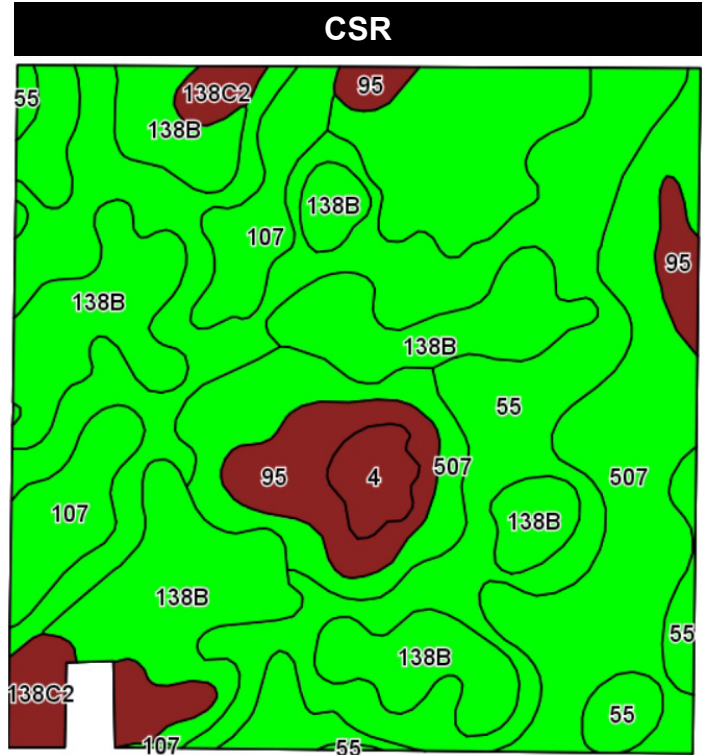
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AERIAL PHOTO, SOIL & TILE MAPS



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.



Maps provided by:

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Symbol	Soil Type	Acres	CSR	CSR2
55	Nicollet loam, 1 to 3% slopes	48.7	88	79
507	Canisteo silty clay loam, 0 to 2% slopes	41.2	78	78
138B	Clarion loam, 2 to 5% slopes	36.6	80	79
107	Webster silty clay loam, 0 to 2% slopes	11.8	83	78
95	Harps clay loam, 0 to 2% slopes	8.7	62	63
138C2	Clarion loam, 5 to 9% slopes	5.2	63	71
4	Knoke silty clay loam, 0 to 1% slopes	2.4	56	49
Total		154.6	80.2	76.9

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