

FARM REAL ESTATE AUCTION

150 Acres, m/l—Greene County, Iowa

Tuesday, November 13, 2012 at 2:00 p.m.

Sale held at the Community Building

301 South Park Street, Paton, Iowa

LOCATION: 3/4 mi. East of Paton on south side of E18

LEGAL DESCRIPTION: NE $\frac{1}{4}$ except Lot 2, Section 21, Township 85 North, Range 29, West of the 5th P.M. (Paton Twp.)

METHOD OF SALE:

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

SELLER: William L. Dunn Trust

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

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

- **CSR:** 77.75 per County Assessor, based on net taxable acres
- **CSR:** 77.8per AgriData, Inc. 2012, based on FSA crop acres
- **CSR2:** 74.1 per AgriData, Inc. 2012, based on FSA crop acres (see back for CSR/CSR2 information)

LAND DESCRIPTION: Nearly level to gently sloping

DRAINAGE: In Drainage Districts #091 and #111. County tile and private tile on property. (Maps available)

BUILDINGS/IMPROVEMENTS: None

WATER/WELL INFORMATION: None

REAL ESTATE TAXES:

Taxes Payable 2012-2013: \$3,544

Taxable Acres: 147.13

Tax per Acre: \$24.09

FSA DATA:

Farm Number 3915, Tract 2491

Crop Acres: 147.7 NHEL (Non-Highly Erodible Land)

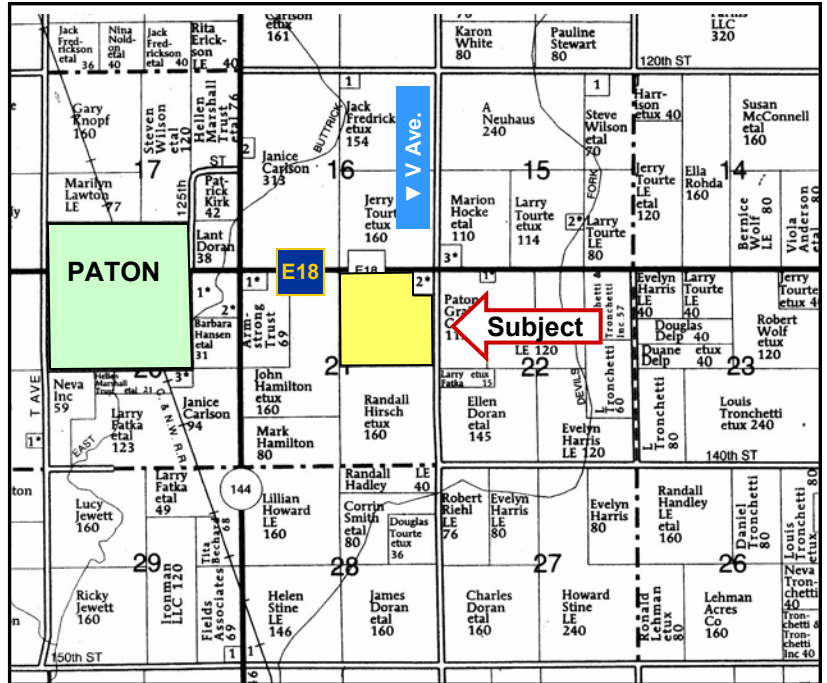
Base/Yields	Direct	Counter-Cyclical
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Corn Base: 73.3	137	152
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Bean Base: 72.9	38	46
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TERMS AND POSSESSION: 10% down payment required the day of sale. Successful bidders are purchasing with no financing contingencies and must be prepared for cash settlement of their purchase on December 14, 2012. Final settlement will require certified check or wire transfer. Closing and possession will occur December 14, 2012, subject to the existing lease which expires March 1, 2013. Taxes will be prorated to December 31, 2012.

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.



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For additional information, contact Kyle Hansen:

415 S. 11th Street, Nevada, Iowa 50201

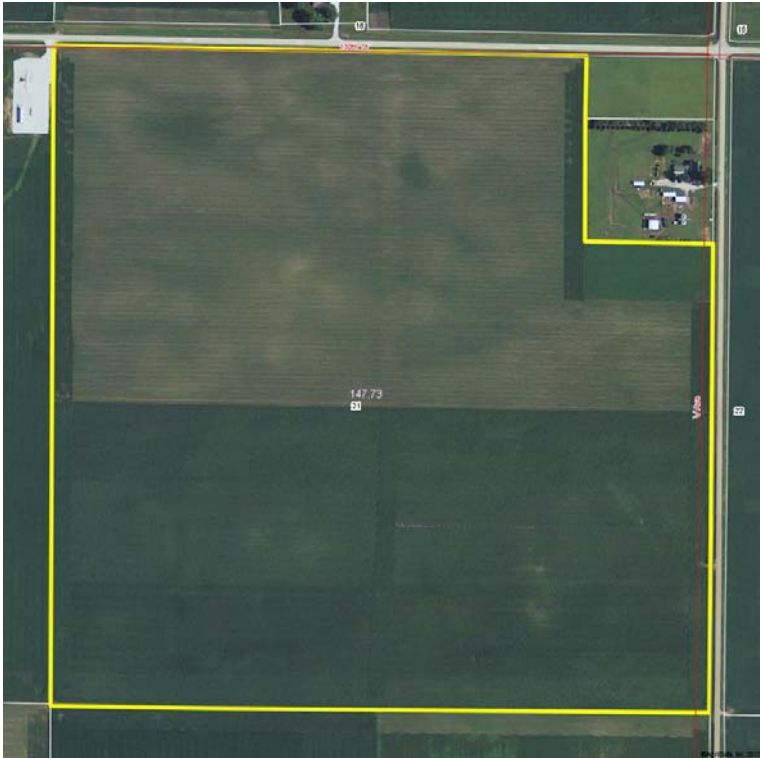
Telephone: 515-382-1500

www.Hertz.ag



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AERIAL & SOIL MAPS



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.

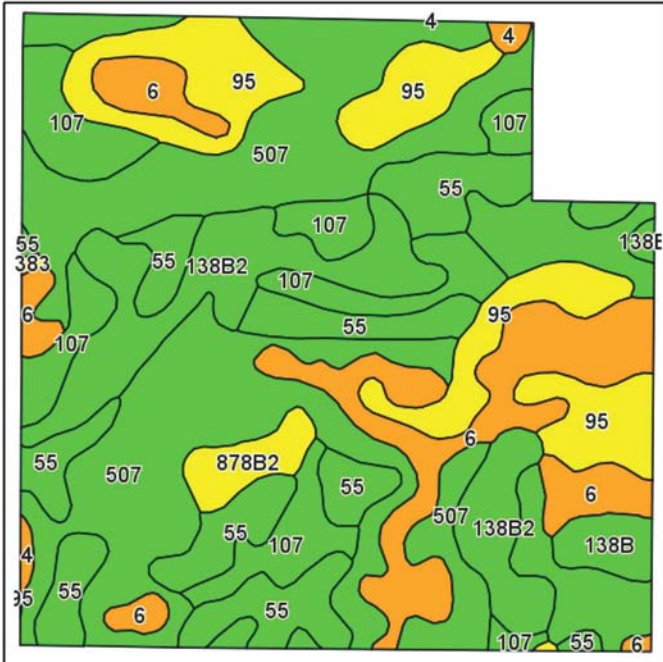


Maps provided by:

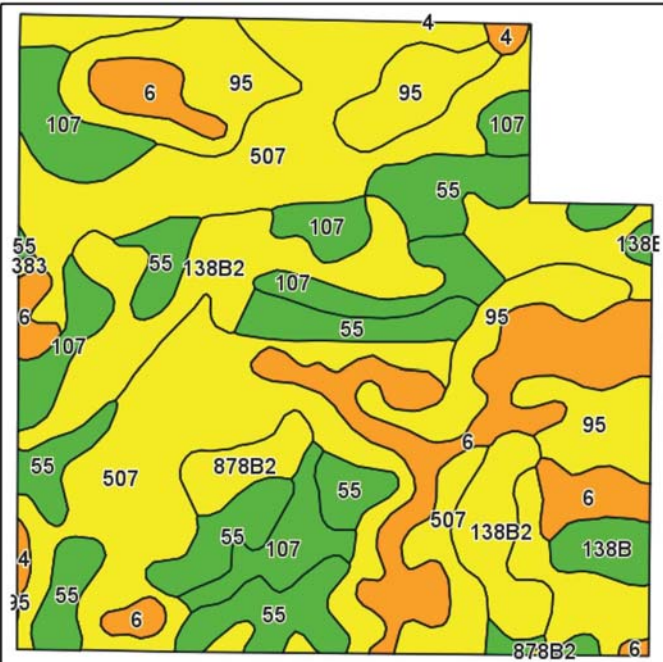


CSR

CSR2



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



Field borders provided by Farm Service Agency as of 5/21/2008.
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Code	Soil Description	Non-Irr Class	Ac	% of field	CSR LEGEND	CSR	CSR2 Legend	CSR2	Corn Yield	Bean Yield
507	Canisteo clay loam, 0 to 2 percent slopes	IIw	52.7	35.6%		81		78	198	53
55	Nicollet loam, 1 to 3 percent slopes	I	20.8	14.1%		91		82	212	57
6	Okoboji silty clay loam, 0 to 1 percent slopes	IIIw	18.9	12.8%		58		53	167	45
95	Harps loam, 0 to 2 percent slopes	IIw	18.5	12.5%		64		66	175	47
107	Webster clay loam, 0 to 2 percent slopes	IIw	15.6	10.6%		86		81	205	55
138B2	Clarion loam, 2 to 5 percent slopes, moderately eroded	Ile	15.3	10.4%		81		78	198	53
878B2	Ocheyedan loam, 2 to 5 percent slopes, moderately eroded	Ile	2.6	1.8%		76		76	192	52
138B	Clarion loam, 2 to 5 percent slopes	Ile	2.5	1.7%		83		80	201	54
4	Knoke silty clay loam, 0 to 1 percent slopes	IIIw	0.7	0.5%		58		53	167	45
383	Marna silty clay loam, 0 to 2 percent slopes	IIw	0.1	0.1%		75		63	190	51
Weighted Average						77.8		74.1	193.9	52.0

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