

FARM REAL ESTATE AUCTION

148 Acres, m/l - Marshall County, Iowa

Tuesday, October 30, 2012 at 10:00 a.m.

Sale held at the Consumer's Energy Community Room

2074 242nd St. (Jct. of Hwys. 30 & 330), Marshalltown, IA

LOCATION: One-half mile north of St. Anthony on S57 to 150th St. Then 1 mile east. Property on north side of road.

LEGAL DESCRIPTION: SW¼ except Parcel A, Section 27, Township 85 North, Range 20 West, (Liberty Twp.) Exact legal to be taken from abstract.

METHOD OF SALE:

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

SELLER: Mary and Isaac Craig Henderson

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

SOIL TYPES & PRODUCTIVITY: Primary soils are Tama, Clarion, Coland-Terril. See soil maps on back for detail.

- CSR:** 67.4 per County Assessor, based on net taxable acres
- CSR:** 69.6 per AgriData, Inc. 2012, based on FSA crop acres
- CSR2:** 69.7 per AgriData, Inc. 2012, based on FSA crop acres (see back for CSR/CSR2 information)

LAND DESCRIPTION: Gently sloping to moderately sloping

DRAINAGE: Natural drainage plus tile

BUILDINGS/IMPROVEMENTS: None

REAL ESTATE TAXES:

Taxes Payable 2012-2013: \$3,190
Taxable Acres: 146.37
Tax per Acre: \$21.79

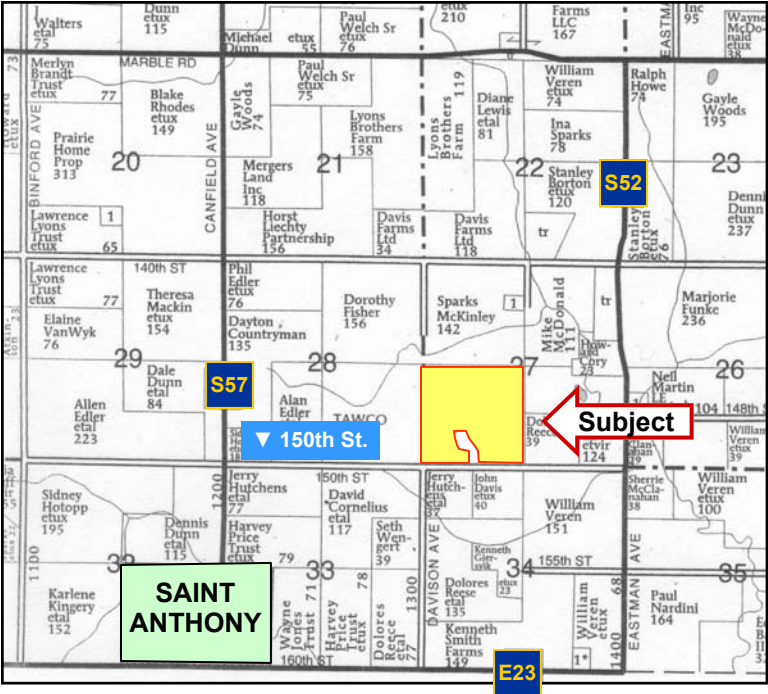
FSA DATA:

Farm Number 586, Tract 2110
Crop Acres: 138.0

Base/Yields	Direct/Counter-Cyclical
Corn Base: 64.9	101/151
Bean Base: 66.8	40/48

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, subject to the existing lease which expires March 1, 2013. Taxes will be prorated to December 11, 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 J. Hansen:

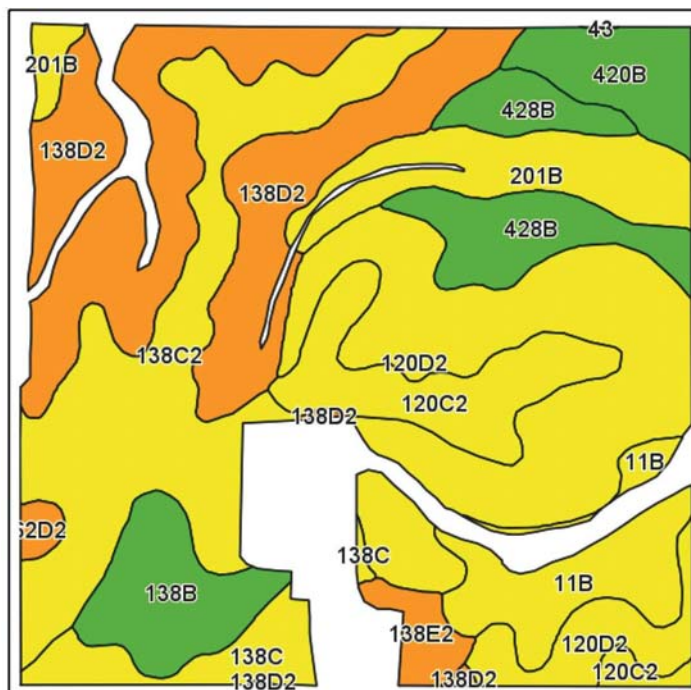
415 S. 11th Street, Nevada, Iowa 50201
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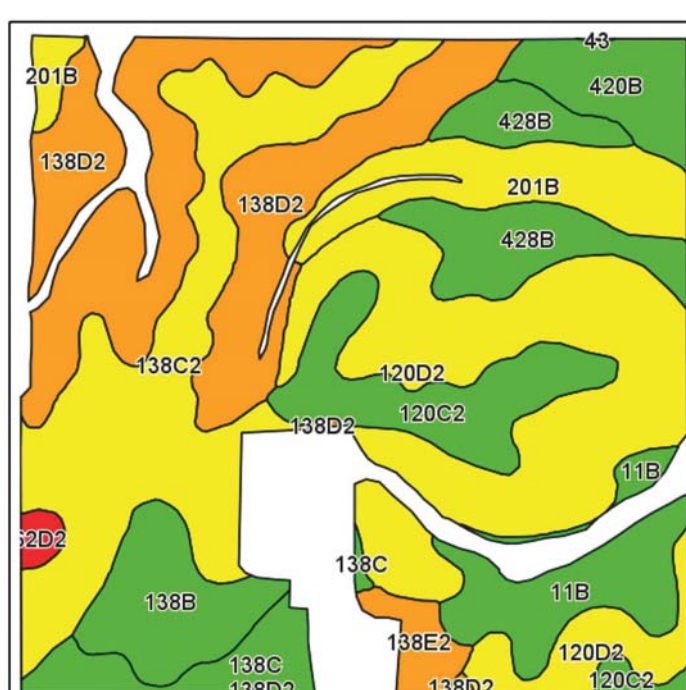
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 **surety**
CUSTOMIZED ONLINE MAPPING
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CSR2



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



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Soils data provided by USDA and NRCS.

Code	Soil Description	Non-Irr Class	AC	% of Field	CSR2 Legend	CSR2	CSR Legend	CSR	Corn Yield	Bean Yield
120D2	Tama silty clay loam, 9 to 14 percent slopes, moderately eroded	IIle	30.4	22.2%		61		68	185	50
138D2	Clarion loam, 9 to 14 percent slopes, moderately eroded	IIle	28	20.3%		52		58	171	46
138C2	Clarion loam, 5 to 9 percent slopes, moderately eroded	IIle	23.6	17.1%		77		68	185	50
201B	Coland-Terril complex, 2 to 5 percent slopes	IIw	9.8	7.1%		74		67	183	49
120C2	Tama silty clay loam, 5 to 9 percent slopes, moderately eroded	IIle	9.4	6.8%		81		78	198	53
428B	Ely silty clay loam, 2 to 5 percent slopes	IIw	9	6.5%		87		88	212	57
11B	Colo-Ely complex, 2 to 5 percent slopes	IIle	7.9	5.7%		80		68	185	50
138B	Clarion loam, 2 to 5 percent slopes	Ile	7.2	5.2%		84		86	209	56
420B	Tama silty clay loam, benches, 2 to 5 percent slopes	Ile	5.2	3.8%		94		95	221	60
138C	Clarion loam, 5 to 9 percent slopes	IIle	4.5	3.3%		80		70	188	51
138E2	Clarion loam, 14 to 18 percent slopes, moderately eroded	IVe	2.2	1.6%		40		47	156	42
62D2	Storden loam, 9 to 14 percent slopes, moderately eroded	IIle	0.8	0.6%		32		42	150	41
Weighted Average						69.7		69.6	187.1	50.4

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