

FARM REAL ESTATE AUCTION

114.89 Acres, m/l - Worth County, Iowa

Tuesday, October 23, 2012 at 2:00 P.M.

Sale held at the Kensett Community Center

300 Willow Street, Kensett, Iowa

LOCATION: 4.5 miles west of Kensett or 20 miles northwest of Mason City.

LEGAL DESCRIPTION: N½ NW¼ & NW¼ NE¼ except 5-acre parcel in Section 34, Township 99 North, Range 21, West of the 5th P.M., Brookfield Township, containing 115 acres, more or less. (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: Robert R. Sawin and Doris Sawin Estate.

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

SOIL TYPES & PRODUCTIVITY: See soil maps on page 2 for details.

- **CSR:** 66.5 per County Assessor, based on net taxable acres
- **CSR:** 67.1 per AgriData, Inc. 2012, based on FSA crop acres
- **CSR2:** 76.2 per AgriData, Inc. 2012, based on FSA crop acres (see back for CSR/CSR2 information)

LAND DESCRIPTION: Bare land with level to gently rolling topography.

DRAINAGE: Tile map on page 2 provided by owner. Parts of the farm are located within county drainage district #48.

BUILDINGS/IMPROVEMENTS: None

WIND TURBINE EASEMENT: There are no wind turbines located on the property but there is a "shadow" easement affecting this property. The owner receives an annual payment of \$800.00 through the year 2032. Seller will retain the payment due December 31, 2012; buyer to receive all future payments.

WATER/WELL INFORMATION: None

REAL ESTATE TAXES:

Taxes Payable 2012-2013: \$2,104.00

Taxable Acres: 111.33

Tax per Acre: \$18.90

FSA DATA:

Farm Number: 5763

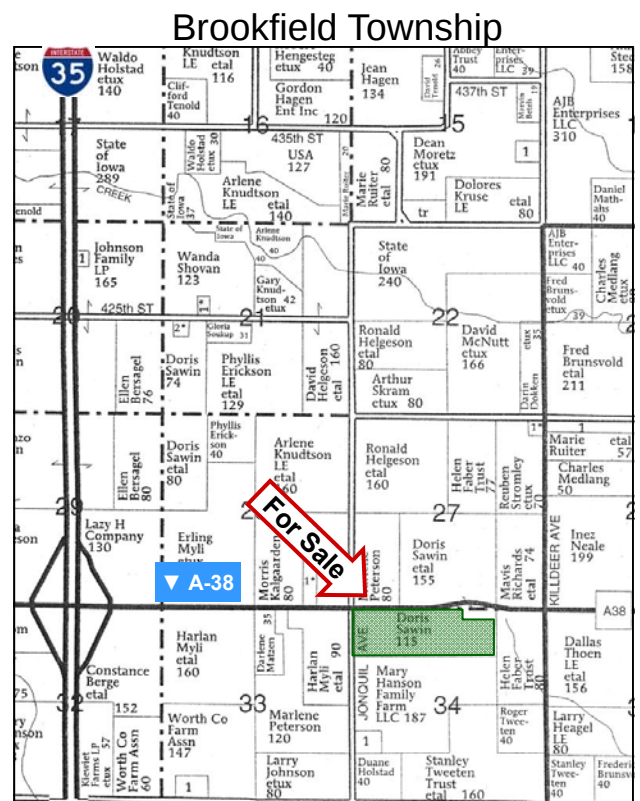
Tract Number 6845

Crop Acres: 112.4

Base/Yields	Direct	Counter-Cyclical
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Corn Base: 60.1 ac.	119 bu./ac.	119 bu./ac.
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Bean Base: 52.3 ac.	29 bu./ac.	29 bu./ac.
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Map reproduced with permission of Farm & Home Publishers, Ltd.

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 November 27, 2012. Final settlement will require certified check or wire transfer. Closing and possession will occur November 27, 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.

For additional information, contact Sterling Young or Gary Loos

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

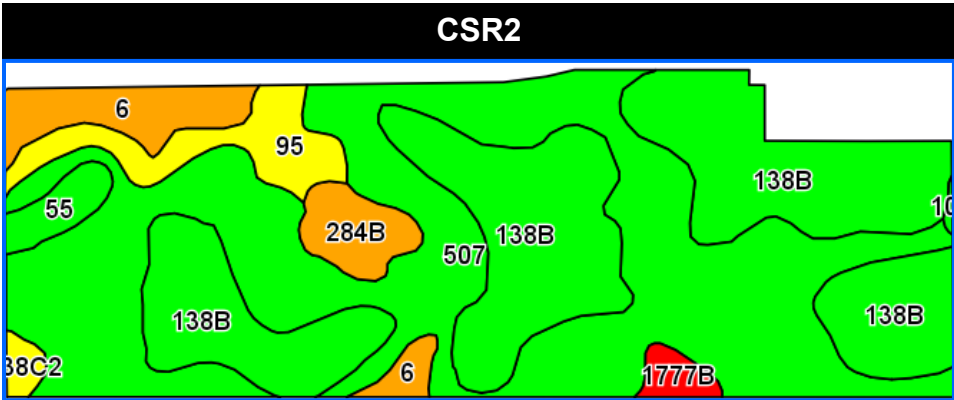
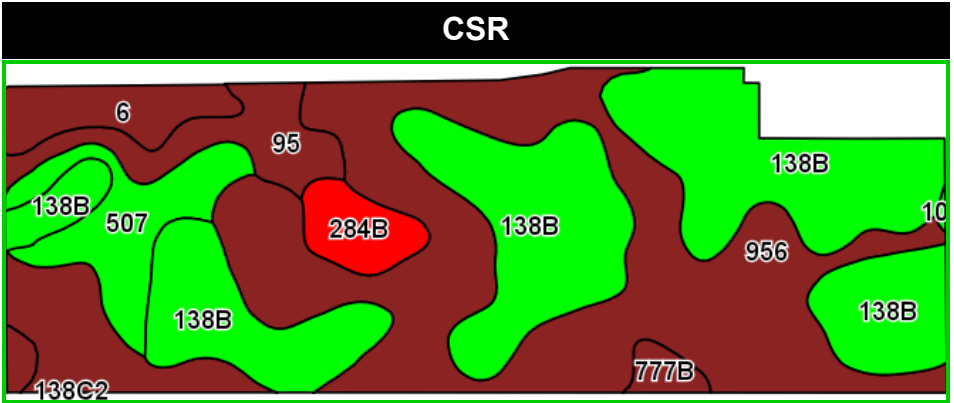
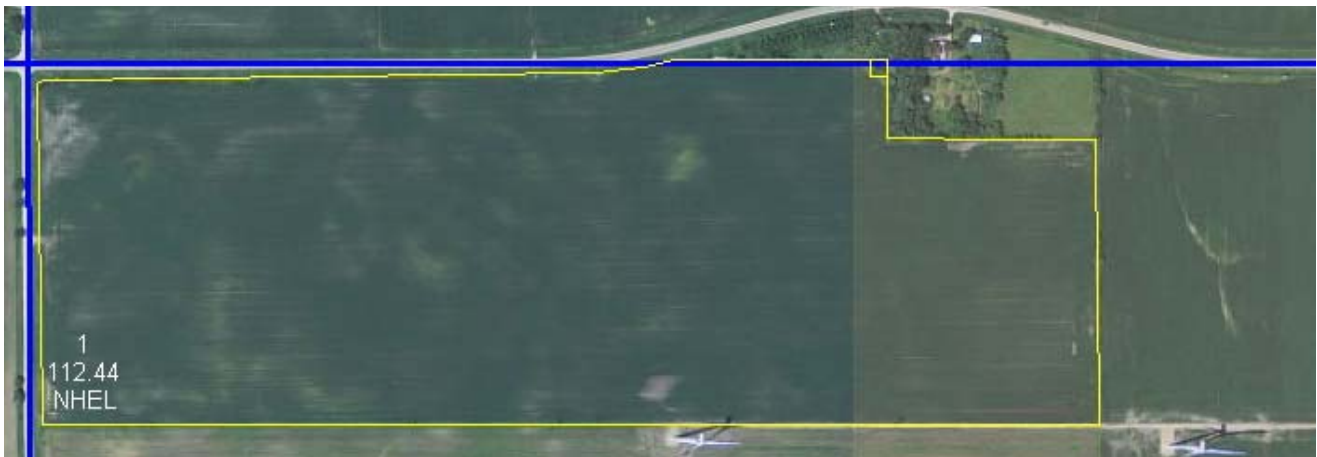
Telephone: 641-423-9531

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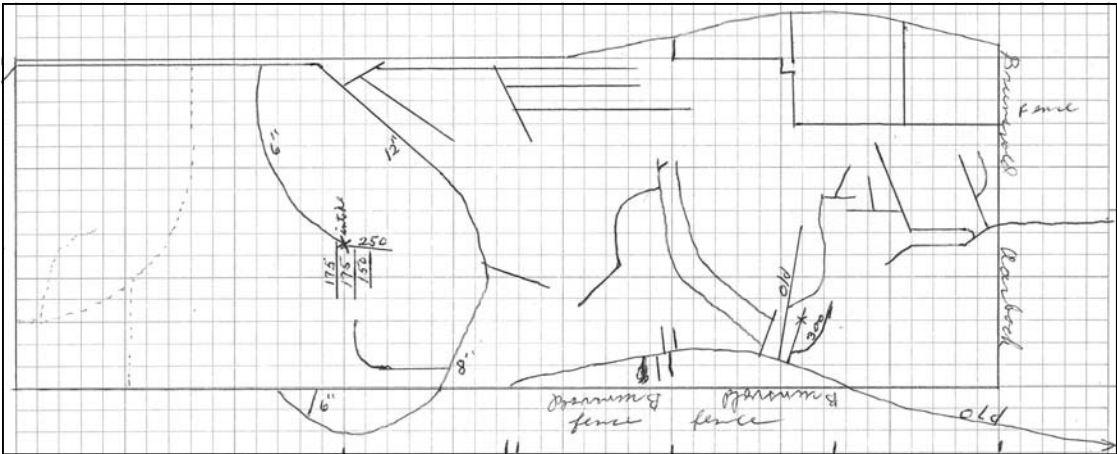
AERIAL, SOIL & TILE MAPS



Symbol	Soil Type	Acres	CSR
956	Okoboji-Harps complex, 0 to 3% slopes	46.2	57
138B	Clarion loam, 2 to 5% slopes	43.3	80
507	Canisteo silty clay loam, 0 to 2% slopes	7.4	78
95	Harps loam, 1 to 3% slopes	5.8	62
6	Okoboji silty clay loam, 0 to 1% slopes	4.5	57
284B	Flagler sandy loam, 2 to 5% slopes	3.2	40
777B	Wapsie loam, 2 to 5% slopes	1.2	55
138C2	Clarion loam, 5 to 9% slopes, mod. eroded	0.7	64
107	Webster silty clay loam, 0 to 2% slopes	0.1	83
Total		112.4	67.1

Symbol	Soil Type	Acres	CSR2
507	Canisteo silty clay loam, 0 to 2% slopes	52.8	79
138B	Clarion loam, 2 to 5% slopes	41.2	81
6	Okoboji silty clay loam, 0 to 1% slopes	5.7	50
95	Harps loam, 1 to 3% slopes	5.6	65
284B	Flagler sandy loam, 0 to 5% slopes, rare flooding	3.1	45
55	Nicollet loam, 1 to 3% slopes	1.9	79
1777B	Wapsie loam, 2 to 5% slopes	1.2	41
138C2	Clarion loam, 5 to 9% slopes, mod. eroded	0.8	72
107	Webster silty clay loam, 0 to 2% slopes	0.1	77
Total		112.4	76.2

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.



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