

FARM REAL ESTATE AUCTION

80 Acres, m/l - Wright County, Iowa
Thursday, October 18, 2012 at 10:00 a.m.

Sale held at the Eagle Grove Masonic Lodge
Hwy. 17 South, Eagle Grove, IA 50533

LOCATION: 2 miles east of Woolstock on C70 (330th St.), then 2 miles north on Jackson Ave.
-OR- 5 miles east of Eagle Grove on C54, then 4 miles south on Jackson Ave.

LEGAL DESCRIPTION: W½ SW¼
Section 15, Township 90 North, Range
25 West of the 5th p.m. (Woolstock Twp.)

METHOD OF SALE:

- Parcel will be sold as single tract of land. Bidding by the acre x 80 acres.
- Seller reserves the right to refuse any and all bids.

SELLER: Andrew & Lillian C. Brejda
Revocable Trust

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

SOIL TYPES & PRODUCTIVITY:

Primary soils are Brownston and Ottosen.
See soil map on back for detail.

- CSR** 72.66 per County Assessor,
based on net taxable acres
- CSR:** 72.6 per AgriData, Inc. 2012,
based on FSA crop acres
- CSR2:** 64.6 per AgriData, Inc. 2012,
based on FSA crop acres (see back
for CSR/CSR2 information)

LAND DESCRIPTION: Level to gently
sloping

DRAINAGE: Natural plus tile. No maps
currently available.

BUILDINGS/IMPROVEMENTS: 31' GSI Aeration Bin

WATER/WELL INFORMATION: None known

REAL ESTATE TAXES:

Taxes Payable 2012-2013: \$2,056
Taxable Acres: 77.0
Tax per Acre: \$26.70

FSA DATA:

Farm Number 1663, Tract 2484

Crop Acres: 76.8* NHEL (Non-Highly Erodible Land)

Base/Yields	Direct	Counter-Cyclical
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Corn Base*: 38.33	136	146
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Bean Base*: 38.33	32	38
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*Final acres and bases will be determined by the local Farm Service Agency office.

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 20, 2012. Final settlement will require certified check or wire transfer. Closing and possession will occur November 20, 2012, subject to the existing lease which expires March 1, 2013. Taxes will be prorated to November 20, 2012.

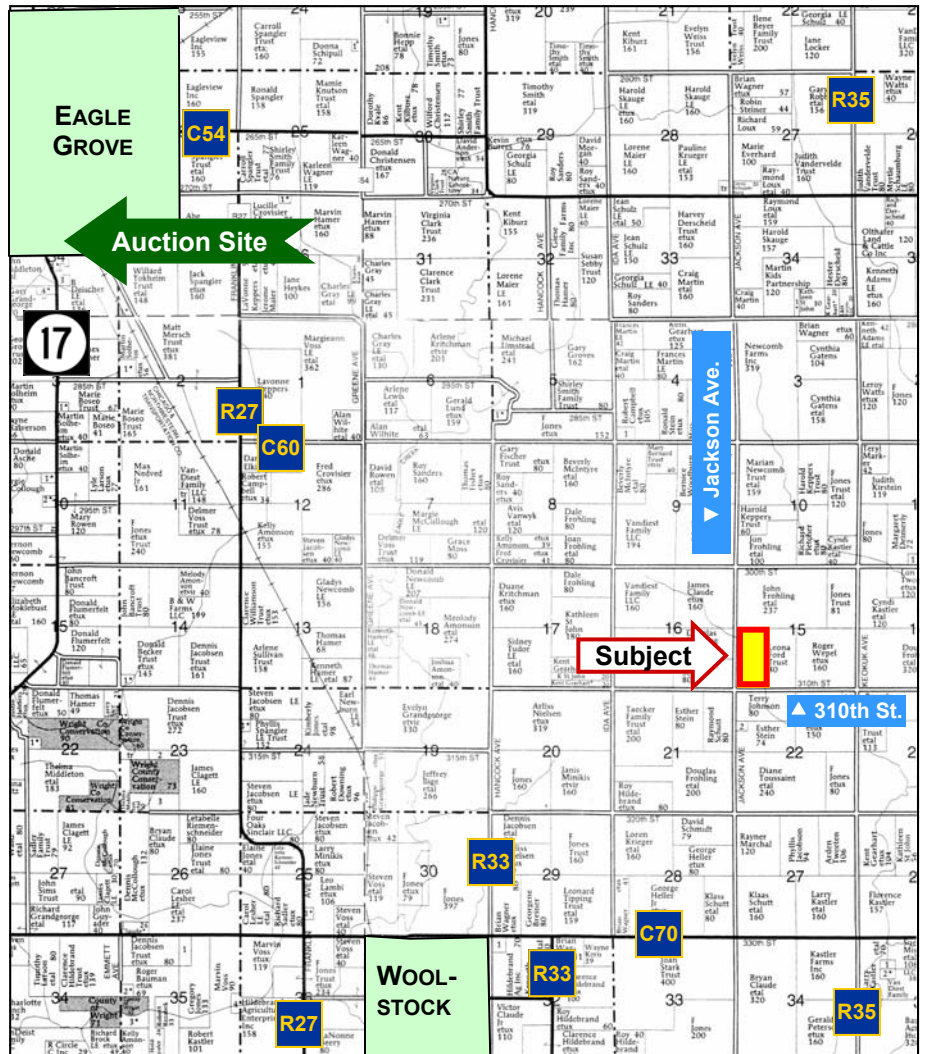
ANNOUNCEMENTS: Information provided herein was obtained from sources deemed reliable but the Auctioneer makes no guarantees as to its accuracy. Prospective bidders are urged to fully inspect the property and to rely on their own conclusions. Announcements made the day of the auction will take precedence 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 Marv Huntrods:

415 S. 11th St., PO Box 500, Nevada, IA 50201-0500
Telephone: 515-382-1500 or 800-593-5263
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.

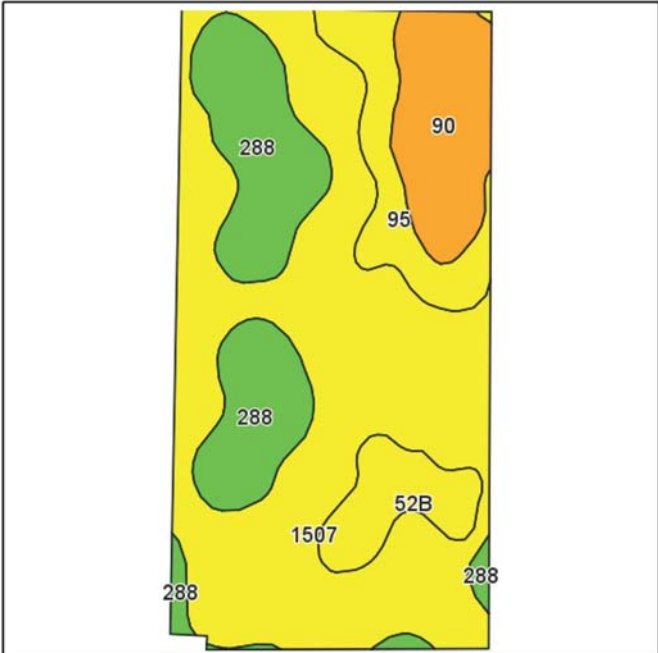


Maps provided by:
surety
CUSTOMIZED ONLINE MAPPING
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www.AgriDataInc.com

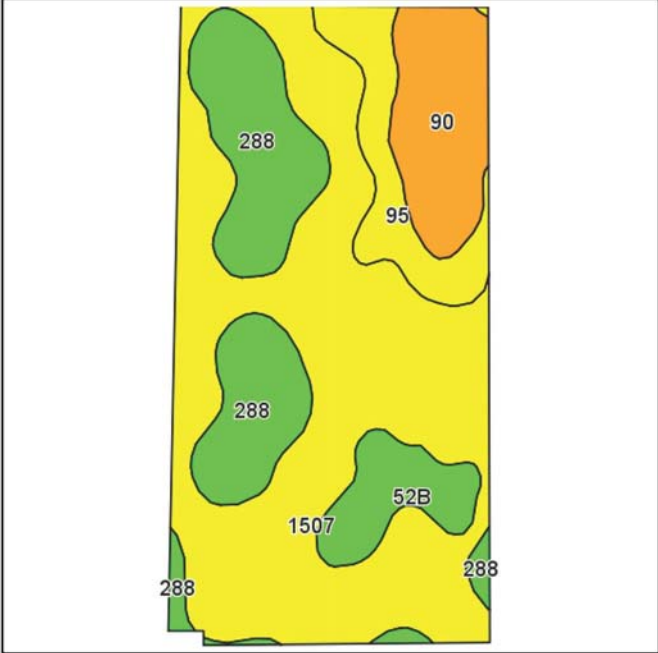
Drawn Borders are an approximate representation

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.
Soils data provided by USDA and NRCS.

Code	Soil Description	Non-Irr Class	Ac.	% of Field	CSR Legend	CSR 1/21/12	CSR(2) Legend	CSR(2)	Corn Yield	Bean Yield
1507	Brownton silty clay loam, 0 to 2 percent slopes	IIw	42.2	55.0%		72		60	187	50
288	Ottosen clay loam, 1 to 3 percent slopes	I	15.6	20.4%		84		81	203	55
90	Okoboji mucky silty clay loam, 0 to 1 percent slopes	IIIw	8	10.5%		59		49	170	46
95	Harps clay loam, 0 to 2 percent slopes	IIw	6.2	8.1%		62		63	174	47
52B	Bode clay loam, 2 to 5 percent slopes	Ile	4.6	6.0%		78		81	195	53
Weighted Average						72.6		64.6	187.8	50.5

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