

FARM REAL ESTATE AUCTION

152.92 Acres, m/l - Story County, Iowa
Wednesday, September 5, 2012 at 10:00 a.m.

Sale held at the Ag Information Center
23942 590th Ave., Nevada, IA 50201

LOCATION: Located ½ mile south of Kelley on R38, or 4½ miles south of Ames on R38.

LEGAL DESCRIPTION: SE¼ Section 6, Except Parcel "A", all in Township 82 North, Range 24 West of the 5th p.m. (Palestine Twp.)

METHOD OF SALE:

- Parcel will be sold as single tract of land.
- Bidding will be by the acre times 152.92 acres
- Sellers reserve the right to refuse any and all bids.

SELLER: Elaine Weeks, Arnie Twit and the Arnie Twit Revocable Trust

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

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

CSR: 83.4 per AgriData, Inc. 2012
CSR2: 80.8 per AgriData, Inc. 2012

LAND DESCRIPTION: Level to moderately sloping

DRAINAGE: Natural plus tile. No maps currently available. Located in Boone-Story Drainage Districts #10 and #3. 2012 Drainage Fees - \$16.33.

BUILDINGS/IMPROVEMENTS: None

REAL ESTATE TAXES:
Payable in 2012-2013: \$4,632
Taxable Acres: 148.55
Tax per Acre: \$31.18

FSA DATA:

Farm Number 5049, Tract 1875

Crop Acres: 148.5*

Base/Yields	Direct	Counter-Cyclical
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Corn Base: 78.8*	121	121
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Bean Base: 69.6*	37	37
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*Final acres and bases determined by FSA after split

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 October 19, 2012. Final settlement will require certified check or wire transfer. Closing and possession will occur October 19, 2012, subject to the existing lease which expires March 1, 2013. Taxes will be prorated to October 19, 2012.

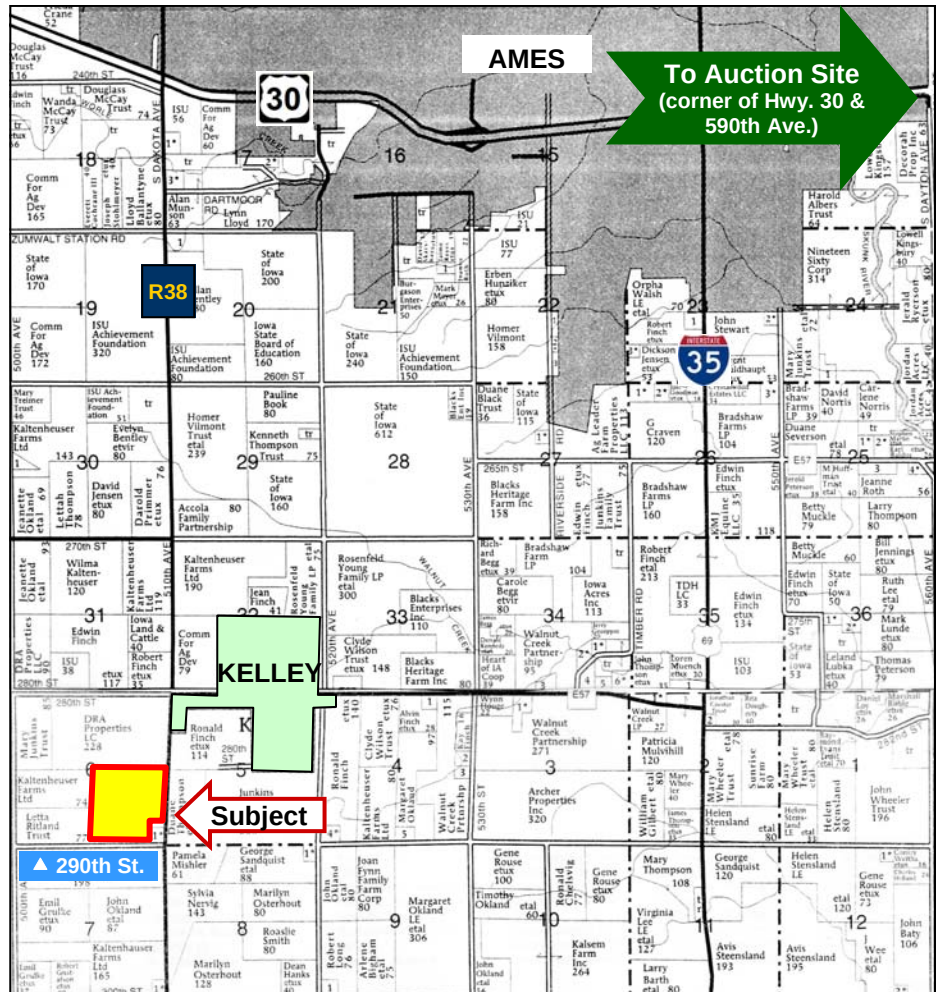
ANNOUNCEMENTS: Information provided herein was obtained from sources deemed reliable but the Auctioneer makes no guarantees as to its accuracy. Prospective bidders are urged to fully inspect the property and to rely on their own conclusions. Announcements made the day of the auction will take precedence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

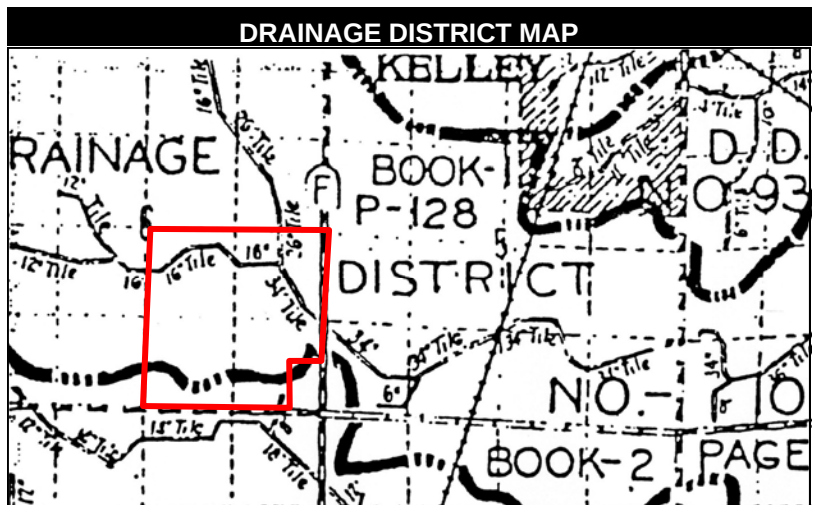
415 S. 11th St., PO Box 500, Nevada, IA 50201
Telephone: 515-382-1500 or 800-593-5263
www.hfmgt.com



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AERIAL & SOIL MAPS

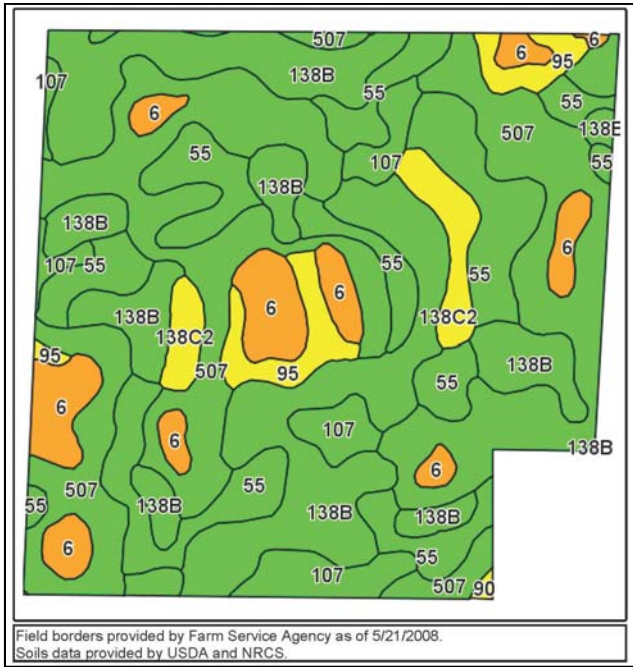


CSR/CSR2 UPDATE: The State of Iowa has historically used Corn Suitability Rating (**CSR**) as its soil productivity index. To better recognize soil type variability, the USDA Natural Resources Conservation Services (NRCS) is in the process of reclassifying soil map units in various Iowa counties. In 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.

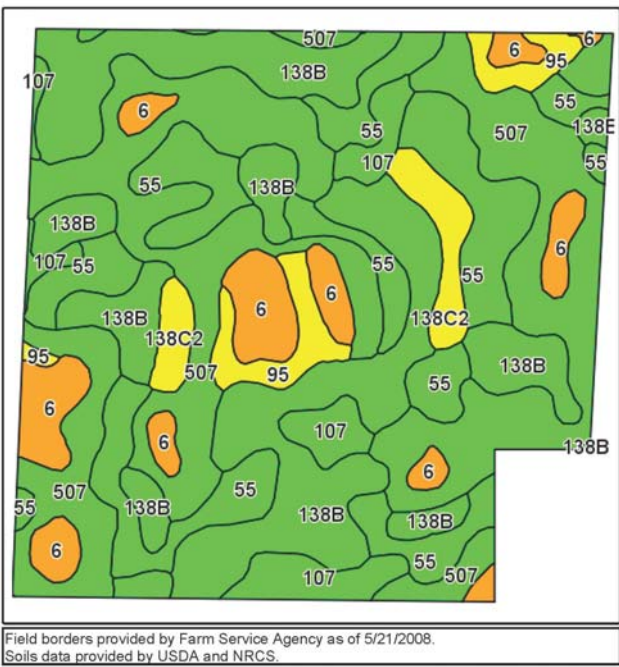


Drawn property borders are an approximate representation

CSR



CSR2



Code	Soil Description	Non-Irr Class	Ac.	% of Field	CSR Legend	CSR 1/21/12	CSR(2) Legend	CSR(2)	Corn Yield	Bean Yield
507	Canisteo clay loam, 0 to 2 percent slopes	IIw	48.1	32.4%		84		84	203	55
138B	Clarion loam, 2 to 5 percent slopes	Ile	39.9	26.9%		86		84	206	56
55	Nicollet loam, 1 to 3 percent slopes	I	28.8	19.4%		94		85	217	59
6	Okoboji silty clay loam, 0 to 1 percent slopes	IIIw	12.6	8.5%		59		56	170	46
107	Webster clay loam, 0 to 2 percent slopes	IIw	8.5	5.7%		89		83	210	57
95	Harps loam, 1 to 3 percent slopes	IIw	5.3	3.6%		66		64	179	48
138C2	Clarion loam, 5 to 9 percent slopes, moderately eroded	IIle	4.9	3.3%		68		78	182	49
90	Okoboji mucky silt loam, 0 to 1 percent slopes	IIIw	0.4	0.2%		62		56	174	47
Weighted Average						83.4		80.8	202.3	54.9

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