

FARM REAL ESTATE AUCTION

116 Acres, m/l - Palo Alto County, Iowa

Friday, September 14, 2012 at 10:00 A.M.

Sale held at the American Legion Hall

212 West Robins, Graettinger, Iowa

LOCATION:

Located 1 mile south and 4 1/4 miles west of Graettinger, bordered by 300th Street on the south and 375th Avenue on the west.

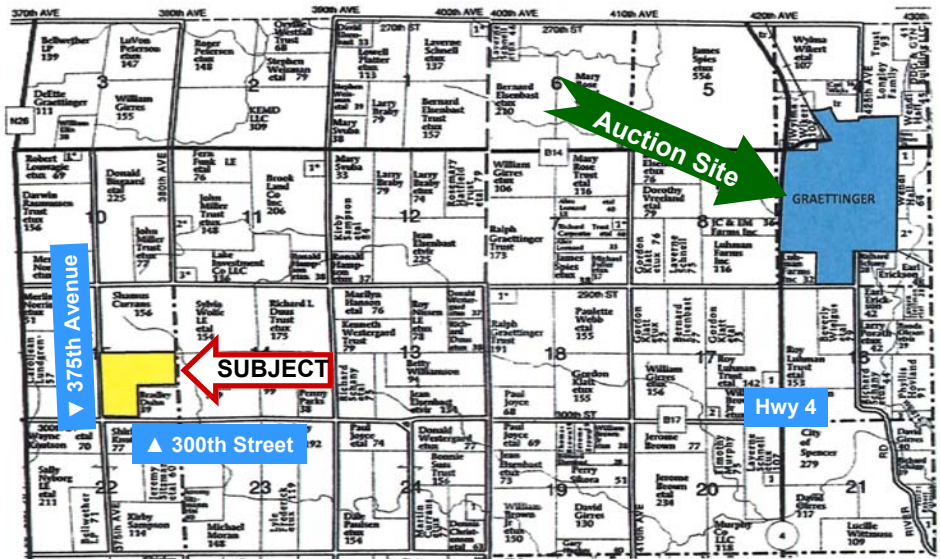
LEGAL DESCRIPTION:

W 1/2 SE 1/4 and NE 1/4 SE 1/4 except 5.84 acre building site, Section 15, Township 97 North, Range 34 West of the 5th P.M. (Lost Island Township)

METHOD OF SALE:

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

SELLER: Louise Oleson Estate
James Oleson, Executor
David D. Forsyth, Estate Attorney



Map reproduced with permission of Farm & Home Publishers, Ltd.

AGENCY: Hertz Farm Management and their representatives are agents of the Seller.

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

CSR: 75.5 **SOURCE:** AgriData, Inc.

LAND DESCRIPTION: Gently to moderately sloping

DRAINAGE: The farm is not located in a Drainage District. Farm has nice natural drainage plus private tile. Drainage improvements have been completed recently. Three private drainage tile maps are attached.

BUILDINGS/IMPROVEMENTS: There are no buildings or wells.

REAL ESTATE TAXES:

Payable in 2012—2013: \$2,768
Taxable Acres: 111.21
Tax per Acre: \$24.89

TERMS AND POSSESSION: 10 percent 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 29, 2012. Final settlement will require wire transfer. Closing and possession will occur November 29, 2012, subject to the existing lease which expires March 1, 2013. Taxes will be prorated to January 1, 2013.

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.

FSA DATA:

Farm/Tract Number: 629/5080
Crop Acres: 113.8 Acres

Base/Yields	Direct	Counter-Cyclical
Corn Base: 58.4	128	146
Bean Base: 55.4	35	42

HEL Status: Classified as not HEL

Wetland Status: Wetland determinations not complete

2012 CROPS:

Corn - 73.80 Acres
Soybeans - 40.00 Acres

COMMENTS: This is an excellent, all tillable farm with strong soils and good drainage. An Iowa Lakes Regional Water easement runs across the south 50 feet of the property.

For additional information, contact
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Telephone: 515-332-1406 - www.hfmgmt.com



The information in this brochure is from sources deemed to be reliable but it cannot be guaranteed by Hertz Farm Management, Inc. or its staff.

AERIAL & SOIL MAPS



Maps provided by:



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Field borders provided by Farm Service Agency as of 5/21/2008. Aerial photography provided by Aerial Photography Field Office.

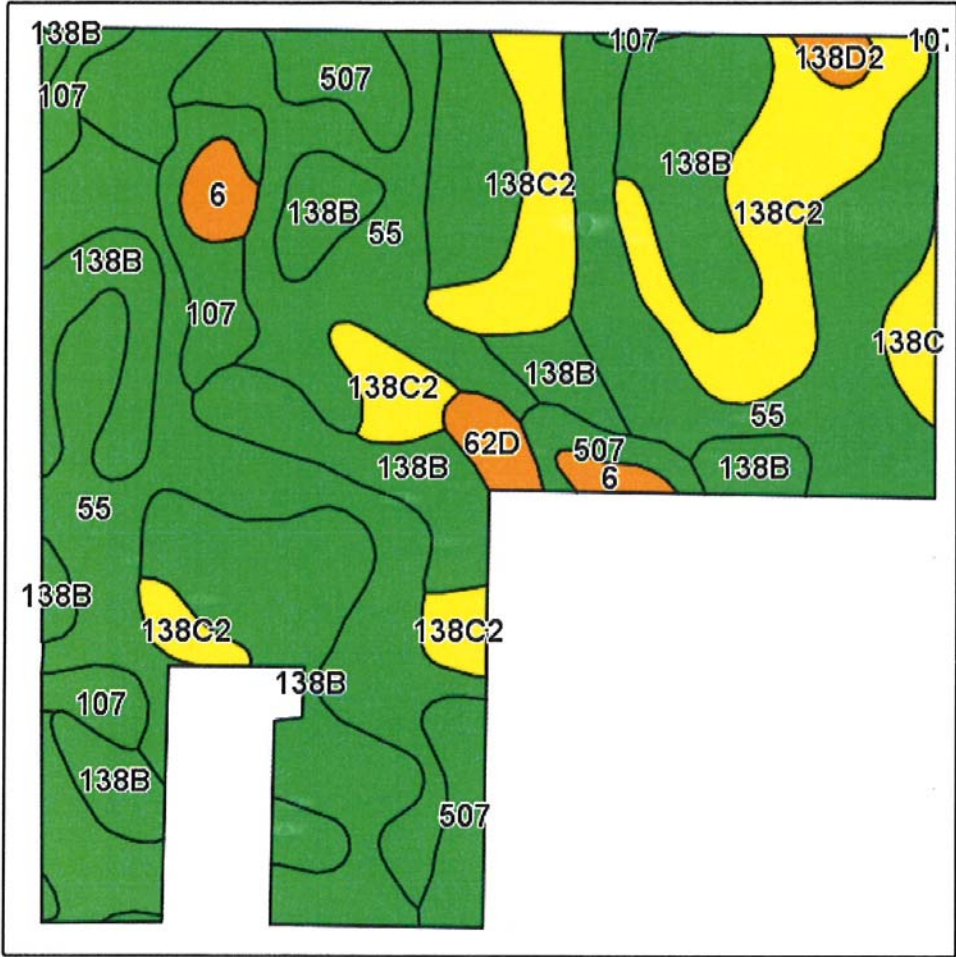
State: Iowa
County: Palo Alto
Location: 15-97N-34W
Township: Lost Island
Acres: 113.8
Date: 8/13/2012



Maps provided by:



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Fsa borders provided by the Farm Service Agency as of May 23, 2008.
Soils data provided by USDA and NRCS.

Code	Soil Description	Acres	Percent of field	CSR Legend	Non-Irr Class	CSR	Corn	Soybeans
55	Nicollet loam, 1 to 3 percent slopes	44.5	39.0%		I	84	200	47
138B	Clarion loam, 2 to 5 percent slopes	36.9	32.5%		Ile	76	190	43
138C2	Clarion loam, 5 to 9 percent slopes, moderately eroded	17.5	15.3%		IIle	58	165	40
507	Canisteo silty clay loam, 0 to 2 percent slopes	5.9	5.2%		IIlw	74	187	41
107	Webster silty clay loam, 0 to 2 percent slopes	5.4	4.8%		IIlw	79	194	43
6	Okoboji silty clay loam, 0 to 1 percent slopes	1.8	1.6%		IIIw	54	160	34
62D	Storden loam, 9 to 14 percent slopes	1.2	1.1%		IIIle	39	140	33
138D2	Clarion loam, 9 to 14 percent slopes, moderately eroded	0.6	0.5%		IIIle	51	156	37
Weighted Average						75.5	188.9	43.7

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