

FARM REAL ESTATE AUCTION

157 Acres, m/l - Story County, Iowa

Monday, July 16, 2012 at 10:00 a.m.

Sale held at the Ag Information Center

23942 590th Ave., Nevada, Iowa

LOCATION: From the Hwy. 30/Co. Rd. S14. intersection, go south 2 miles, then west 2½ miles on Co. Rd. E57/260th St. Property is bordered by 260th St. on the south and 595th Ave. on the east.

LEGAL DESCRIPTION: SW¼, except acreage in NE¼ SW¼ (to be surveyed), all in Section 22, Township 83 North, Range 23 West of the 5th p.m. (Grant Twp.)

METHOD OF SALE:

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

SELLER: Dale Link Estate

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

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

CSR: 84.5 per AgriData, Inc.

LAND DESCRIPTION: Generally level to gradually sloping

DRAINAGE: Tiled, maps provided online.

BUILDINGS/IMPROVEMENTS: None

WATER/WELL INFORMATION: Plugged well. Rural water runs along south property line.

EST. REAL ESTATE TAXES*:

2011-2012: \$3,720*

Taxable Acres: 153.23*

Tax per Acre: \$24.28*

*Tax figures are estimated pending final survey of acreage site

FSA DATA: Farm Number: 372

Crop Acres: 153.6, classified NHEL

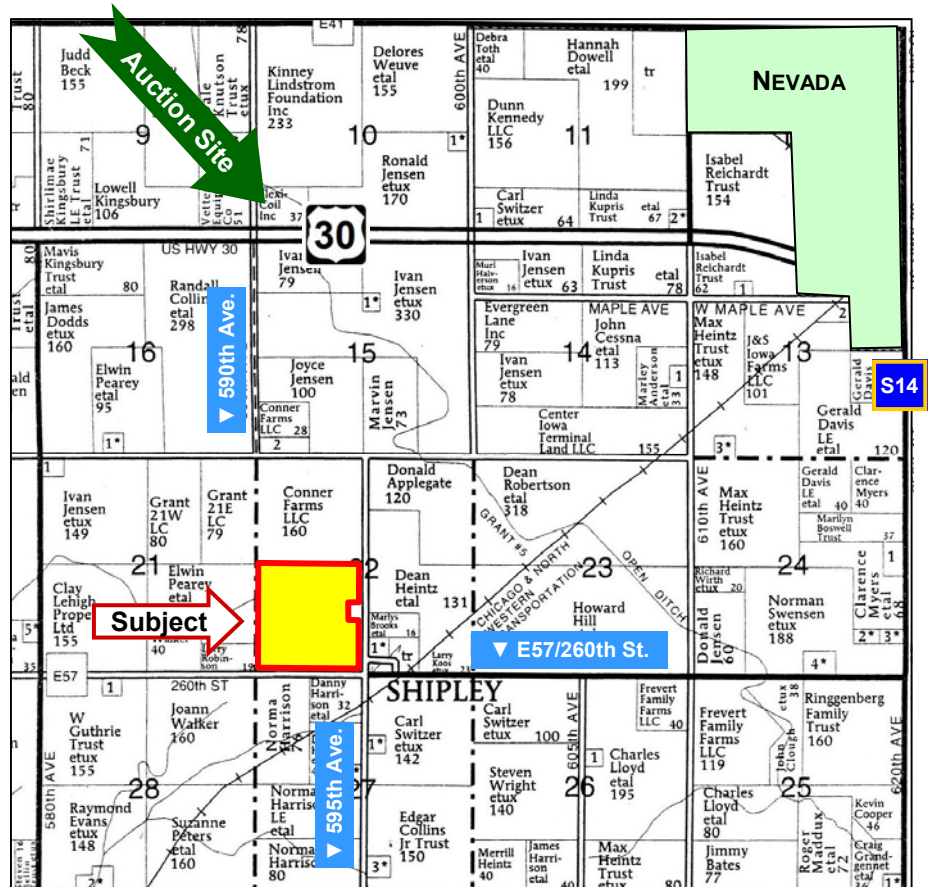
Base/Yields	Direct	Counter-Cyclical
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Corn Base: 76.8	148	170
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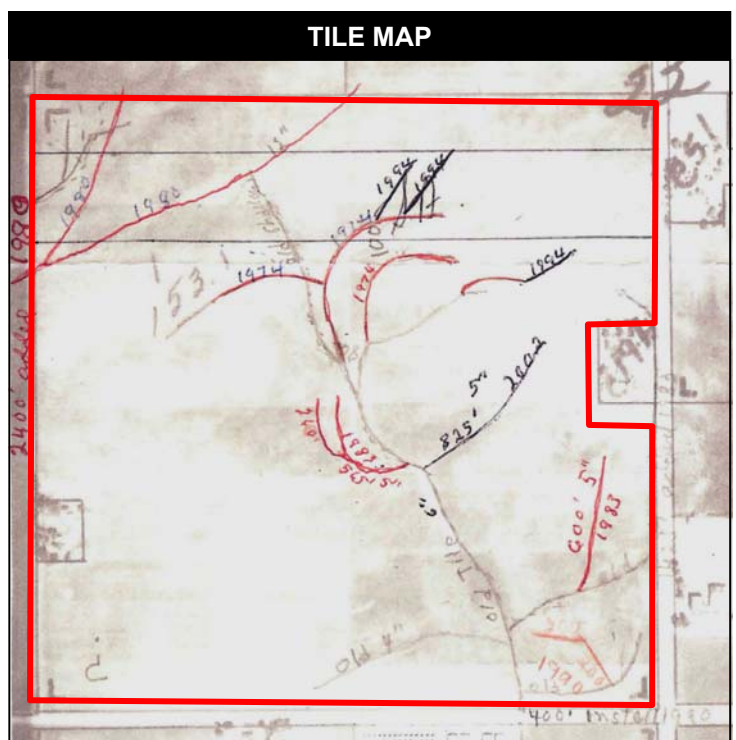
Bean Base: 76.8	37	44
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TERMS AND POSSESSION: 10% down payment required the day of sale. Successful bidders are purchasing with no financing contingencies and must be prepared for cash settlement of their purchase on August 7, 2012. Final settlement will require certified check or wire transfer. Closing and possession will occur August 7, 2012, subject to the existing lease which expires March 1, 2013. Taxes will be prorated to December 31, 2012.

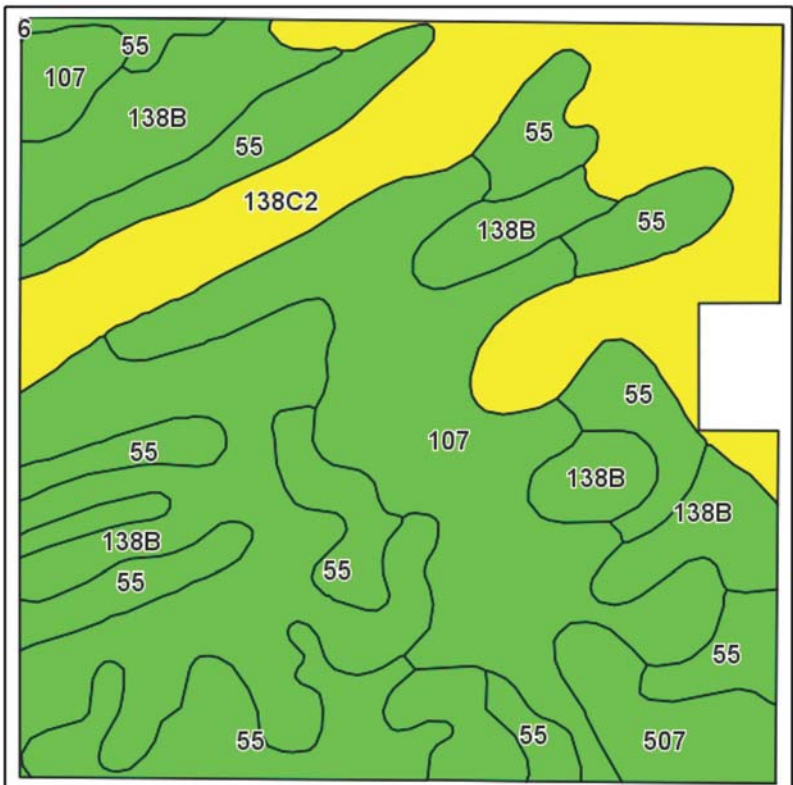
ANNOUNCEMENTS: Information provided herein was obtained from sources deemed reliable but the Auctioneer makes no guarantees as to its accuracy. Prospective bidders are urged to fully inspect the property and to rely on their own conclusions. Announcements made the day of the auction will take precedence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



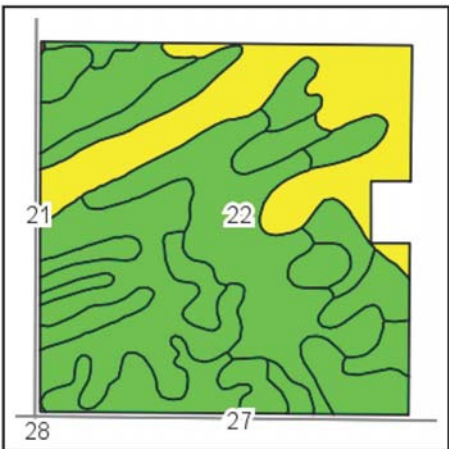
Map reproduced with permission of Farm & Home Publishers, Ltd.



AERIAL & SOIL MAPS



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



State: Iowa
County: Story
Location: 22-83N-23W
Township: Grant
Acres: 153.6
Date: 6/6/2012



Maps provided by:



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Code	Soil Description	Acres	Percent of field	CSR Legend	Non-Irr Class	CSR	Corn	Soybeans
138B	Clarion loam, 2 to 5 percent slopes	46.4	30.2%		Ile	86	206	56
55	Nicollet loam, 1 to 3 percent slopes	37	24.1%		I	94	217	59
138C2	Clarion loam, 5 to 9 percent slopes, moderately eroded	33	21.5%		IIIe	68	182	49
107	Webster clay loam, 0 to 2 percent slopes	31.6	20.5%		IIw	89	210	57
507	Canisteo clay loam, 0 to 2 percent slopes	5.6	3.6%		IIw	84	203	55
Weighted Average						84.5	204	55.3

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