

FARM REAL ESTATE AUCTION

120 Acres, m/l, in Two Parcels—Bremer County, IA

Tuesday, July 17, 2012 at 10 AM

Sale to be held at Frederika Community Center

111 3rd Street, Frederika, IA

**OPEN HOUSE FOR HOUSE/OUTBUILDINGS
TO BE SATURDAY, JULY 7TH FROM 1 TO 4 PM.**

Location: Farm located along Hwy. 63.
15 miles S of New Hampton; 15 miles NE of
Waverly; 25 miles N of Waterloo; 3 miles SW
of Frederika; 7 miles NW of Tripoli.

Acreage Address: 1356 Larrabee Ave.
Tripoli, IA 50676

Legal Description: S 1/4 NE 1/4 and N 1/2
SE 1/4 Section 23, Township 93 North, Range
13 West of the 5th P.M., including building
site, Douglas Township, Bremer County, IA.

Method of Sale:

Parcel 1: 114.8 Tillable Acres

Parcel 2: Building Site

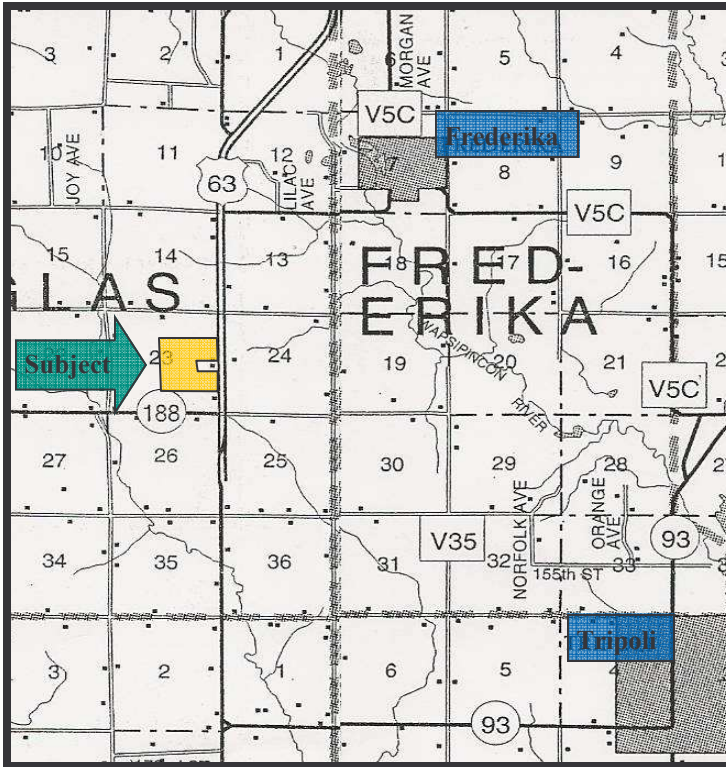
(Each parcel will be sold individually and
then combined.)

Seller: Eileen Stumme Estate

Primary Soils: Tripoli, Readlyn and Dickinson
Loams. Average CSR is 84.8.

Topography/Drainage: Level to gently
rolling. Pattern tilled on 35, 50 and 85-foot
centers.

Access: If Parcel 1 and 2 sell to separate
Buyers, Parcel 2 buyer will give easement
access to the cropland along east edge of
property south of the building site driveway.



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

FSA Data:

Farm Number	3656
Gross Acres:	120.0
Crop Acres	114.9
Corn Base	87.8 Acres
Corn Yield	123.0 Bushels/Acre
Bean Base	21.4 Acres
Bean Yield	30.0 Bushels/Acre

Taxes: 2010-11, Payable in 2011-12
\$3,470 or \$29.58/Acre on 117.3 Taxable Acres
(Parcel 1: \$2,624 - Parcel 2: \$846)

For Additional Information, Contact:

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2800 4th Street SW, Suite 7

Mason City, IA 50401-1596

PH: 641-423-9531 www.hfmgt.com



Improvements:

House: Older, remodeled, 1 1/2-story home with 1,670 square feet. Includes four bedrooms and two bathrooms. Asphalt shingles, attached garage, central air, new furnace (spring of 2012), and new landscaping.

Well: Drilled well

Septic System: Two septic systems with leach field (updated in 2011).

Outbuildings: Two detached garages (16'x20' and 24'x24'); machine shed (20'x36'); hog house (20'x60'); corn crib (36'x26'); grain bin (24'x17'); and grain bin (21'x16').

Agency: Hertz Real Estate Services/Hertz Farm Management, Inc. and their representatives are Agents of the Seller.

Terms: High bidder to pay 10% of the purchase price to the Agent's real estate trust account on July 17, 2012. Buyer will sign a Real Estate Sales Agreement providing full cash settlement on or before December 5, 2012, subject to 2012 cash rent lease that expires March 1, 2013. If the building site sells separately, the closing for the building site will be September 5, 2012.

Real estate taxes will be prorated to closing. Successful bidders are purchasing with no financing contingencies and must be prepared for cash settlement and payment of the balance of the purchase price to be by cashier's check or wire transfer. Seller reserves the right to reject any and all bids.

Announcements: Property information provided herein was obtained from sources deemed reliable, but the Auctioneer makes no guarantees as to its accuracy. All prospective bidders are urged to fully inspect the property and its condition, and to rely on their own conclusions. The property is being sold "As is—Where is" and the Buyer is purchasing subject to any easements or restrictions of record. Any announcements made the auction day by the Auctioneer will take precedence over any previous printed material or oral statements. Bidding increments are solely at the discretion of the Auctioneer. All acreage figures are based on information currently available but are not guaranteed.

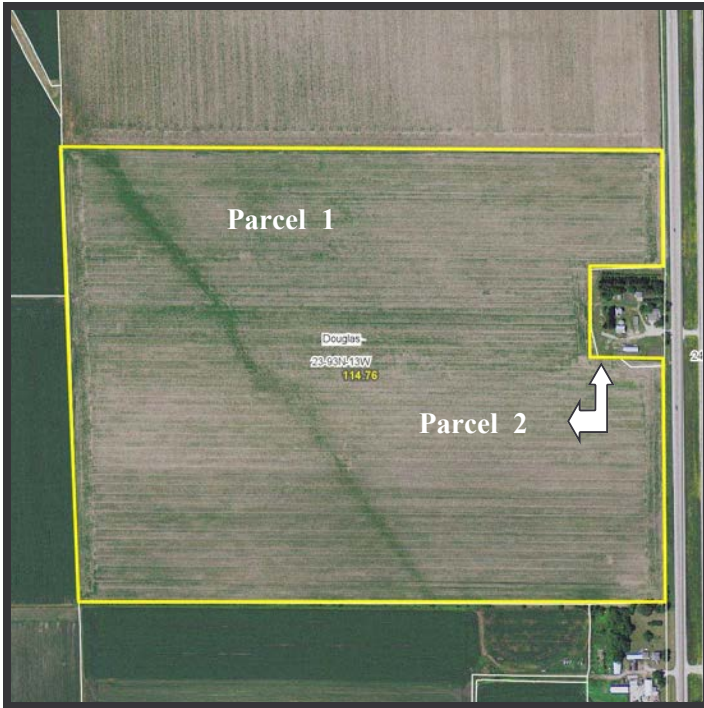
Broker's Comments: Highly productive, Bremer County farm with significant tile on 35, 50 and 85-foot centers.

Building site has been beautifully landscaped and includes two large garden plots and numerous outbuildings for livestock and/or storage of vehicles and equipment.

WE ARE PLEASED TO OFFER THESE SERVICES
APPRAISALS * REAL ESTATE SALES * FARM MANAGEMENT

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AERIAL PHOTO



Aerial Photos and Soil Map used in this brochure provided by Surety Mapping System—AgriData, Inc.

SOIL MAP AND KEY



Soil #	Soil Description	Acres	CSR
398	Tripoli Clay Loam, 0 to 2% Slope	67.9	81.0
399	Readlyn Loam, 1 to 3% Slope	46.2	91.0
175B	Dickinson Fine Sandy Loam,		
	2 to 5% Slope	0.8	55.0
Weighted Average			84.8

AERIAL PHOTO-BUILDING SITE



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