

FARM REAL ESTATE AUCTION

69.43 Acres, m/l - Boone County, Iowa

Thursday, July 12, 2012 at 10:00 a.m.

Sale held at the Madrid Community Room,

303 S. Water St., Madrid, Iowa

LOCATION: 3 miles north of Madrid on Hwy. 17 and 2½ miles east on 300th St. Farm is on the south side of 300th St. and the east side of Unicorn Ave.

LEGAL DESCRIPTION: W½ NE¼ except 10.57 acre building site, Section 16, Township 82 North, Range 25 West of the 5th P.M., (Garden Twp.)

METHOD OF SALE:

- Parcel will be sold as a single tract of land.
- Sellers reserve the right to refuse any and all bids.

SELLER: Beulah M. Bettoney Estate

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

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

CSR: 80.6 **SOURCE:** Agri Data, Inc.

LAND DESCRIPTION: Gently to medium rolling with terraces on the east half of the farm.

DRAINAGE: Good natural drainage plus tile with intakes behind terraces.

BUILDINGS/IMPROVEMENTS: None

WATER/WELL INFORMATION: No well. Xenia rural water line is on the west side of Unicorn Ave.

REAL ESTATE TAXES:

Payable in 2011-2012 YEAR: \$1476

Taxable Acres: 67.58

Tax per Acre: \$21.84

FSA DATA:

Farm Number 876, Tract 3073

Crop Acres: 66.7 NHEL

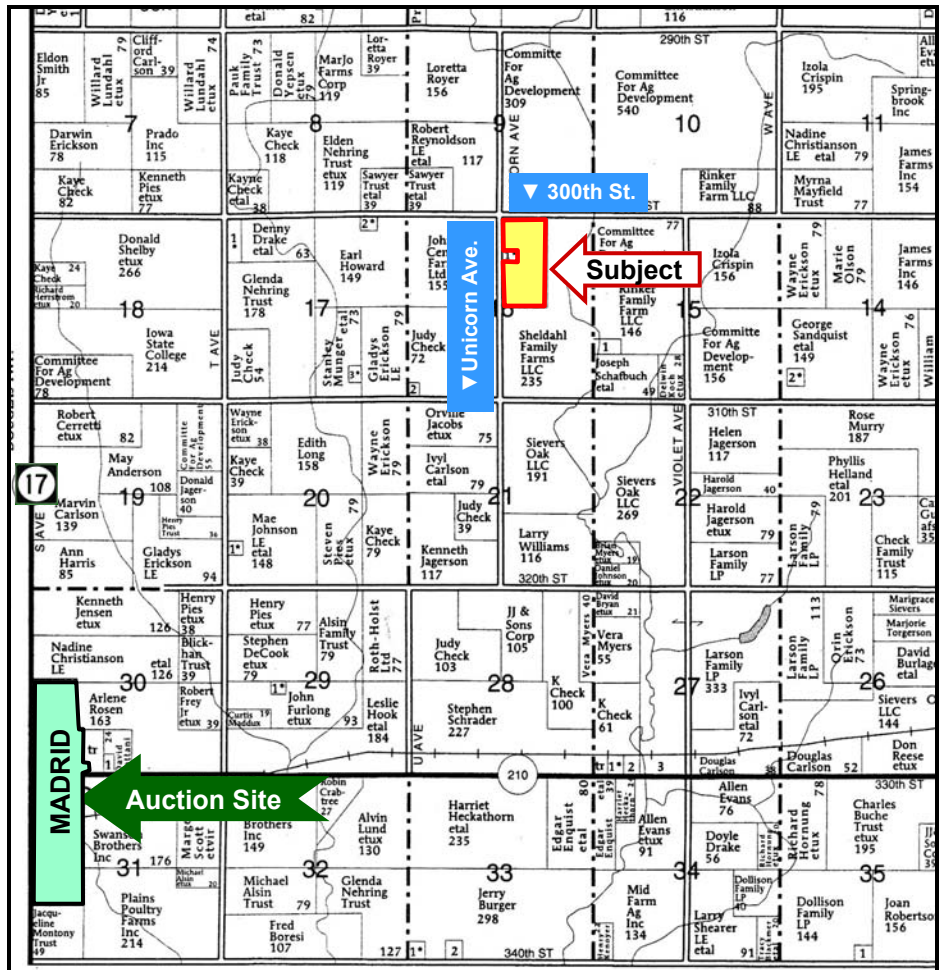
Base/Yields	Direct	Counter-Cyclical
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Corn Base: 34.5	126	146
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Bean Base: 31.6	35	42
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TERMS AND POSSESSION: 15% down payment required the day of sale. Successful bidders are purchasing with no financing contingencies and must be prepared for cash settlement of their purchase on November 8, 2012. Final settlement will require certified check or wire transfer. Closing and possession will occur November 8, 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.



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For additional information, contact Jerry Lage:

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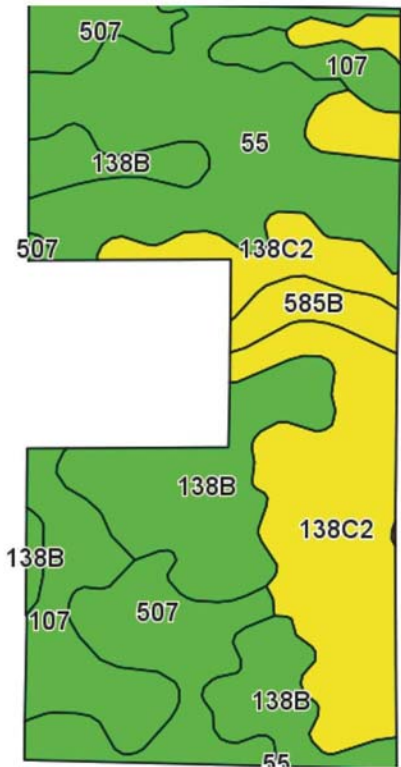
Telephone: 515.382.1500

www.hfmgt.com

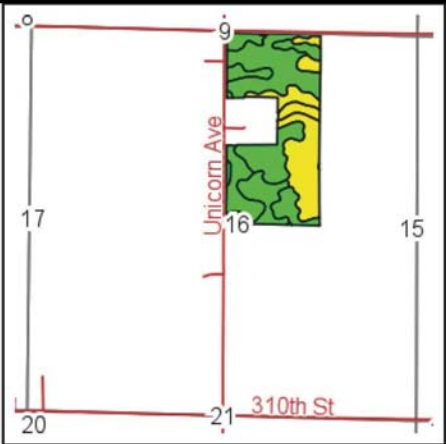


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AERIAL & SOIL MAPS



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



State: Iowa
County: Boone
Location: 16-82N-25W
Township: Garden
Acres: 66.7
Date: 6/7/2012



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Code	Soil Description	Acres	Percent of field	CSR Legend	Non-Irr Class	CSR	Corn	Soybeans
138C2	Clarion loam, 5 to 9 percent slopes, moderately eroded	18	26.8%		IIIe	66	180	49
55	Nicollet loam, 1 to 3 percent slopes	15.7	23.5%		I	92	215	58
138B	Clarion loam, 2 to 5 percent slopes	14	21.1%		IIe	84	204	55
507	Canisteo silty clay loam, 0 to 2 percent slopes	9.1	13.7%		IIw	82	202	55
107	Webster silty clay loam, 0 to 2 percent slopes	7.9	11.8%		IIw	87	208	56
585B	Coland-Spillville complex, 2 to 5 percent slopes	2	3.0%		IIe	70	186	50
Weighted Average						80.6	199.6	54

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