

FARM REAL ESTATE AUCTION

80 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: Northeast of Woodward on the west side of R-26 (Magnolia Rd.) and the south side of 310th St. *Watch for signs.*

LEGAL DESCRIPTION: N½ NE¼ Section 20, Township 82 North, Range 26 West of the 5th P.M. (Cass 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 Webster, Nicollet, Clarion and Lester. See soil maps on back for detail.

CSR: 83.7 **SOURCE:** AgriData, Inc.

LAND DESCRIPTION: Level to gently rolling cropland, cut by small ditch. About 11 acres of grass and timber along creek.

DRAINAGE: Natural plus some tile

BUILDINGS/IMPROVEMENTS: None

WATER/WELL INFORMATION: No well. Xenia rural water line is on the east side of Magnolia Rd.

REAL ESTATE TAXES:

Payable in 2011-2012: \$1398.00

Taxable Acres: 76.69

Tax per Acre: \$18.23

FSA DATA:

Farm Number 158, Tract 196

Crop Acres: 65.9 NHEL

Base/Yields	Direct	Counter-Cyclical
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Corn Base: 34.0	117	117
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Bean Base: 23.0	39	39
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COMMENTS: Good quality cropland with about 8.9 acres maintained in grass/hay plus 11.3 acres timber for hunting.

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 on 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.

For additional information, contact Jerry Lage:

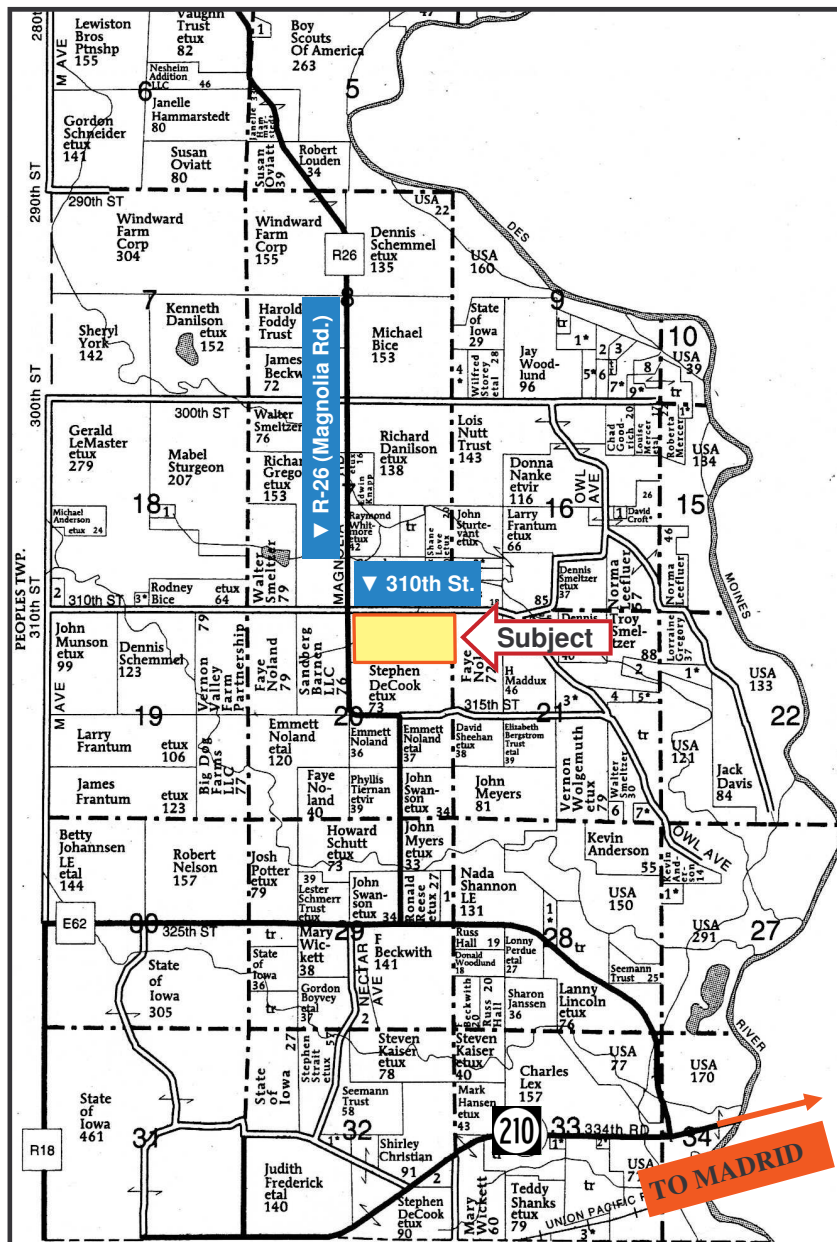
415 S. 11th St., Nevada, Iowa

Telephone: 515.382.1500

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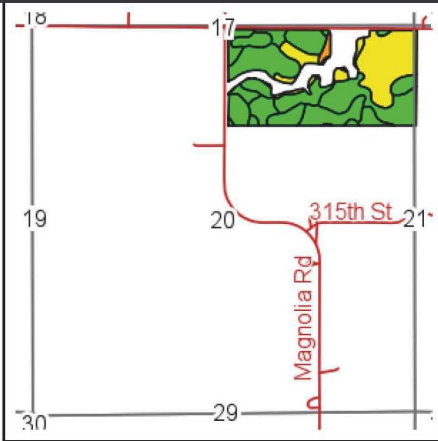
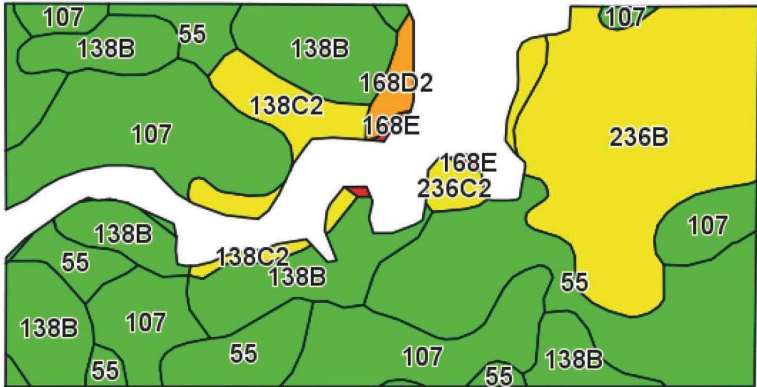
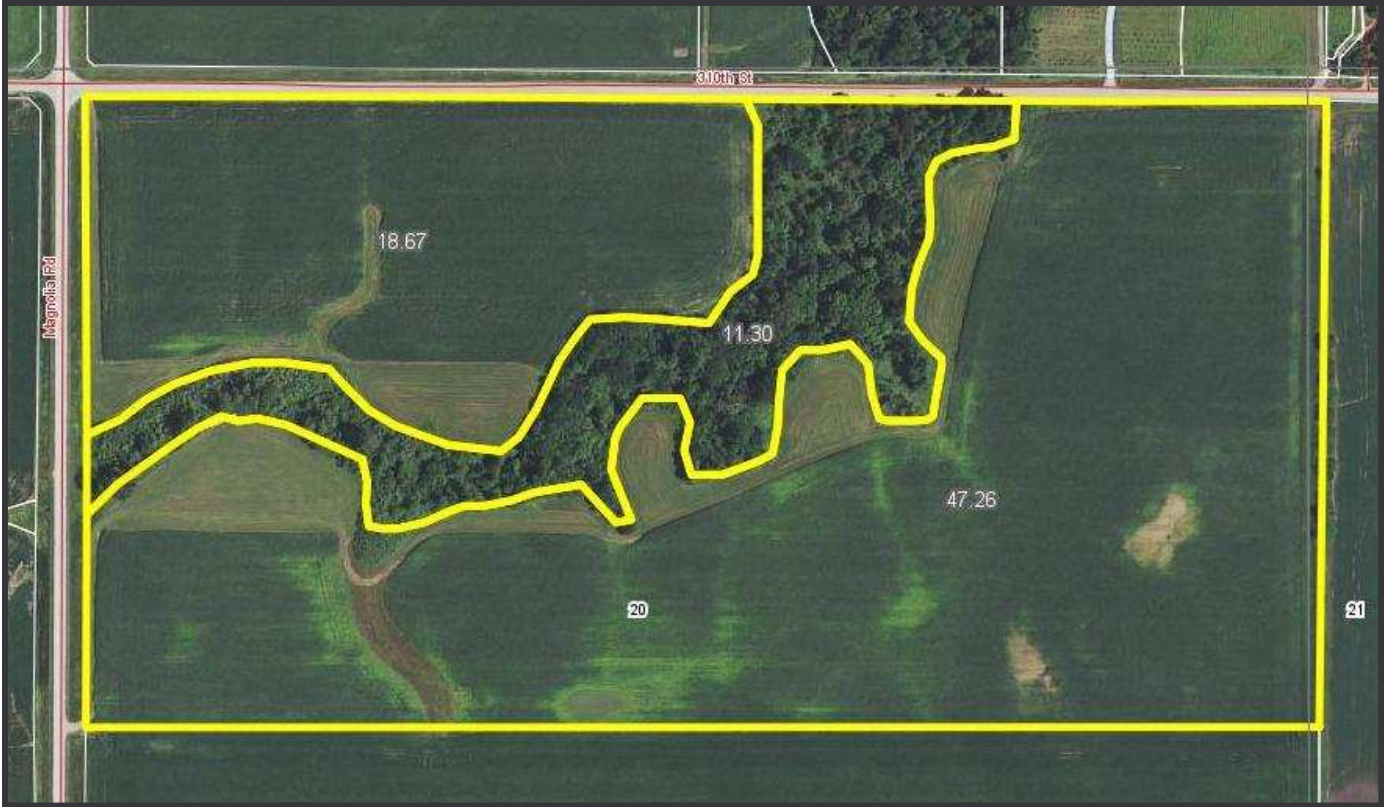


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AERIAL & SOIL MAPS



State: Iowa
County: Boone
Location: 20-82N-26W
Township: Cass
Acres: 65.9
Date: 6/7/2012



Maps provided by:



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

Code	Soil Description	Acres	Percent of field	CSR Legend	Non-Irr Class	CSR	Corn	Soybeans
107	Webster silty clay loam, 0 to 2 percent slopes	16.3	24.8%		IIw	87	208	56
55	Nicollet loam, 1 to 3 percent slopes	16.1	24.4%		I	92	215	58
138B	Clarion loam, 2 to 5 percent slopes	14.1	21.4%		IIe	84	204	55
236B	Lester loam, 2 to 5 percent slopes	14.1	21.3%		IIe	79	198	53
138C2	Clarion loam, 5 to 9 percent slopes, moderately eroded	3.1	4.7%		IIIe	66	180	49
236C2	Lester loam, 5 to 9 percent slopes, moderately eroded	1.2	1.8%		IIIe	62	175	47
168D2	Hayden loam, 9 to 14 percent slopes, moderately eroded	0.8	1.2%		IIIe	47	154	42
168E	Hayden loam, 14 to 18 percent slopes	0.2	0.3%		IVe	38	142	38
Weighted Average						83.7	203.8	54.9

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