

FARM REAL ESTATE AUCTION

160 Acres, m/l - Hamilton County, Iowa

Thursday, July 12, 2012 at 2:00 p.m.

Sale held at the First American Bank

702 Main Street, Jewell, Iowa

LOCATION: Property lies on the west side of Hwy. 69, one-half mile south of Jewell.

LEGAL DESCRIPTION: S½ NE¼ and N½ SE¼ Section 4, Township 86 North, Range 24 West of the 5th P.M. (Ellsworth 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 Brownston, Bode, Ottosen and Harps. See soil map on back for detail.

CSR: 73.7 **SOURCE:** Agri Data, Inc.

LAND DESCRIPTION: Mostly undulating to gently rolling

DRAINAGE: Located in Drainage Districts Pray-Glaman No. 114 and Lear No. 210 with additional private tile.

WATER/WELL INFORMATION: No well. Xenia rural water available.

BUILDINGS/IMPROVEMENTS: None

REAL ESTATE TAXES:
Payable in 2011-2012: \$3976
Taxable Acres: 156.96
Tax per Acre: \$25.34

FSA DATA:
Farm Number 333, Tract 1037
Crop Acres: 155.3 NHEL

Base/Yields	Direct	Counter-Cyclical
Corn Base: 78.3	128	141
Bean Base: 77.0	33	39

COMMENTS: Good, all tillable farm. Pipeline easement across the southwest corner of the farm.

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.

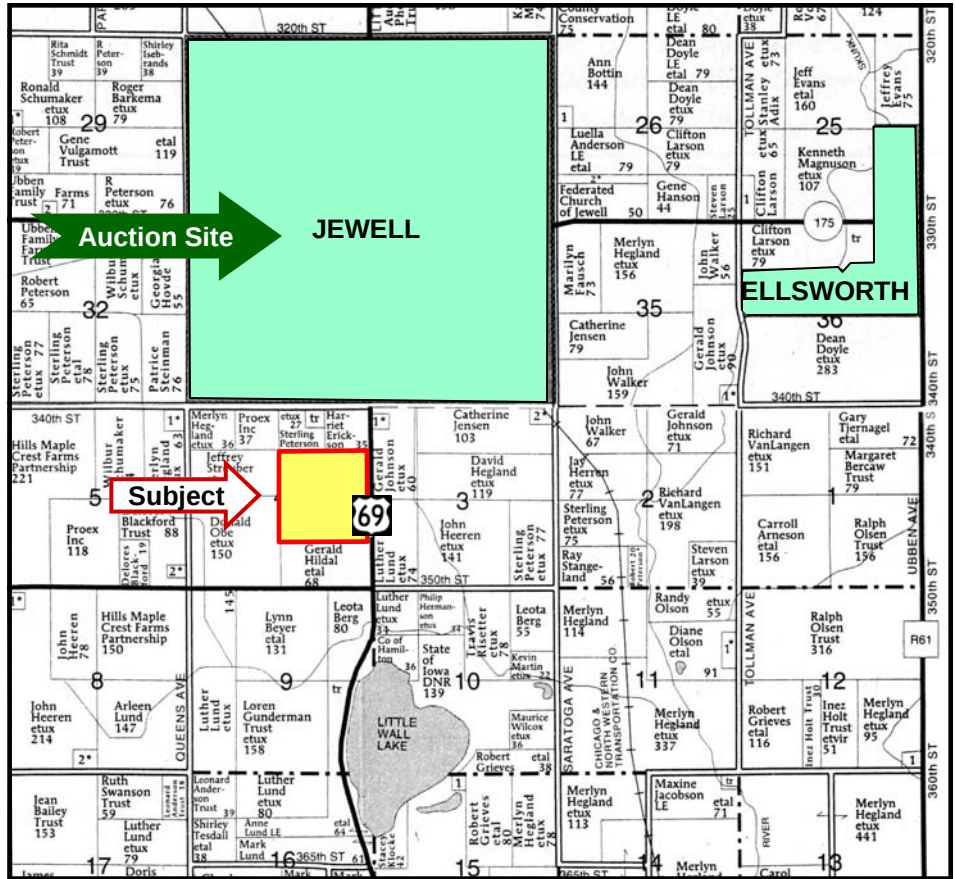
ANNOUNCEMENTS: Information provided herein was obtained from sources deemed reliable but the Auctioneer makes no guarantees as to its accuracy. Prospective bidders are urged to fully inspect the property and to rely on their own conclusions. Announcements made the day of the auction will take precedence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

For additional information, contact Jerry Lage:

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www.hfmgt.com



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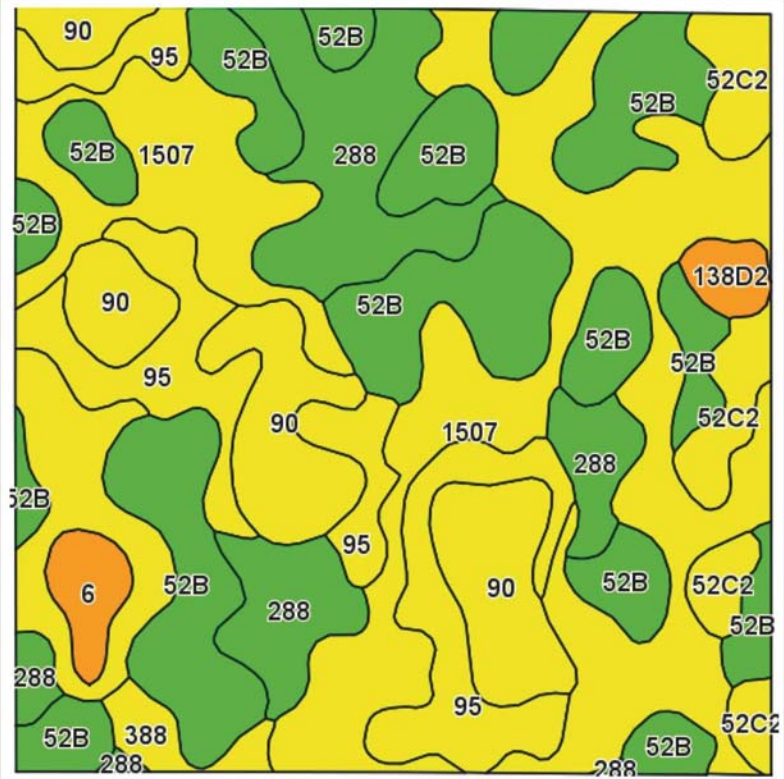


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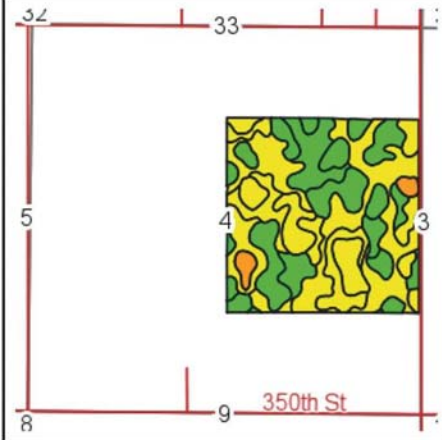
DRAINAGE MAP



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: Hamilton
Location: 4-86N-24W
Township: Ellsworth
Acres: 155.3
Date: 6/7/2012



Maps provided by:



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Code	Soil Description	Acres	Percent of field	CSR Legend	Non-Irr Class	CSR	Corn	Soybeans
1507	Brownton silty clay loam, 0 to 2 percent slopes	49.1	31.6%		IIw	75	191	52
52B	Bode clay loam, 2 to 5 percent slopes	40.8	26.2%		IIe	80	198	53
288	Ottosen clay loam, 1 to 3 percent slopes	18.1	11.7%		I	86	206	56
95	Harps clay loam, 0 to 2 percent slopes	18.1	11.7%		IIw	63	175	47
90	Okoboji mucky silty clay loam, 0 to 1 percent slopes	16.2	10.4%		IIw	60	171	46
52C2	Bode clay loam, 5 to 9 percent slopes, moderately eroded	7.4	4.8%		IIIe	63	175	47
6	Okoboji silty clay loam, 0 to 1 percent slopes	2.2	1.4%		IIIw	58	168	45
388	Kossuth silty clay loam, 0 to 2 percent slopes	1.9	1.2%		IIw	79	197	53
138D2	Clarion loam, 9 to 14 percent slopes, moderately eroded	1.5	1.0%		IIIe	55	164	44
Weighted Average						73.7	189.3	51.1

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