

FARM REAL ESTATE AUCTION

160 Acres, m/l - Story County, Iowa

Friday, June 29, 2012 at 10:00 a.m.

Sale held at the Colo Community Center

309 Main St., Colo, IA

LOCATION: 2 Miles east of Colo on Co. Rd. E-41, then 2 miles north on 720th Ave. Property is located on the west side of 720th Ave. and the south side of 210th St.

LEGAL DESCRIPTION: NE¼ Section 34, Township 84 North, Range 21 West of the 5th p.m. (Sherman 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: Stedman Family

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

LAND DESCRIPTION: Level to gently rolling

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

CSR: 81.2 per AgriData, Inc.

DRAINAGE: In County Drainage Districts #19 & #83 with 7", 8" and 10" diameter tile. Some private tile present.

WATER/WELL INFORMATION: No well, but Central Iowa Rural Water is located on the north side of 210th St.

BUILDINGS/IMPROVEMENTS: 24' x 18' MFS grain bin with aeration.

EASEMENT: There is a gas pipeline easement across the south 80 acres.

REAL ESTATE TAXES:

Payable in 2011-2012: \$3,524

Taxable Acres: 156.0

Tax per Acre: \$22.59

FSA DATA:

Farm Number: 1736

Crop Acres: 157.3, classified NHEL

Base/Yields	Direct	Counter-Cyclical
Corn Base: 118.6	128	128
Bean Base: 37.8	37	37

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 1, 2012. Final settlement will require certified check or wire transfer. Closing and possession will occur November 1, 2012, subject to 2012 crop being harvested. Taxes will be prorated to January 1, 2013. Final sale is subject to court approval.

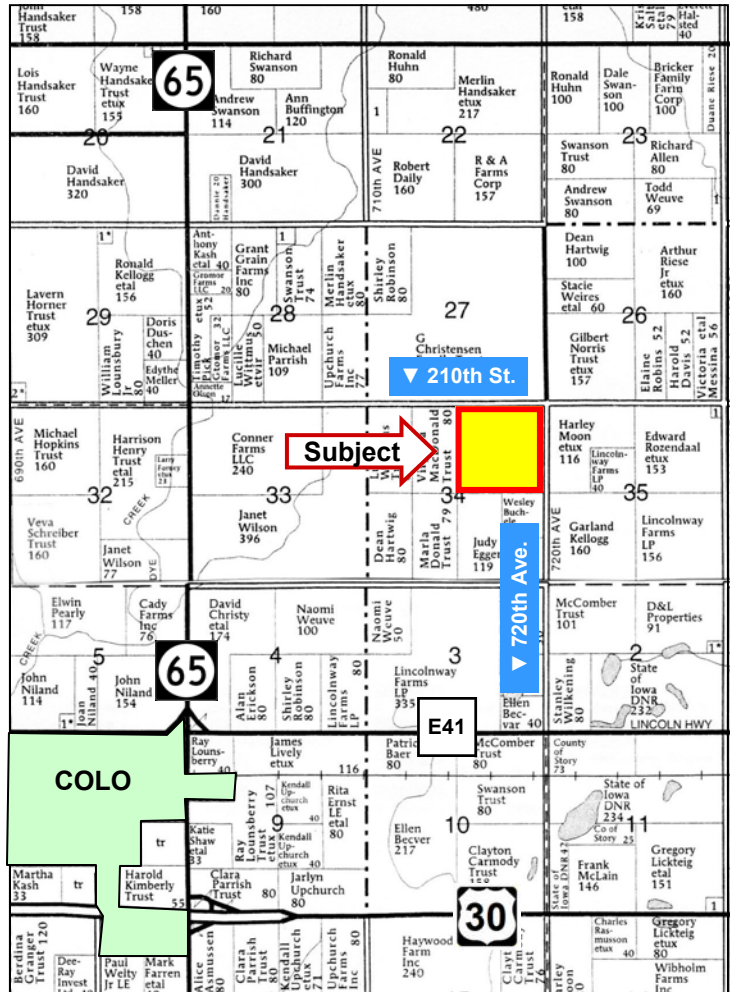
ANNOUNCEMENTS: Information provided herein was obtained from sources deemed reliable but the Auctioneer, Hertz Real Estates Services/Hertz Farm Management make no guarantees as to its accuracy. Prospective bidders are urged to fully inspect the property and to rely on their own conclusions. Announcements 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:

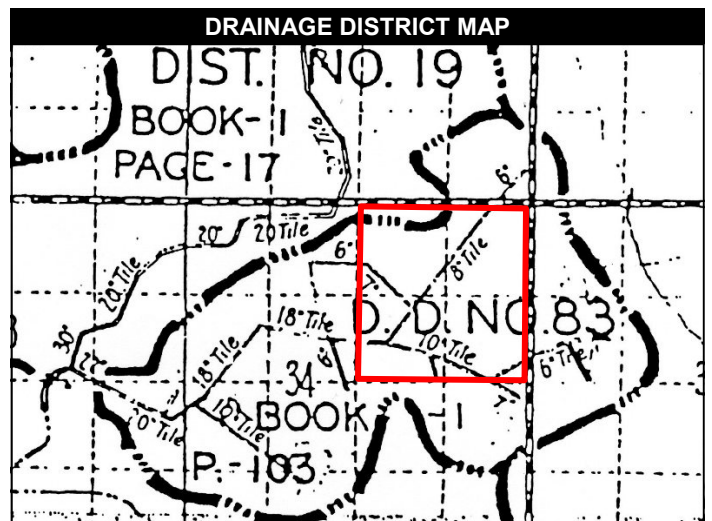
415 S. 11th St., Nevada, IA 50201-0500

Telephone: 515-382-1500

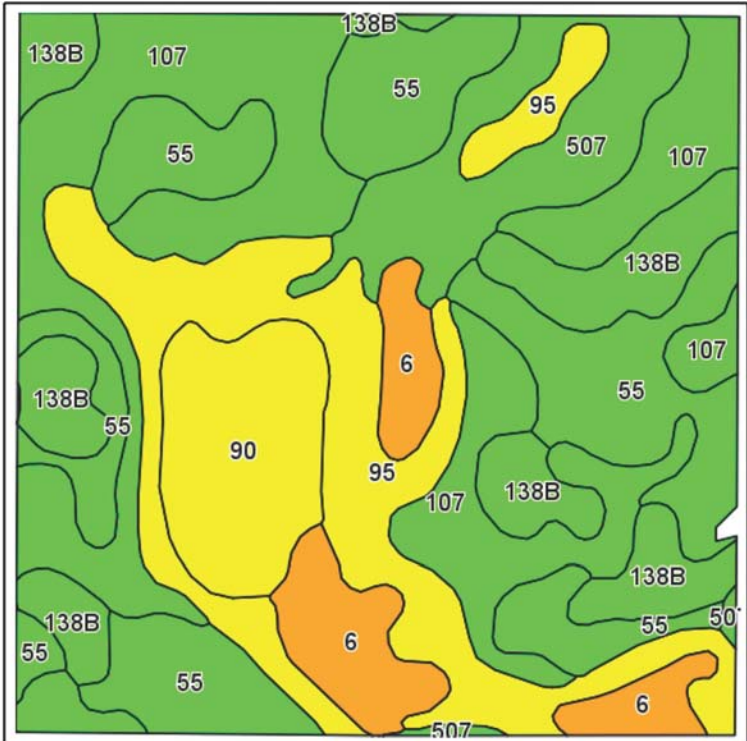
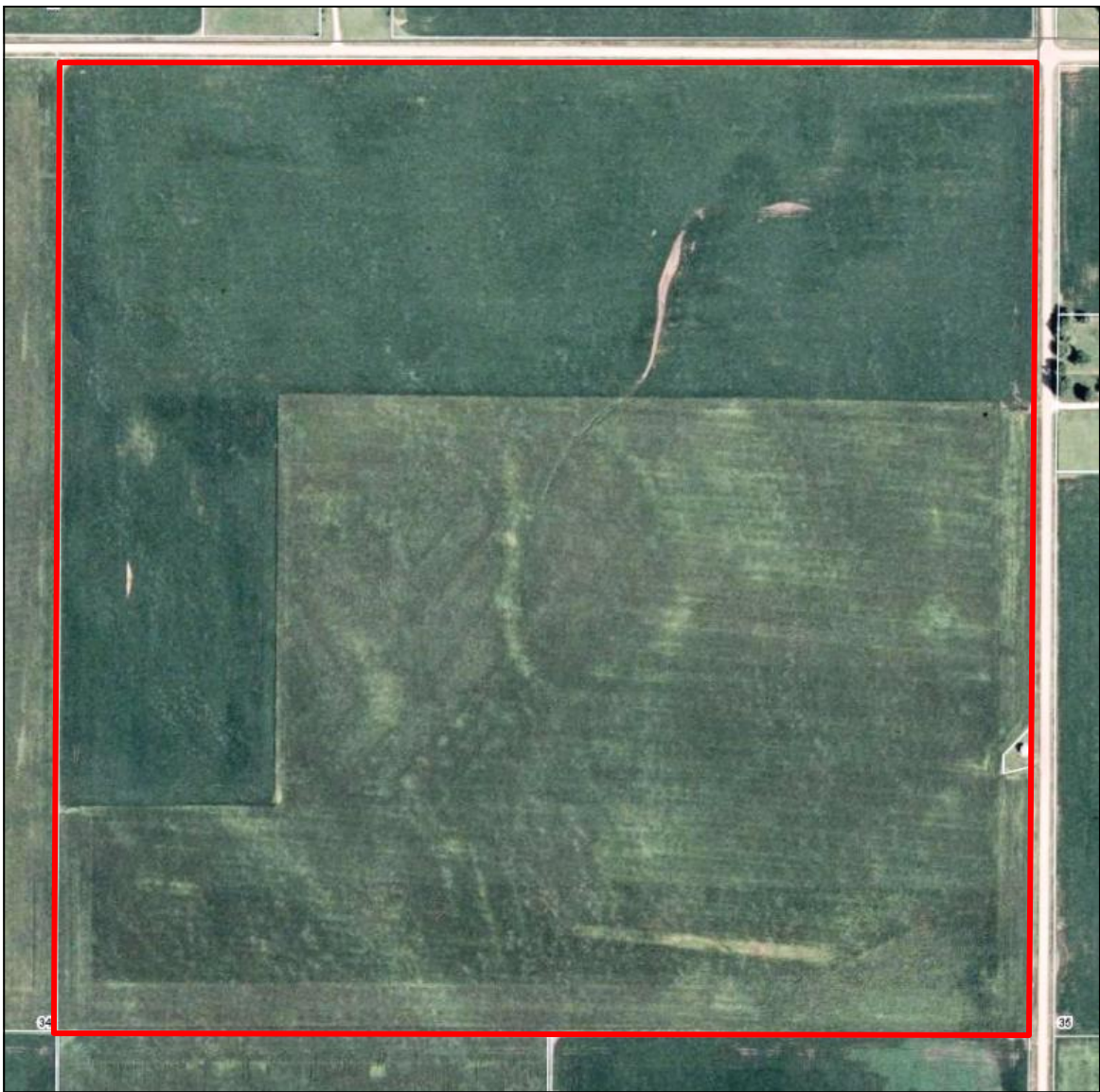
www.hfmgt.com



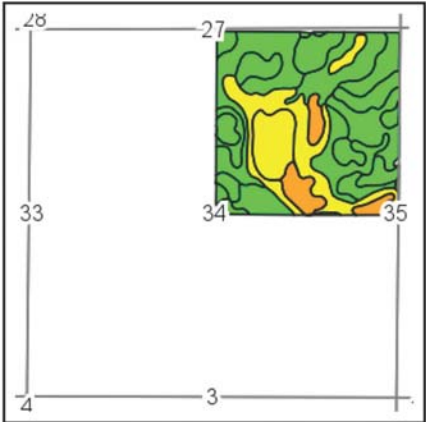
Map reproduced with permission of Farm & Home Publishers, Ltd.



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: 34-84N-21W
Township: Sherman
Acres: 157.3
Date: 5/23/2012



Maps provided by:



©AgriData, Inc 2012
www.AgriDataInc.com

Code	Soil Description	Acres	Percent of field	CSR Legend	Non-Irr Class	CSR	Corn	Soybeans
107	Webster clay loam, 0 to 2 percent slopes	41.2	26.2%		IIw	89	210	57
55	Nicollet loam, 1 to 3 percent slopes	34.4	21.9%		I	94	217	59
95	Harps loam, 1 to 3 percent slopes	27.4	17.4%		IIw	66	179	48
138B	Clarion loam, 2 to 5 percent slopes	18.1	11.5%		IIe	86	206	56
507	Canisteo clay loam, 0 to 2 percent slopes	13.4	8.5%		IIw	84	203	55
90	Okoboji mucky silt loam, 0 to 1 percent slopes	11.9	7.6%		IIIw	62	174	47
6	Okoboji silty clay loam, 0 to 1 percent slopes	10.9	6.9%		IIw	59	170	46
Weighted Average						81.2	199.6	54.1

WE ARE PLEASED TO OFFER THESE SERVICES

Sales • Acquisition • Auctions • Investment Analysis • Exchanging • Farm and Ranch Management • Appraisals