



FARM REAL ESTATE AUCTION

Stonebraker Eastern Farms, Inc.

99.25 Acres m/l

Linn County, Iowa

***Sale held at St. John's Catholic Church
212 7th Street SE, Mt. Vernon, Iowa 52314***

Thursday, June 14, 2012 – Starting at 10:00 a.m.

<i>FARM LOCATION:</i>	From Mount Vernon: 2 miles west on Highway 30, ½ mile north on Irish Lane, and 1 ½ miles west on East Bertram Road.
<i>LEGAL DESCRIPTION:</i>	Parcels "A" and "B" Plat of Survey No. 1762 located in Section 7, Township 82 North, Range 5 West of the 5 th P.M., Linn County, Iowa.
<i>POSSESSION:</i>	At closing, subject to the 2012 Cash Rent Lease
<i>DATE OF CLOSING:</i>	July 20, 2012.
<i>METHOD OF SALE:</i>	This farm will be offered separately as Parcel #1 consisting of 56.25 acres of farmland and then Parcel #2 consisting of 43.0 acres. These farms will sell individually and will not be combined.
<i>TERMS:</i>	High bidder for each parcel of real estate to pay 10% of the purchase price to the Agent's real estate trust account on June 14, 2012. Buyer will sign a Real Estate Sales Agreement providing full cash settlement on or before July 20, 2012. Successful bidders are purchasing with no financing contingencies and must be prepared for cash settlement of their purchase on or before July 20, 2012. Final settlement and payment of the balance of the purchase price to be by cashier's check or wire transfer. Sellers reserve the right to reject any and all bids.
<i>ANNOUNCEMENTS:</i>	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, its condition and to rely on their own conclusions. The property is being sold "As Is – Where Is" and the buyers are purchasing subject to any easements or restrictions of record. Any announcements made 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 they are not guaranteed.

The information gathered for this brochure is from sources deemed reliable, but cannot be guaranteed by Hertz Real Estate Services or its staff. All acres are considered more or less.

AGENCY:

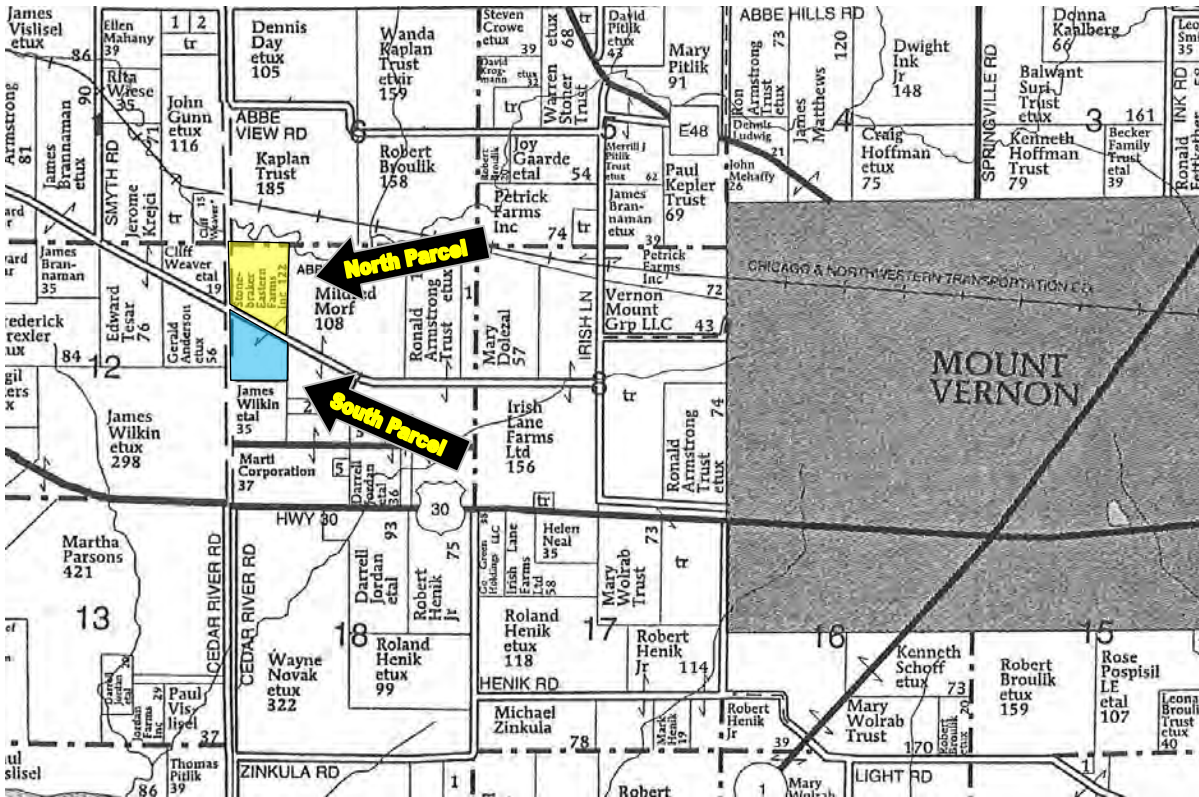
Hertz Real Estate Services and their representatives are Agents of the Seller.

SELLER:

Stonebraker Eastern Farms, Inc.

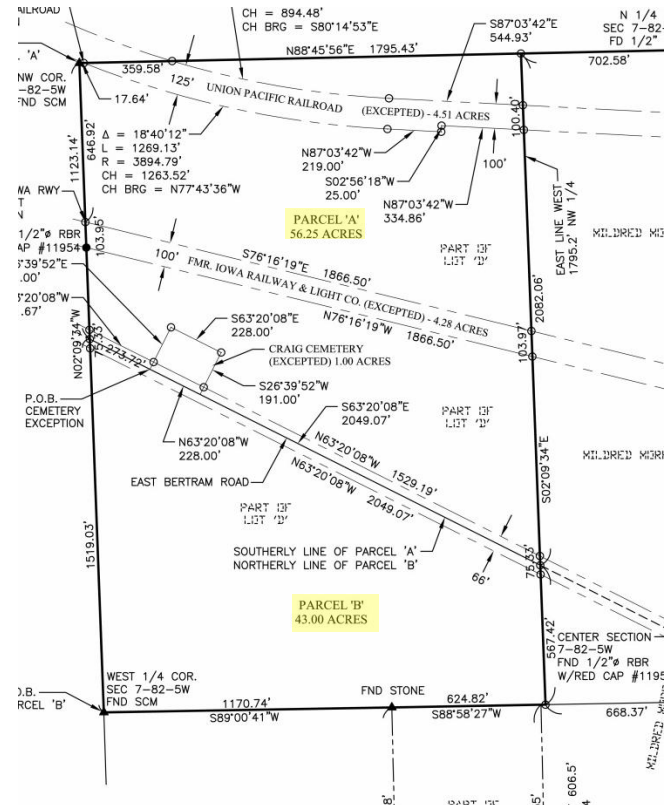
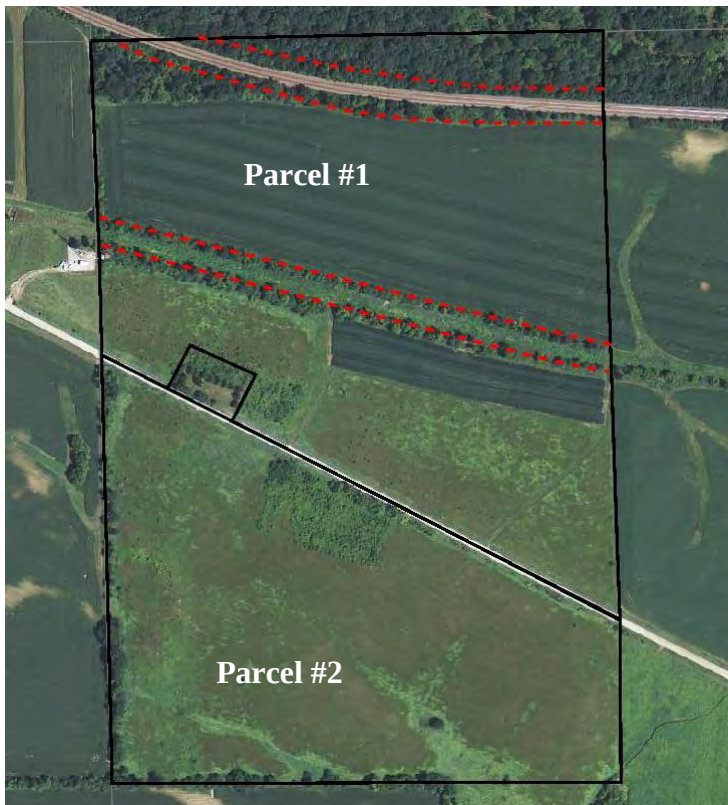
BROKER'S COMMENTS:

These are good quality Linn County farms located in a strong area.



AERIAL MAP

PLAT OF SURVEY



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**Parcel #1 - 56.25 Acres m/
Linn County, Iowa**

FARM LOCATION:	From Mount Vernon: 2 miles west on Highway 30, ½ mile north on Irish Lane, and 1 ½ miles west on East Bertram Road.						
LEGAL DESCRIPTION:	Parcel "A" Plat of Survey No. 1762, located in Section 7, Township 82 North, Range 5 West of the 5 th P.M., Linn County, Iowa.						
TAXES:	2010-2011, payable 2011-2012 – estimated \$1,372.00 – net - \$25.00 per taxable acre. There are 54.87 taxable acres.						
FSA INFORMATION:	Farm #5114 – Tract #3206 <table><tr><td>Cropland</td><td>46 Acres (includes 17.8 acres CRP)</td></tr><tr><td>Corn Base</td><td>28.9 Acres</td></tr><tr><td>Direct and Counter Cyclical Corn Yield</td><td>114/114 Bushels/Acre</td></tr></table> This farm is classified as Highly Erodible Land (HEL).	Cropland	46 Acres (includes 17.8 acres CRP)	Corn Base	28.9 Acres	Direct and Counter Cyclical Corn Yield	114/114 Bushels/Acre
Cropland	46 Acres (includes 17.8 acres CRP)						
Corn Base	28.9 Acres						
Direct and Counter Cyclical Corn Yield	114/114 Bushels/Acre						
AVERAGE CSR:*	ArcView Software indicates an average CSR of 76.3 on the cropland and CRP acres.						
CONSERVATION RESERVE PROGRAM (CRP):	There are 17.8 acres enrolled in the CRP Program at \$99/acre. This contract expires September 30, 2012. There are 1.3 acres CRP trees that have been offered for re-enrollment at \$130/acre, which would expire September 30, 2022. Buyer to receive a prorated share of the 2012 Rent and CRP Payment.						
BUILDINGS:	None.						
TILE:	The north end of the farm was pattern tiled in 2000 with over 10,500 feet of 4" drainage tile.						
CELL TOWER:	There is a cell tower that is located just west of this farm. The tower includes a 250' fall zone on this property.						
BROKER'S COMMENTS:	This farm has it all with good income producing cropland, attractive building site and wildlife.						

**CSR is an index of soil productivity with a range from 5 to 100, the higher the index, the more productive the soil. All acres are more or less.*



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**Parcel #2 - 43.0 Acres m/l
Linn County, Iowa**

- FARM LOCATION:** From Mount Vernon: 2 miles west on Highway 30, ½ mile north on Irish Lane, and 1 ½ miles west on East Bertram Road.
- LEGAL DESCRIPTION:** Parcel “B” Plat of Survey No. 1762, located in Section 7, Township 82 North, Range 5 West of the 5th P.M., Linn County, Iowa.
- TAXES:** 2010-2011, payable 2011-2012 – estimated \$830.00 – net - \$20.00 per taxable acre. There are 41.45 taxable acres.
- FSA INFORMATION:** Farm #5114 – Tract #3206
Cropland 40 Acres (currently all in CRP)

This farm is classified as Highly Erodible Land (HEL).
- AVERAGE CSR:*** ArcView Software indicates an average CSR of 48.0 on the cropland acres.
- CONSERVATION RESERVE PROGRAM (CRP):** Currently 40 acres are enrolled in the CRP Program at \$99/acre. This contract expires September 30, 2012. There are 2.8 acres CRP trees offered for re-enrollment effective October 1, 2012 through September 30, 2022 at \$130/acre.

Buyer to receive a prorated share of the 2012 CRP payment.
- BUILDINGS:** None.
- BROKER’S COMMENTS:** This farm would make an attractive building site while providing good income.

**CSR is an index of soil productivity with a range from 5 to 100, the higher the index, the more productive the soil. All acres are more or less.*

PHOTOS

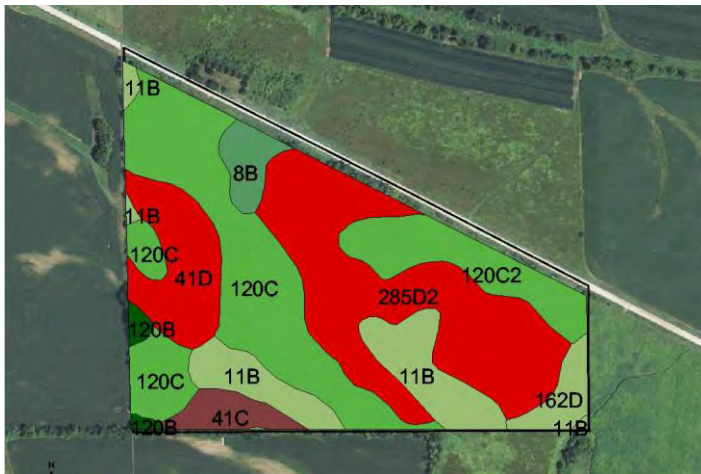


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AERIAL MAP



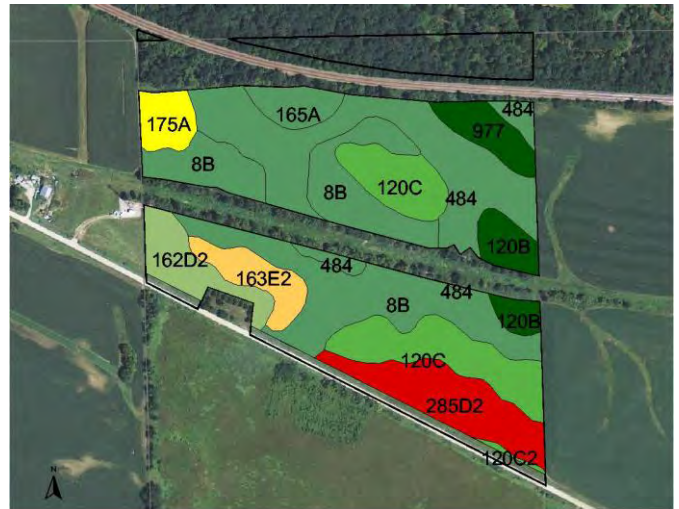
Parcel #2



CSR: Calculated using ArcView 3.2 software

*CSR is an index of soil productivity with a range from 5 to 100, the higher the index, the more productive the soil.

Parcel #1



Measured Tillable Acres	46.7	Average CSR	76.3	Corn Yield	Soybean Yield	Acres
Soil Label	Soil Name	CSR	Corn Yield	Soybean Yield	Acres	
120B	Tama silty clay loam, 2 to 5 perc	95	212	57	2.08	
120C	Tama silty clay loam, 5 to 9 perc	80	192	52	6.97	
120C2	Tama silty clay loam, 5 to 9 perc	78	189	51	0.14	
162D2	Downs silt loam, 9 to 14 percent	63	169	46	2.52	
163E2	Fayette silt loam, 14 to 18 perc	48	149	40	2.03	
165A	Stronghurst silt loam, 0 to 2 perc	90	206	56	1.46	
175A	Dickinson fine sandy loam, 0 to 2	60	165	45	1.48	
285D2	Burkhardt sandy loam, 9 to 14 pe	5	91	25	4.54	
484	Lawson silt loam	90	206	56	10.36	
8B	Judson silty clay loam, 2 to 5 per	90	206	56	13.26	
977	Richwood silt loam	92	208	56	1.81	

Measured Tillable Acres	41.4	Average CSR	48.0	Corn Yield	Soybean Yield	Acres
Soil Label	Soil Name	CSR	Corn Yield	Soybean Yield	Acres	
11B	Colo-Ely complex, 2 to 5 percent	68	176	48	5.15	
120B	Tama silty clay loam, 2 to 5 perc	95	212	57	0.40	
120C	Tama silty clay loam, 5 to 9 perc	80	192	52	11.69	
120C2	Tama silty clay loam, 5 to 9 perc	78	189	51	3.97	
162D	Downs silt loam, 9 to 14 percent	65	172	46	1.22	
162D2	Downs silt loam, 9 to 14 percent	63	169	46		
285D2	Burkhardt sandy loam, 9 to 14 pe	5	91	25	12.28	
41C	Sparta loamy fine sand, 5 to 9 pe	25	118	32	1.33	
41D	Sparta loamy fine sand, 9 to 18 p	15	104	28	4.01	
8B	Judson silty clay loam, 2 to 5 per	90	206	56	1.31	



WE ARE PLEASED TO OFFER THESE SERVICES

APPRAISALS ✦ REAL ESTATE SALES ✦ FARM MANAGEMENT

FOR MORE INFORMATION EMAIL: TROYL@HERTZ.AG OR DENNISU@HERTZ.AG

102 PALISADES ROAD ✦ MT. VERNON IA ✦ 52314 ✦ PHONE: 319-895-8858 ✦ WWW.HFMGT.COM

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