

FARM REAL ESTATE AUCTION

96 Acres, m/l - Story County, Iowa

Thursday, June 7, 2012 at 10:00 a.m.

Sale held at the Maxwell Community Center

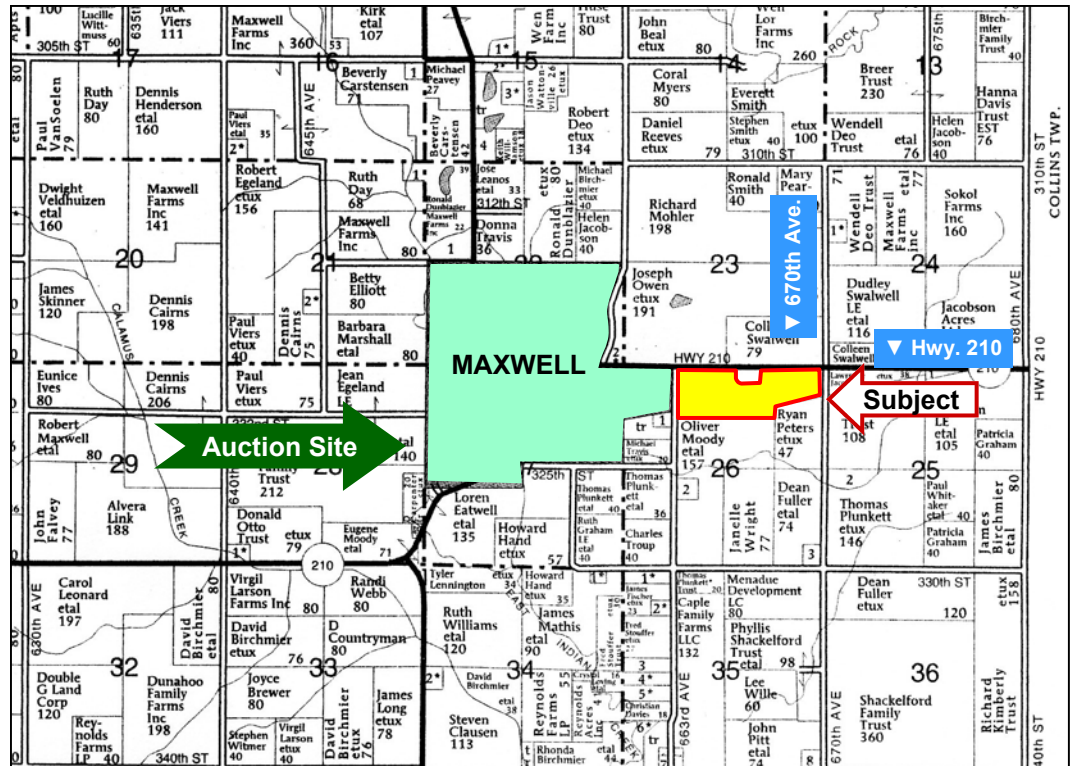
84 Main Street, Maxwell, Iowa

LOCATION: One mile east of Maxwell on Hwy. 210 (320th Street) or 3 miles west of Collins on Hwy. 210 (320th St.)

LEGAL DESCRIPTION:
NE $\frac{1}{4}$ NW $\frac{1}{4}$ except railway, N $\frac{1}{2}$ NE $\frac{1}{4}$ north of railway except Parcels "A" and "B", all in Section 26, T-82-N, R-22-W of the 5th P.M. (Indian Creek Twp.)

METHOD OF SALE:

- Parcel will be sold as a single tract of land.
- Bidding will be by the acre times 96 acres.
- Sellers reserve the right to refuse any and all bids.



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SELLER: Velma Tomlinson Estate; Dean, Doug, and Deborah Fuller

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

SOIL TYPES: Primary soils are Clarion, Webster and Farrar. See soil map on back for detail.

CSR: 79.4 on crop acres **SOURCE:** AgriData, Inc.

LAND DESCRIPTION: Level to moderately sloping

DRAINAGE: Natural plus tile

BUILDINGS/IMPROVEMENTS: None

REAL ESTATE TAXES:
Payable in 2011-2012: \$ 2,064
Taxable Acres: 90.21
Tax per Acre: \$22.88

FSA DATA:
Farm Number 5672, Tract 10906
Crop Acres: 90.3 NHEL

Base/Yields	Direct	Counter-Cyclical
Corn Base: 46	133	133
Bean Base: 44.3	37	37

SCHOOL DISTRICT: Collins-Maxwell

COMMENTS: Buyer will receive \$200 per crop acre credit at closing for 2012 cash rent proration.

TERMS AND POSSESSION: 10% 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 July 10, 2012. Final settlement will require certified check or wire transfer. Closing and possession will occur July 10, 2012, subject to the existing lease which expires February 28, 2013. Taxes will be prorated to July 1, 2012.

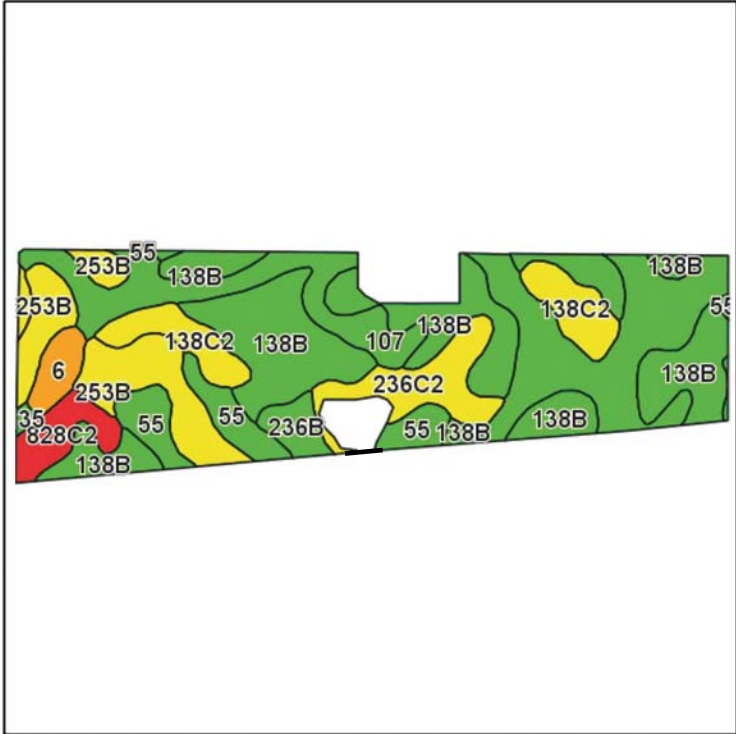
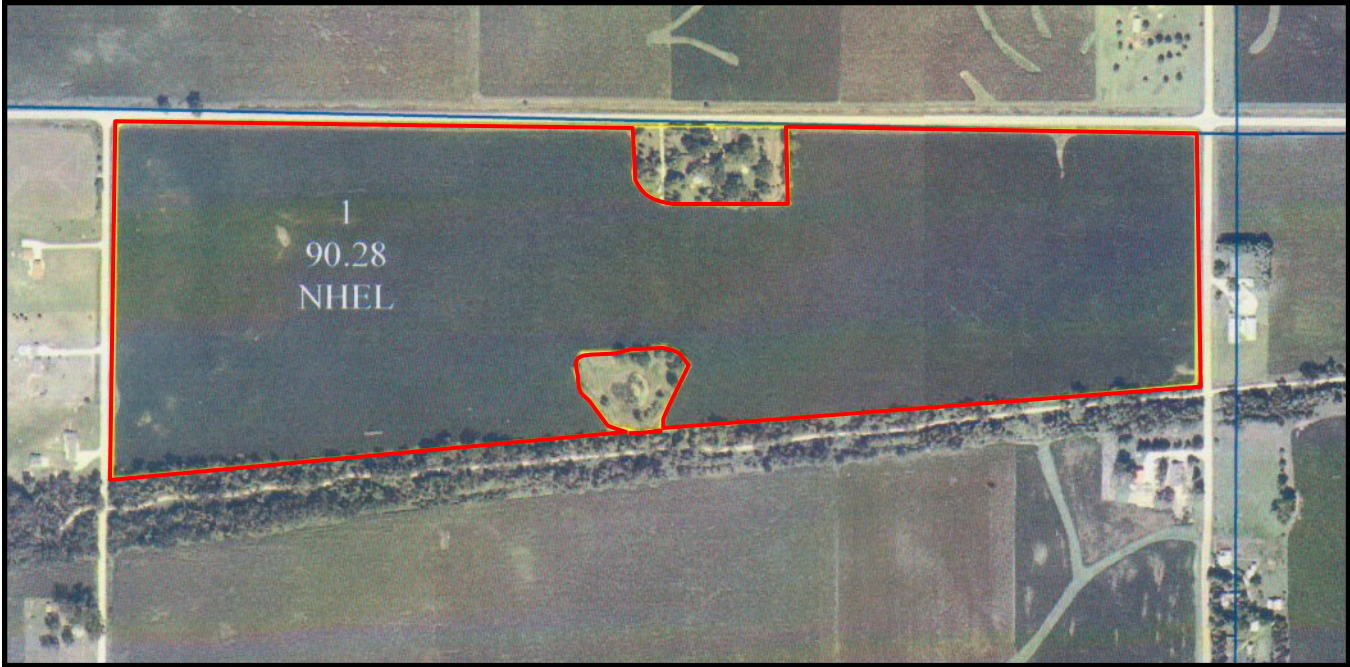
For additional information, contact Marv Huntrods:

415 S. 11th Street, Nevada, Iowa 50201
Telephone: 515-382-1500
www.hfmgt.com

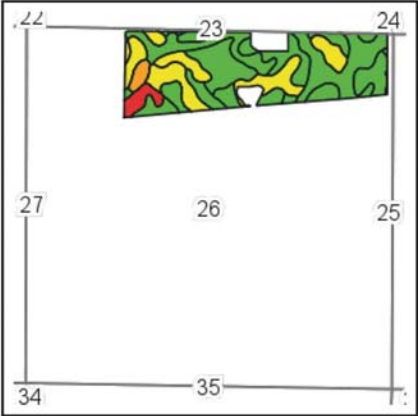


The information in this brochure is from sources deemed to be reliable but it cannot be guaranteed by Hertz Real Estate Services, Inc.. or its staff.

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: 26-82N-22W
Township: Indian Creek
Acres: 90.3
Date: 5/7/2012



Maps provided by:



Code	Soil Description	Acres	Percent of field	CSR Legend	Non-Irr Class	CSR	Corn	Soybeans
138B	Clarion loam, 2 to 5 percent slopes	28.8	32.1%		Ile	86	206	56
107	Webster clay loam, 0 to 2 percent slopes	23.9	26.4%		IIw	89	210	57
253B	Farrar fine sandy loam, 2 to 5 percent slopes	10.1	11.2%		Ile	64	176	48
138C2	Clarion loam, 5 to 9 percent slopes, moderately eroded	6.8	7.5%		IIIe	68	182	49
55	Nicollet loam, 1 to 3 percent slopes	6.8	7.6%		I	94	217	59
236C2	Lester loam, 5 to 9 percent slopes, moderately eroded	5.8	6.4%		IIIe	63	175	47
828C2	Zenor sandy loam, 5 to 9 percent slopes, moderately eroded	3.3	3.6%		IIIe	35	137	37
6	Okoboji silty clay loam, 0 to 1 percent slopes	2.1	2.3%		IIlw	59	170	46
236B	Lester loam, 2 to 5 percent slopes	1.9	2.1%		Ile	81	199	54
95	Harps loam, 1 to 3 percent slopes	0.5	0.5%		IIw	66	179	48
135	Coland clay loam, 0 to 2 percent slopes	0.3	0.3%		IIw	84	203	55
Weighted Average						79.4	197.1	53.5

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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