

LAND AUCTION

139.06 Acres MOL - Mitchell Co., Iowa

Seller: Alvin & Nancy Martin ***Date:*** Friday, June 22, 2012 ***Time:*** 10:00 a.m.

Sale Location: Cedar River Complex (Rec. Center), 809 Sawyer Dr., Osage, IA

Farm Location: 3 miles South of Osage, Iowa

Terms:

10% cash down the day of the sale, balance due in cash at closing. Closing July 24, 2012. At closing Seller shall be reimbursed for 2012 crop inputs. Seller will provide receipts.

Buyer will have full possession at time of closing including the 2012 crop.

Legal Description:

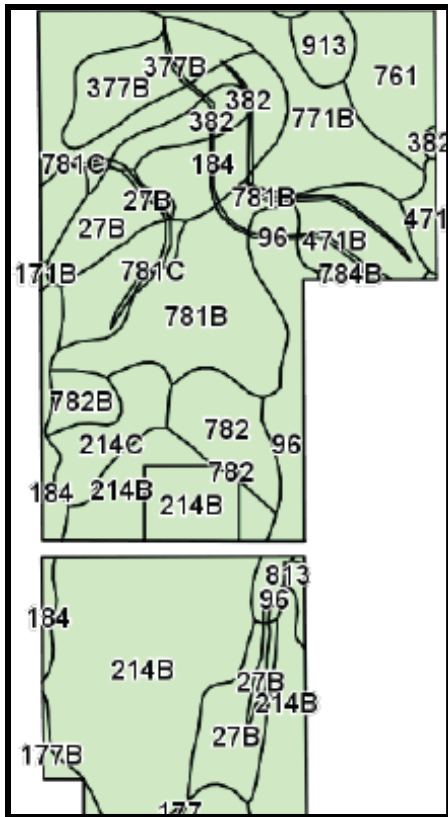
West 1/2 Southwest 1/4, West 1/2 Northeast 1/4 Southwest 1/4, Section 11;
Northwest 1/4 Northwest 1/4, Section 14, all being in Township 97 North, Range
17 West., Mitchell Co., Iowa. (Exact legal description to come from abstract.)

Farm Information:

Farm Acres	139	Crop Acres	133.46
Corn Base	112.8	Corn Yield	109
Soybean Base	16.7	Soybean Yield	32
CSR	72.7	Property Taxes	\$2,754

Predominant Soil Types

Code	Soil Description	Acres	Percent of field	Non-Irr Class	CSR	Bromegrass alfalfa	Bromegrass alfalfa hay	Corn	Oats	Soybeans
214B	Rockton loam, moderately deep, 2 to 5 percent slopes	36.4	27.2%	Ile	65	5.4	4.4	174	70	47
184	Klinger silty clay loam, 0 to 2 percent slopes	16.2	12.1%	I	93	8.6	6.6	212	85	57
781B	Lourdes loam, 2 to 5 percent slopes	13.2	9.8%	Ile	60	6	5	167	67	45
27B	Terril loam, 2 to 5 percent slopes	8.9	6.6%	Ile	87	7.9	6.5	203	81	55
771B	Waubee silt loam, 2 to 5 percent slopes	8.9	6.6%	Ile	83	7.8	6.3	198	79	53
96	Turlin silt loam, 0 to 2 percent slopes	7.1	5.3%	IIw	85	7.5	5.7	201	80	54
761	Franklin silt loam, 1 to 3 percent slopes	6.2	4.7%	I	83	7.9	6.1	198	79	53
377B	Dinsdale silty clay loam, 2 to 5 percent slopes	6	4.5%	Ile	88	8.3	6.7	205	82	55
781C	Lourdes loam, 5 to 9 percent slopes	5.7	4.3%	IIIle	40	5.8	4.7	140	56	38
471B	Oran loam, 2 to 5 percent slopes	5.3	3.9%	Ile	78	7.4	5.6	191	76	52
782	Donnan silt loam, 0 to 2 percent slopes	5.1	3.8%	IIw	55	5	3.9	160	64	43
214C	Rockton loam, moderately deep, 5 to 9 percent slopes	4.3	3.2%	IIIle	45	5.1	4.2	147	59	40
382	Maxfield silty clay loam, 0 to 2 percent slopes	2.6	2.0%	IIw	88	8.3	4.8	205	82	55
913	Waucoma silt loam, 0 to 2 percent slopes	2.2	1.6%	I	80	7	5.7	194	78	52
782B	Donnan silt loam, 2 to 5 percent slopes	1.9	1.4%	Ile	50	4.9	3.8	154	62	42
471	Oran loam, 0 to 2 percent slopes	1.3	1.0%	I	83	7.6	5.8	198	79	53
1226	Lawler loam, 24 to 40 inches to sand and gravel, 0 to 2 percent slopes	0.9	0.7%	IIls	70	6.5	5.1	179	72	48
177B	Saude loam, 2 to 5 percent slopes	0.8	0.6%	Ile	60	5.4	4.4	167	67	45
813	Atkinson loam, 0 to 2 percent slopes	0.5	0.4%	I	85	7.4	6.1	201	80	54
784B	Riceville silt loam, 1 to 4 percent slopes	0.3	0.3%	IIw	50	5.9	4.6	154	62	42
171B	Bassett loam, 2 to 5 percent slopes	0.1	0.1%	Ile	78	7.5	6.2	191	76	52
177	Saude loam, 0 to 2 percent slopes	0.1	0.0%	IIls	65	5.5	4.5	174	70	47
Weighted Average					72.7	6.7	5.3	184.3	73.8	49.7



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