

FARM REAL ESTATE AUCTION

174.34 Acres, m/l - Wright County, Iowa

Friday, June 15, 2012 at 10:00 a.m.

Sale held at the Belmond Community Center

112 2nd Ave. NE, Belmond, IA

LOCATION: Located 6½ miles west of Belmond on the southeast corner of the Co. Rd. C20/Lee Ave. intersection -OR- 4½ miles southeast of Kanawha.

LEGAL DESCRIPTION: West 1958.89 ft. of the NW¼, except the North 464.61 ft. of the East 350.80 ft. thereof, and the West 1958.89 ft. of the N½ SW¼, all in Section 24, Township 93 North, Range 25 West of the 5th p.m. (Norway Twp.)

METHOD OF SALE:

- Parcel will be sold as single tract of land.
- Sellers reserve the right to refuse any and all bids.

SELLER: Suzanne M. Gabel and Brent Gabel

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

SOIL TYPES: Primary soils are Kossuth, Otosen and Bode. See soil map on back for detail. CSR of 76.4 on the tillable crop acres + CRP acres; and CSR of 79.4 on tillable crop acres only, per AgriData, Inc.

LAND DESCRIPTION: Level to strongly sloping

DRAINAGE: Property is located in Drainage Districts 10 and 83. \$741.11 in drainage assessments were paid in 2011.

BUILDINGS/IMPROVEMENTS: None

WATER/WELL INFORMATION: None known

REAL ESTATE TAXES:

Taxes Payable 2011-2012 \$4,158

Taxable Acres: 169.54

Tax per Acre: \$24.53

FSA DATA:

Farm Number 4321, Tract 1466

Crop Acres: 108.1 NHEL crop acres, with an additional 48 acres in CRP.

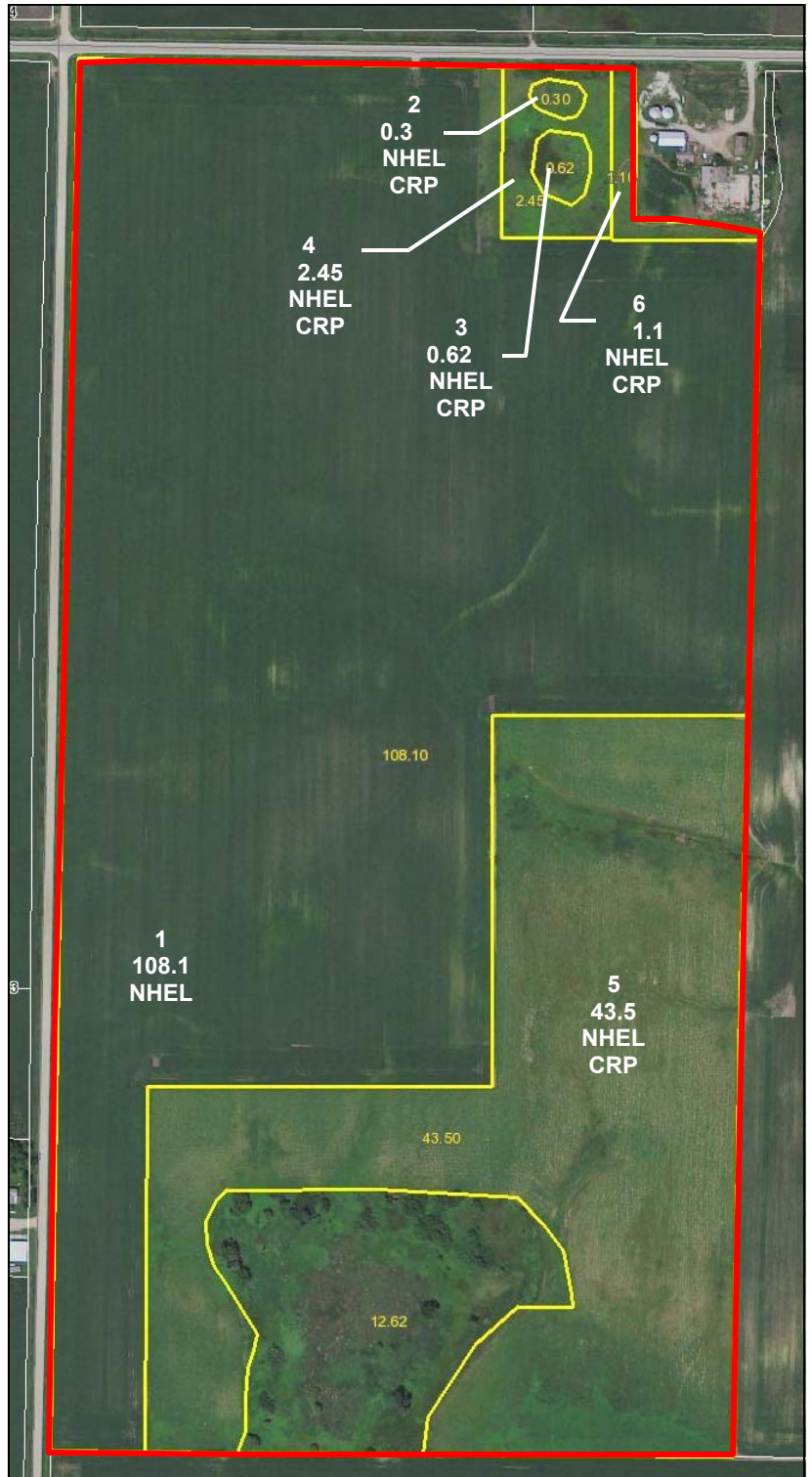
Base/Yields	Direct	Counter-Cyclical
Corn Base: 85.5	132	132
Bean Base: 22.6	34	34

CRP CONTRACTS:

- 3.4 acres pays \$591 annually and expires 9/30/16
- 44.6 acres pays \$6,467 annually and expires 9/30/21
- CRP will be prorated to October 4, 2012.

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 October 4, 2012. Final settlement will require certified check or wire transfer. Closing and possession will occur October 4, 2012, subject to the existing lease which expires February 28, 2013. Taxes will be prorated to October 4, 2012.

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 Marv Huntrods:

415 S. 11th St. • PO Box 500 • Nevada, IA 50201

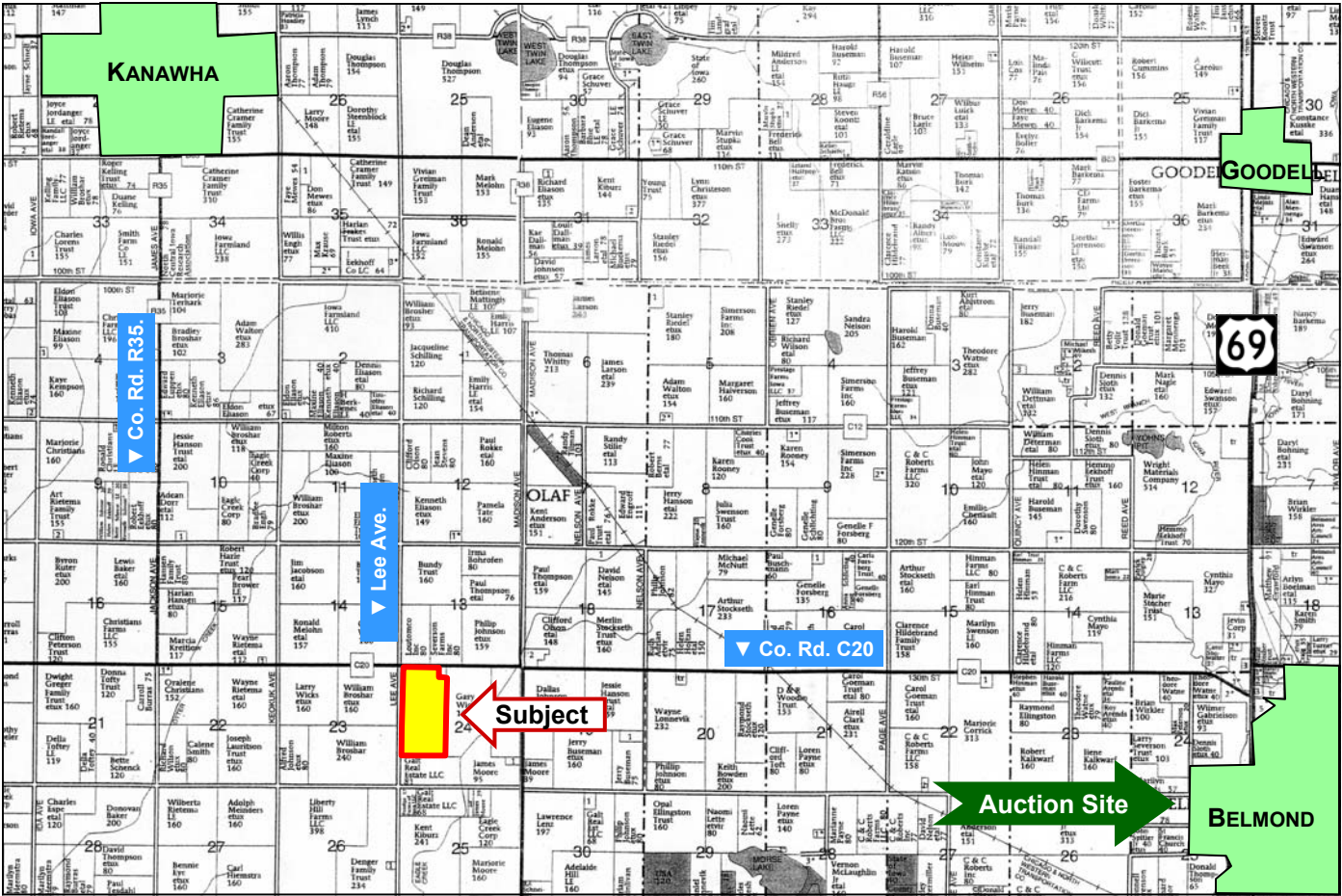
Telephone: 515-382-1500 or 800-593-5263

www.hfmgt.com

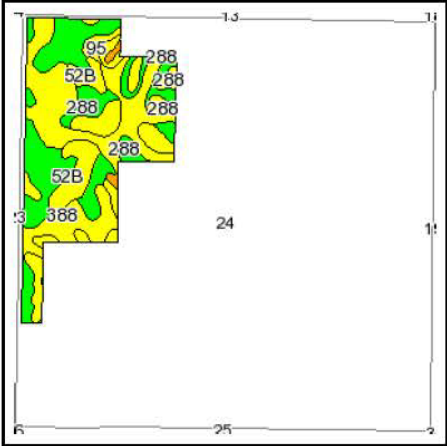
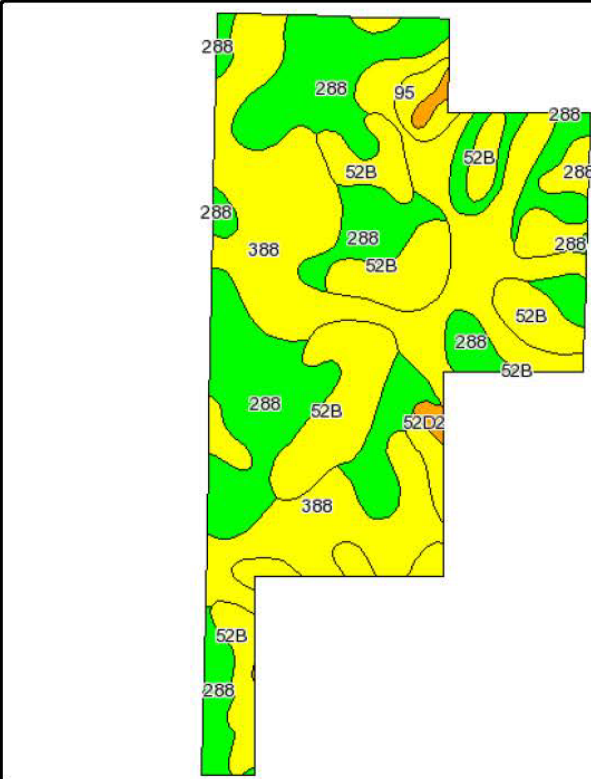


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AERIAL & SOIL MAPS



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



State: Iowa
County: Wright
Location: 024-093N-025W
Township: Norway
Acres: 108.1
Date: 4/6/2012



Maps provided by:



Fsa borders provided by the Farm Service Agency as of May 23, 2008.
Soils data provided by USDA and NRCS.

Code	Soil Description	Acres	Percent of field	CSR Legend	Non-Irr Class	CSR	Corn	Soybeans
388	Kossuth silty clay loam, 0 to 2 percent slopes	41.5	38.3%		IIw	77	194	52
288	Ottosen clay loam, 1 to 3 percent slopes	38.4	35.6%		I	84	203	55
52B	Bode clay loam, 2 to 5 percent slopes	25.7	23.8%		Ile	78	195	53
95	Harps clay loam, 0 to 2 percent slopes	1.5	1.4%		IIw	62	174	47
6	Okoboji silty clay loam, 0 to 1 percent slopes	0.5	0.5%		IIIw	57	167	45
52D2	Bode clay loam, 9 to 14 percent slopes, moderately eroded	0.5	0.5%		IIle	52	160	43
Weighted Average						79.4	197.1	53.2

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