

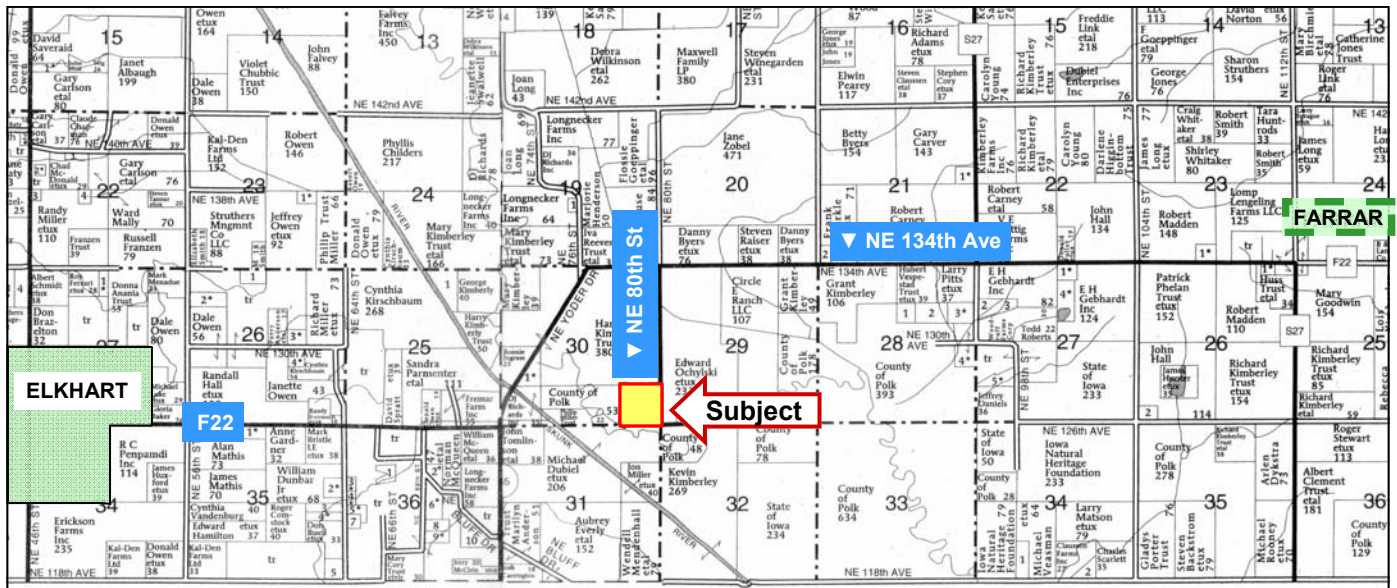
FARM REAL ESTATE AUCTION

40 Acres, m/l - Polk County, Iowa

Tuesday, April 24, 2012 at 10:00 a.m.

Sale held at the Community Center

84 Main Street, Maxwell, Iowa



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

LOCATION: 4 miles west of Farrar on NE 134th Ave.
and 3/4 mile south on NE 80th St.

LEGAL DESCRIPTION: SE $\frac{1}{4}$ SE $\frac{1}{4}$ except .75 acres of
road, Section 30, T-81-N, R-22-W of the 5th P.M.
(Washington 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: Freeland Trust

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

SOIL TYPES: Primary soil is Spillville loam. (See soil
map on back for detail.)

CSR: 89.3 **SOURCE:** AgriData, Inc.

LAND DESCRIPTION: Level bottomland crop plus some
timber on old river channels

DRAINAGE: Natural, no known tile

BUILDINGS/IMPROVEMENTS: None

WATER/WELL INFORMATION: None

REAL ESTATE TAXES:

Payable in 2011-2012: \$1042.00

Taxable Acres: 39.25

Tax per Acre: \$26.55

FSA DATA:

Farm Number: 6307

Crop Acres: 31.1

Base/Yields	Direct/Counter-Cyclical
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Corn Base: 14.1	116/116
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Bean Base: 17.0	37/37
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COMMENT: High quality bottomland plus 7 acres of
timber that include some walnut trees. Buyer receives
possession upon signing of purchase agreement and
providing a 20% down payment.

TERMS AND POSSESSION: 20% down payment re-
quired the day of sale. Successful bidders are purchas-
ing with no financing contingencies and must be pre-
pared for cash settlement of their purchase on May 24,
2012. Final settlement will require certified check or
wire transfer. Closing and possession will occur May
24, 2012. Taxes will be prorated to May 24, 2012.

ANNOUNCEMENTS: Information provided herein was
obtained from sources deemed reliable but the Auction-
eer makes no guarantees as to its accuracy. Prospec-
tive 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 previ-
ously printed material or oral statements. Bidding incre-
ments are at the discretion of the Auctioneer. Acreage
figures are based on information currently available but
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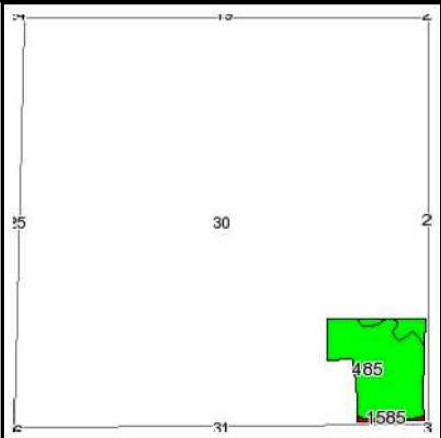
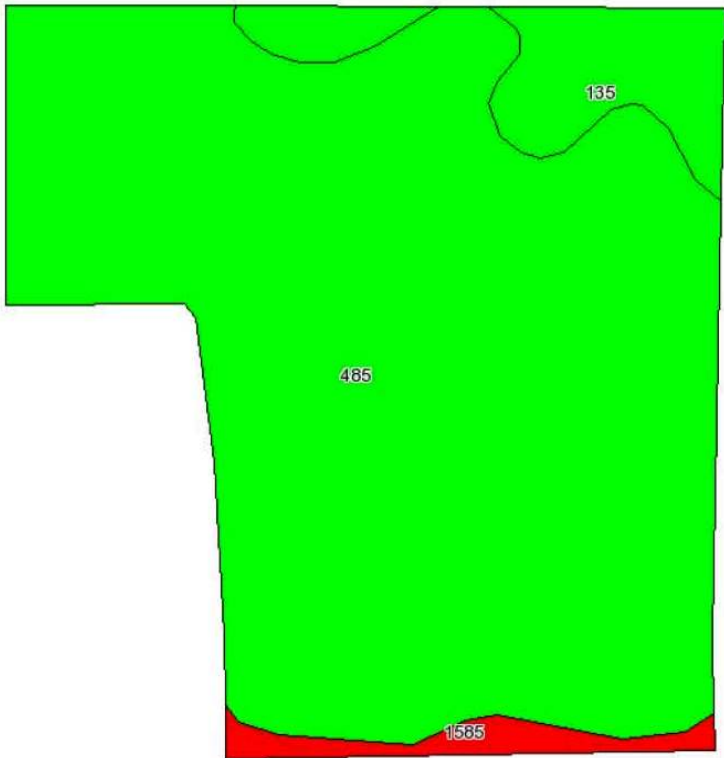
For additional information, contact Jerry Lage:

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www.hfmgt.com



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

AERIAL & SOIL MAPS



State: Iowa
County: Polk
Location: 030-081N-022W
Township: Washington
Acres: 31.1
Date: 3/28/2012



Maps provided by:

©AgriData, Inc 2008
www.AgriDataInc.com

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
485	Spillville loam, 0 to 2 percent slopes, occasionally flooded	27.6	88.8%		IIw	92	211	57
135	Coland clay loam, 0 to 2 percent slopes, occasionally flooded	2.7	8.6%		IIw	80	195	53
1585	Spillville-Coland complex, channelled, 0 to 2 percent slopes	0.8	2.7%		Vw	25		
Weighted Average						89.3	204.1	55.2

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