

FARM REAL ESTATE AUCTION

114 Acres, m/l - Hamilton County, Iowa

Friday, March 9, 2012 at 10:00 a.m.

Sale held at the First American Bank, 702 Main St., Jewell, IA

LOCATION: 1 mile north of Jewell on Hwy. 69, then west 1 mile to Parcel #1 or 1½ miles to Parcel #2

LEGAL DESCRIPTION:

Parcel 1 - NE¼ NE¼ Section 20, T-87-N, R-24-W (Lyon Twp.)

Parcel 2 - E½ NW¼ except railroad and Parcel "D" Section 20, T-87-N, R-24-W (Lyon Twp.)

METHOD OF SALE:

- Parcels will be sold separately and not combined.
- Sellers reserve the right to refuse any and all bids.

SELLER: Orpha Peterson Estate

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

SOIL TYPES: Primary soils are Brownton, Bode, Ottosen, and Kossuth. See soil maps on back for detail.

CSR: Parcel 1 = 75.6
Parcel 2 = 75.4

CSR SOURCE: Agri Data, Inc.

LAND DESCRIPTION: Parcel 1 is level to moderately sloping. Parcel 2 is level to gently sloping.

DRAINAGE: Natural plus tile

BUILDINGS/IMPROVEMENTS: None

INFORMATION ON PARCELS OFFERED:

	<u>Parcel 1</u>	<u>Parcel 2</u>
Gross Acres:	40	74
Taxable Acres:	39	72.88
Net Taxes:	\$1,014	\$1,876
Tax/Acre	26.00	25.74
<u>FSA Data:</u>	<u>Parcel 1</u>	<u>Parcel 2</u>
Farm/Tract Number	1426/1362	1426/1361
Crop Acres	39.1 NHEL	71.6 NHEL
Corn Base	24.8	46.6
Corn Yields	127/127	127/127
Bean Base	14.3	25.0
Bean Yields	40/40	40/40

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 April 10, 2012. Final settlement will require certified check or wire transfer. Closing and possession will occur on April 10, 2012, Taxes will be prorated to April 10, 2012.

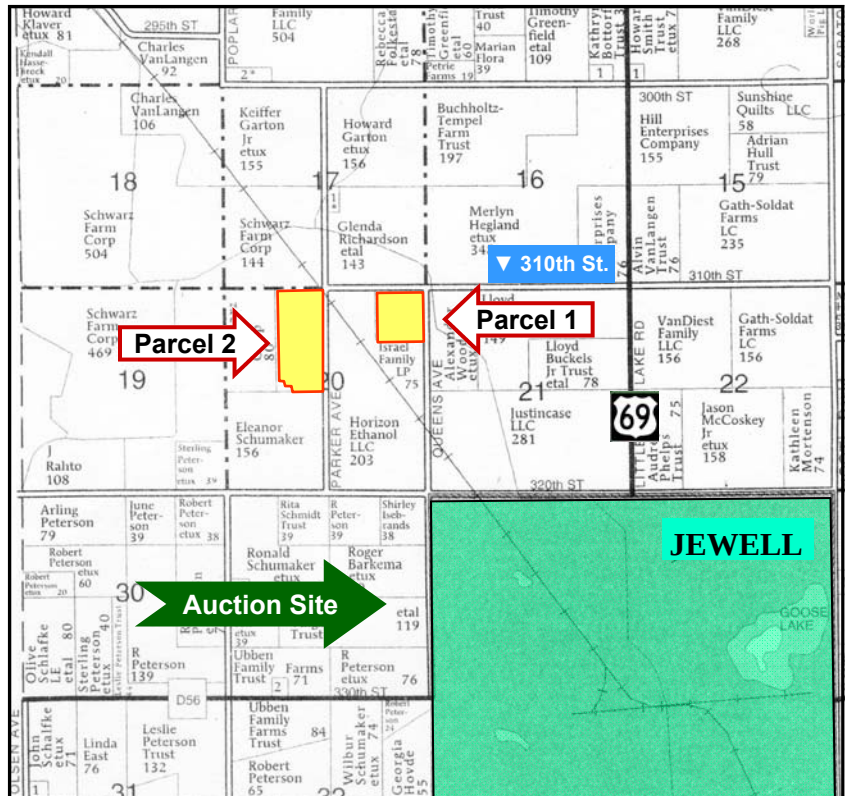
ANNOUNCEMENTS: Information provided herein was obtained from sources deemed reliable but the Auctioneer makes no guarantees as to its accuracy. Prospective bidders are urged to fully inspect the property and to rely on their own conclusions. Announcements made the day of the auction will take precedence 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., Nevada, Iowa 50201
Telephone: 515-382-1500 or 800-593-5263
www.hfmgt.com

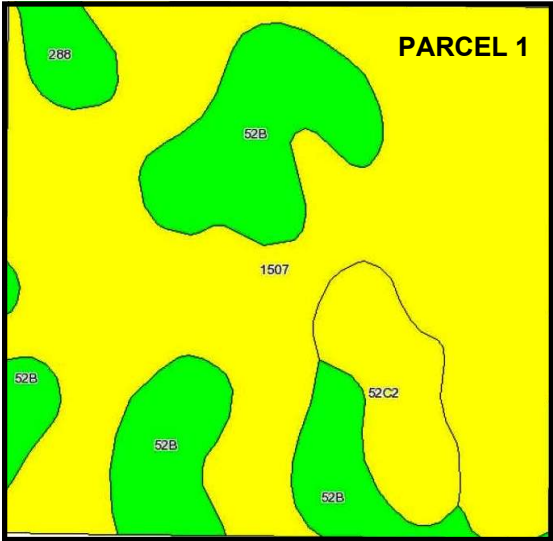
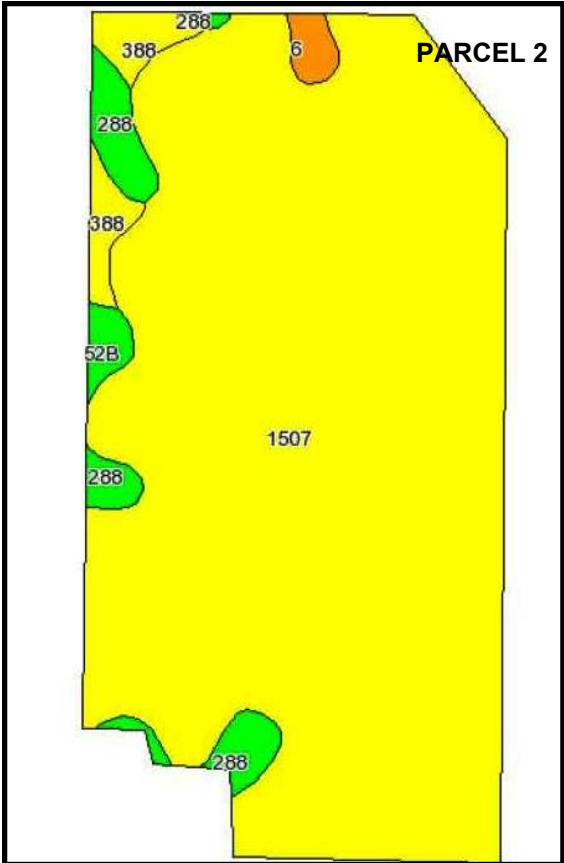


The information in this brochure is from sources deemed to be reliable but it cannot be guaranteed by Hertz Real Estate Services, Inc. or its staff.



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

AERIAL & SOIL MAPS



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

PARCEL 1— 39.1 Acres, 75.6 CSR (Section 20, Township 87N, Range 24W)

Code	Soil Description	Acres	Percent of field	CSR Legend	Non-Irr Class	CSR	Corn	Soybeans
1507	Brownton silty clay loam, 0 to 2 percent slopes	26	66.5%		IIw	75	191	52
52B	Bode clay loam, 2 to 5 percent slopes	9	23.0%		IIe	80	198	53
52C2	Bode clay loam, 5 to 9 percent slopes, moderately eroded	3	7.6%		IIIe	63	175	47
288	Ottosen clay loam, 1 to 3 percent slopes	1.1	2.9%		I	86	206	56
Weighted Average						75.6	191.8	52

PARCEL 2— 71.6 Acres, 75.4 CSR (Section 20, Township 87N, Range 24W)

Code	Soil Description	Acres	Percent of field	CSR Legend	Non-Irr Class	CSR	Corn	Soybeans
1507	Brownton silty clay loam, 0 to 2 percent slopes	65.3	91.3%		IIw	75	191	52
288	Ottosen clay loam, 1 to 3 percent slopes	3	4.1%		I	86	206	56
388	Kossuth silty clay loam, 0 to 2 percent slopes	2	2.7%		IIw	79	197	53
52B	Bode clay loam, 2 to 5 percent slopes	0.7	0.9%		IIe	80	198	53
6	Okoboji silty clay loam, 0 to 1 percent slopes	0.6	0.9%		IIIw	58	168	45
Weighted Average						75.4	191.4	52.1

WE ARE PLEASED TO OFFER THESE SERVICES
Sales • Acquisition • Auctions • Investment Analysis • Exchanging • Farm and Ranch Management • Appraisals