

FARM REAL ESTATE AUCTION

266 Acres, m/l - Story County, IA

Thursday, February 23, 2012 at 10:00 a.m.

Sale held at the Gates Hall

825 15th St., Nevada, IA

LOCATION: Located 2 miles south and 1 mile west of Roland at the intersection of 150th St. and 590th Ave.

LEGAL DESCRIPTION:

Amended Parcel "A" in Section 28, Township 85 North, Range 23 West of the 5th p.m. as shown on the Plat of Survey filed in the Story County Records Office as Inst. No. 97-05367, Book 14, Page 219 (Howard Twp.)

METHOD OF SALE:

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

SELLER:

Brick House Farms V, LLC

AGENCY: Hertz Real Estate

Services and their representatives are agents of the Seller.

SOIL TYPES: Primary soils are

Clarion, Nicollet and Webster. See soil map on back for detail.

CSR: 78.8 per AgriData, Inc.

LAND DESCRIPTION: Nearly level to steeply sloping

DRAINAGE: Natural drainage, plus tile

BUILDINGS/IMPROVEMENTS: None

WATER/WELL INFORMATION: None

REAL ESTATE TAXES:

Taxes Payable in 2011-2012: \$6,102.00

Taxable Acres: 258.44

Tax per Acre: \$23.61

FSA DATA:

Farm Number: 4877

Crop Acres: 259.0

Yields: Direct & Counter-Cyclical

Corn Base: 137.1 140/140

Bean Base: 121.9 37/37

COMMENTS: Sale is subject to cash rent lease for 2012. Buyer will receive 100% of the 2012 cash rent.

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 March 23, 2012. Final settlement will require certified check or wire transfer. Closing and possession will occur March 23, 2012, subject to the existing lease which expires March 1, 2013. Taxes will be prorated to March 23, 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:

Tim Fevold or Marv Huntrods

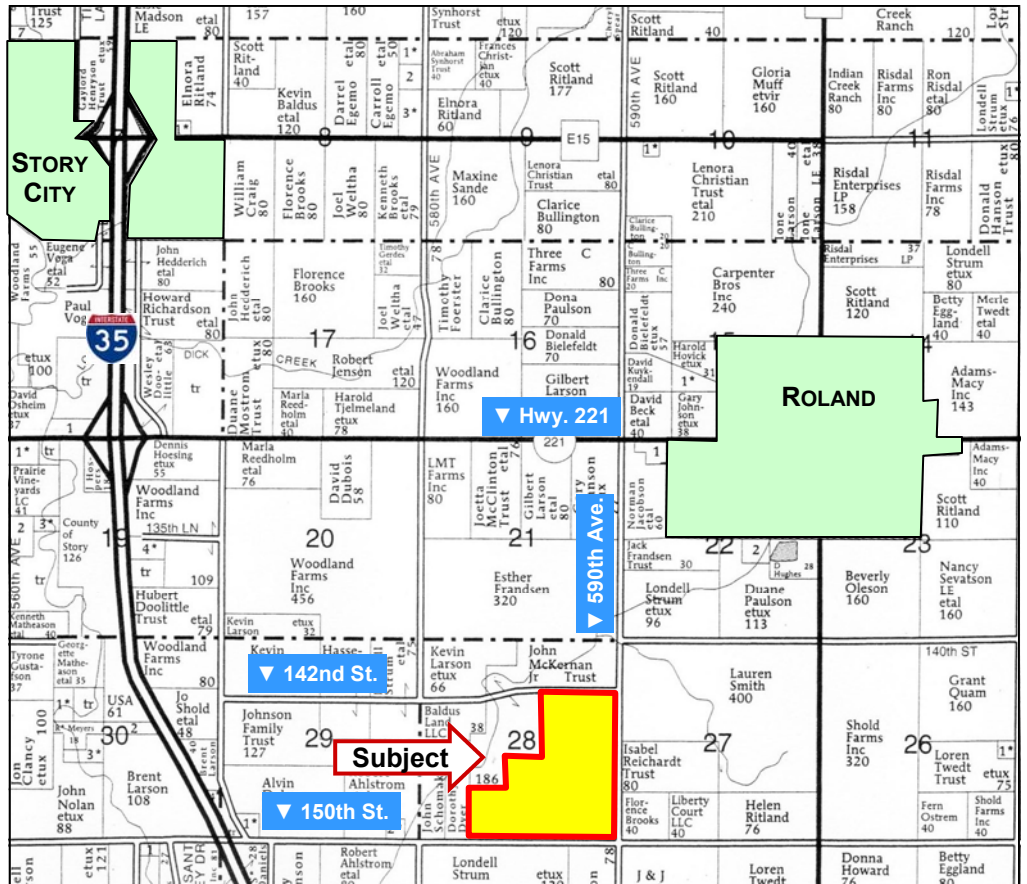
415 S. 11th St., Nevada, IA 50201

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

www.hfmgt.com

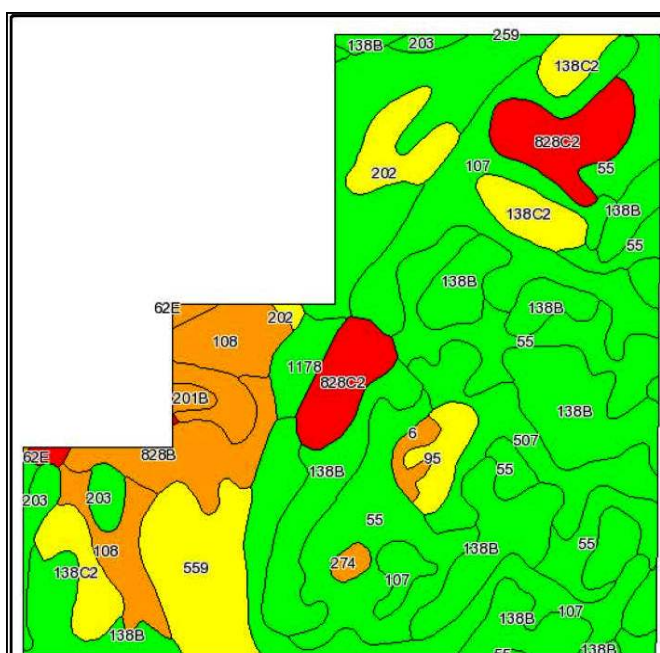
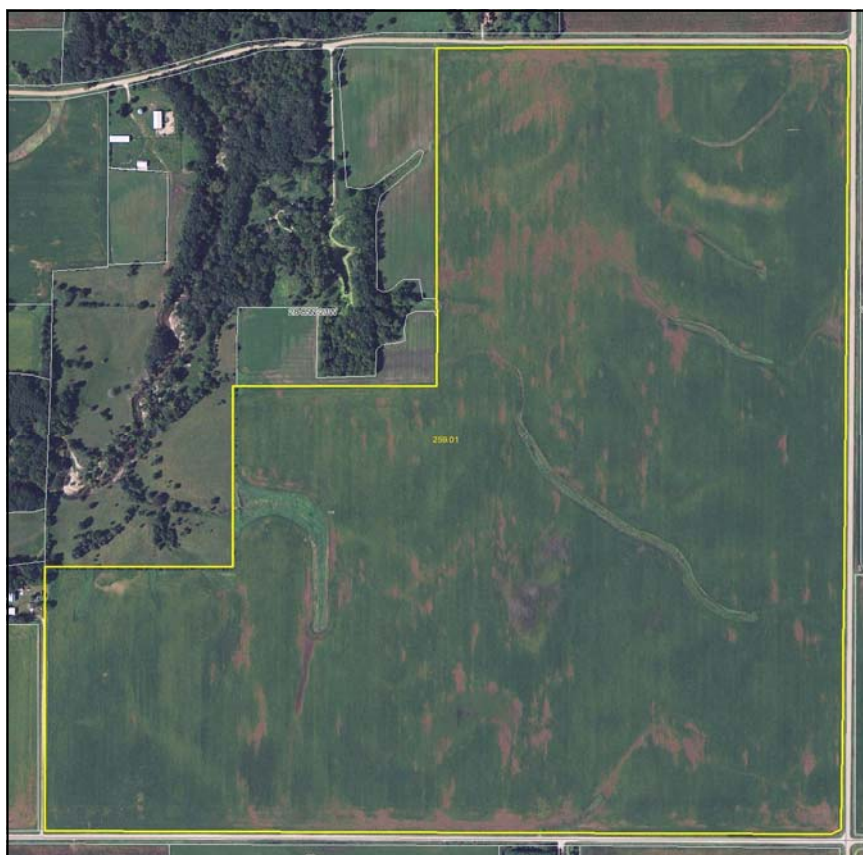


The information in this brochure is from sources deemed to be reliable but it cannot be guaranteed by Hertz Real Estate Services, Inc. or its staff.

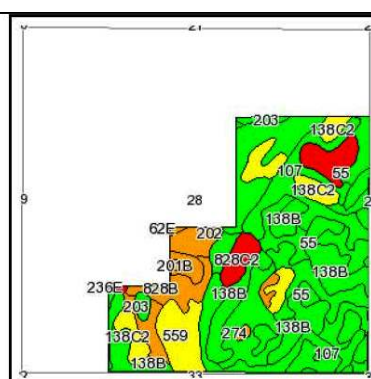


Map reproduced with permission of Farm & Home Publishers, Ltd.

AERIAL & SOIL MAPS



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



State: Iowa
County: Story
Location: 028-085N-023W
Township: Howard
Acres: 259
Date: 1/23/2012



Maps provided by:



©AgriData, Inc 2008
www.AgriDataInc.com

Code	Soil Description	Acres	Percent of field	CSR Legend	Non-Irr Class	CSR	Corn	Soybeans
138B	Clarion loam, 2 to 5 percent slopes	57.1	22.0%		Ile	86	206	56
55	Nicollet loam, 1 to 3 percent slopes	43.9	16.9%		I	94	217	59
107	Webster clay loam, 0 to 2 percent slopes	39.7	15.3%		IIw	89	210	57
259	Biscay day loam, 32 to 40 inches to sand and gravel, 0 to 2 percent slopes	18.8	7.3%		IIw	81	199	54
828C2	Zenon sandy loam, 5 to 9 percent slopes, moderately eroded	14.9	5.8%		IIIe	35	137	37
559	Talcot day loam, 32 to 40 inches to sand and gravel, 0 to 2 percent slopes	13.9	5.4%		IIw	75	191	52
507	Canisteo clay loam, 0 to 2 percent slopes	12.3	4.7%		IIw	84	203	55
138C2	Clarion loam, 5 to 9 percent slopes, moderately eroded	11.9	4.6%		IIIe	68	182	49
108	Wadena loam, 24 to 32 inches to sand and gravel, 0 to 2 percent slopes	11.8	4.6%		IIs	57	167	45
828B	Zenon sandy loam, 2 to 5 percent slopes	9.2	3.6%		IIIe	52	160	43
202	Cylinder loam, 24 to 32 inches to sand and gravel, 0 to 2 percent slopes	5.9	2.3%		IIs	69	183	49
203	Cylinder loam, 32 to 40 inches to sand and gravel, 0 to 2 percent slopes	4.9	1.9%		I	82	201	54
1178	Waukee variant loam, 0 to 2 percent slopes	3.6	1.4%		I	87	207	56
95	Harps loam, 1 to 3 percent slopes	3.6	1.4%		IIw	66	179	48
638D2	Clarion-Storden loams, 9 to 14 percent slopes, moderately erode	3.2	1.2%		IIIe	51	159	43
6	Okoboji silty clay loam, 0 to 1 percent slopes	1.7	0.7%		IIIw	59	170	46
274	Rolfe loam, 0 to 1 percent slopes	1	0.4%		IIIw	55	164	44
201B	Coland-Terril complex, 1 to 5 percent slopes	0.9	0.4%		Ile	40	144	39
62E	Storden loam, 14 to 18 percent slopes	0.7	0.3%		IVe	33	135	36
Weighted Average						78.8	196.4	53.3

WE ARE PLEASED TO OFFER THESE SERVICES

Sales • Acquisition • Auctions • Investment Analysis • Exchanging • Farm and Ranch Management • Appraisals