

FARM REAL ESTATE AUCTION

160 Acres, m/l - Story County, Iowa

Friday, February 10, 2012 at 10:00 a.m.

Sale held at the Dakin's Community Center

105 E. Main, Zearing, Iowa

LOCATION: 3 miles south of Zearing on Hwy. 65, then 2 miles east on 170th St. **OR** 6 miles north of Colo on Hwy. 65, then 2 miles East on 170th St.

LEGAL DESCRIPTION: SE¼ Section 3, T-84-N, R-21-W of the 5th P.M. (Sherman Twp.)

METHOD OF SALE:

- Parcel will be sold as one single tract.
- Bidding will be by the acre. \$/acre times 160 acres.
- Sellers reserve the right to refuse any and all bids.

SELLER: Joy Sparrow Estate

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

SOIL TYPES: Primary soils are Clarion, Canisteo, Nicollet and Webster. See soil maps on back for detail.

CSR: 87.9 **SOURCE:** Agri Data, Inc. 2008

LAND DESCRIPTION: Level to gently sloping

DRAINAGE: Natural plus tile.
30" County Main on D.D. #74

BUILDINGS/IMPROVEMENTS: Two 36-ft. grain bins

SERVICES: Colo-Nesco School District

REAL ESTATE TAXES:

Payable in 2011-2012 \$3,314
Taxable Acres: 156
Tax per Acre: \$21.24

FSA DATA:

Farm Number: 3835/2298

Crop Acres: 140.8 NHEL plus 15.08 acres of pasture eligible for cropping. Wetlands determination not completed.

Base/Yields	Direct/	Counter-Cyclical
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Corn Base:	73.1	117/117
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Bean Base:	35.0	41/4 1
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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 9, 2012. Final settlement will require certified check or wire transfer. Closing and possession will occur March 9, 2012. Taxes will be prorated to March 9, 2012.

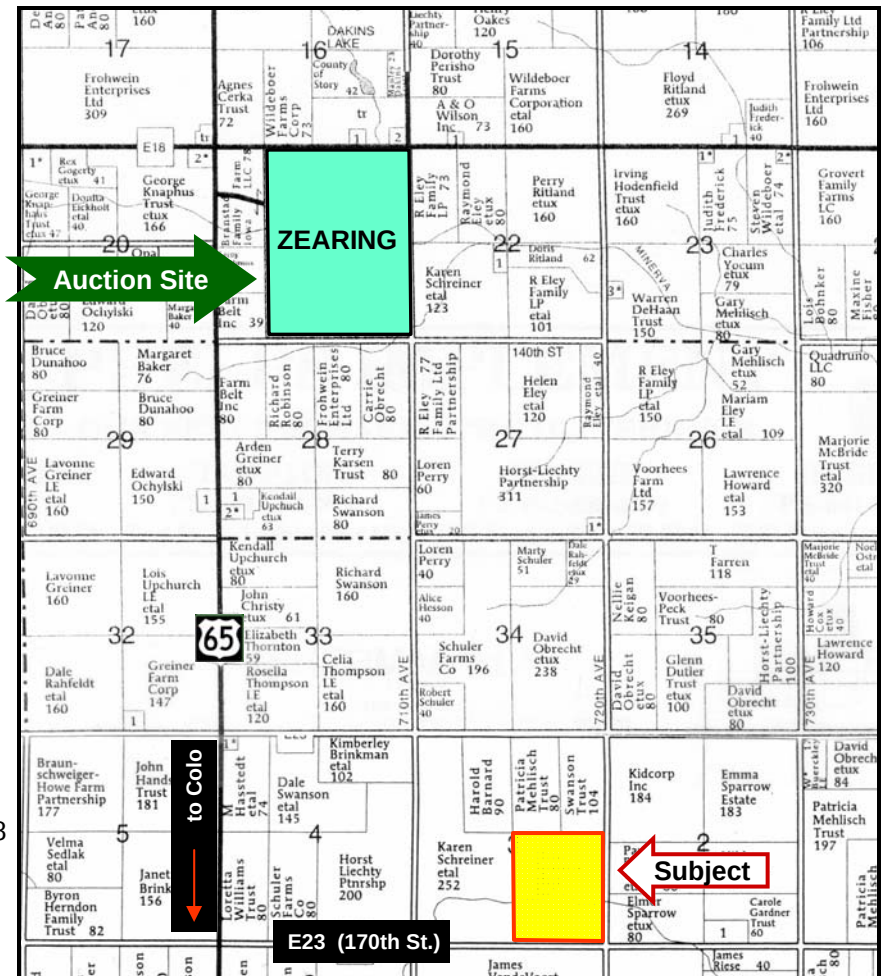
ANNOUNCEMENTS: Information provided herein was obtained from sources deemed reliable but the Auctioneer makes no guarantees as to its accuracy. Prospective bidders are urged to fully inspect the property and to rely on their own conclusions. Announcements made the day of the auction will take precedence 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:

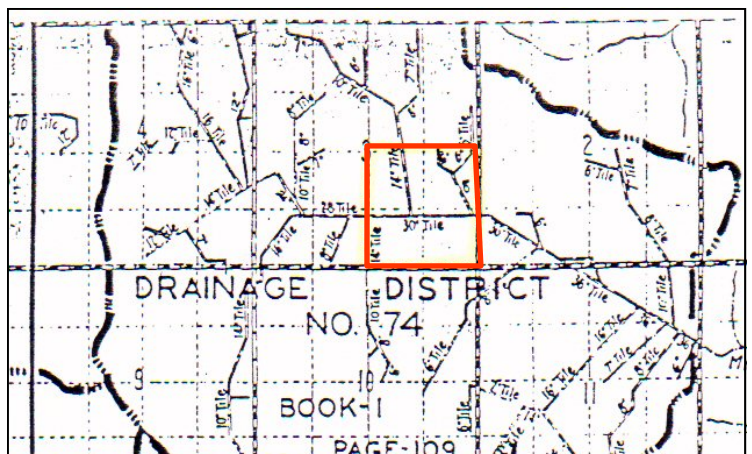
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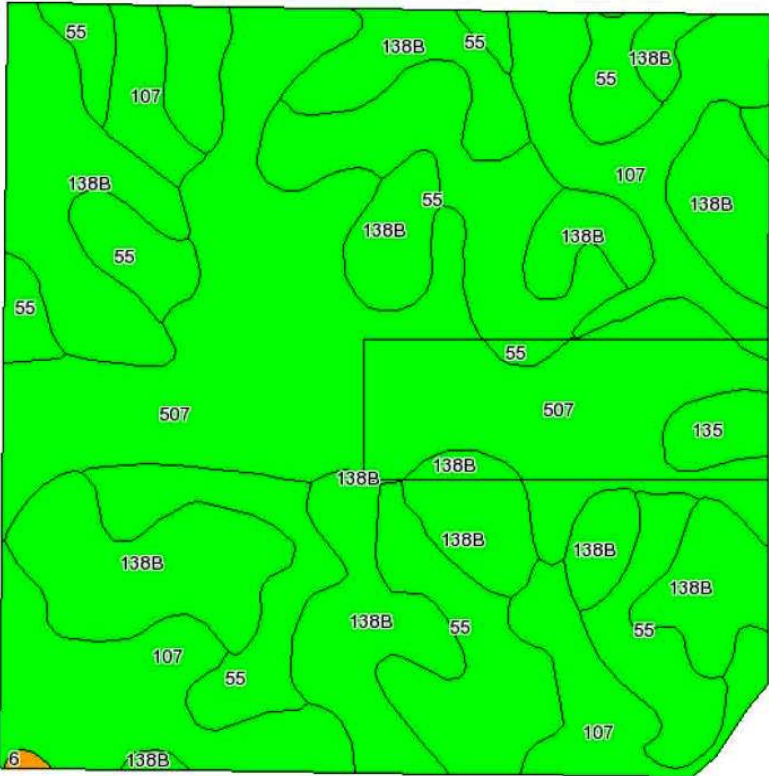
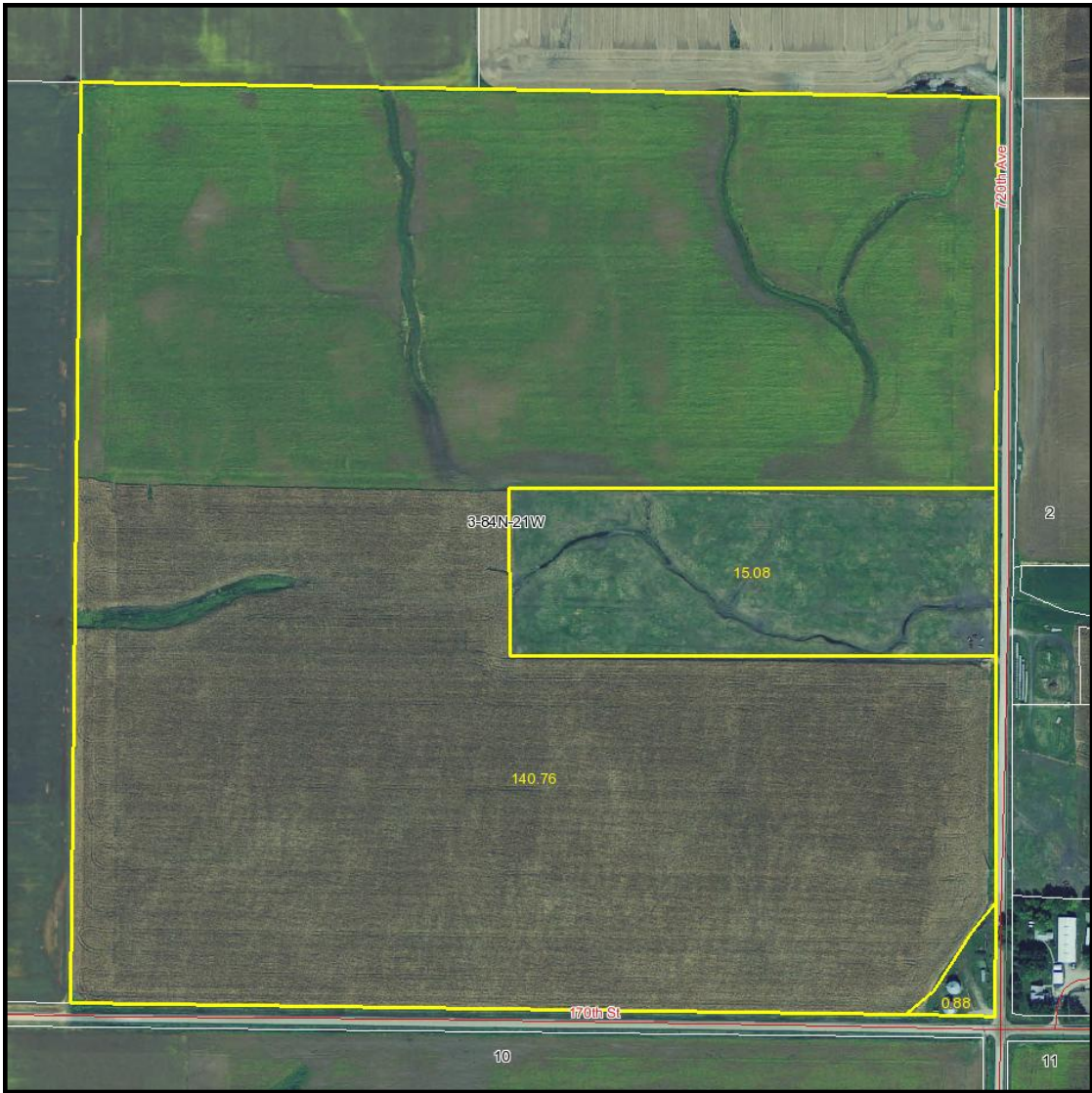
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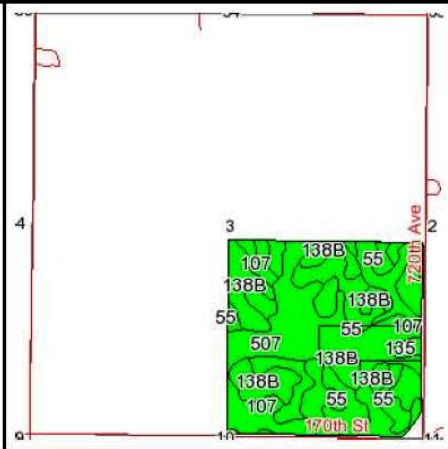
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AERIAL & SOIL MAPS



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: 003-084N-021W
Township: Sherman
Acres: 155.9
Date: 12/22/2011



Maps provided by:



Code	Soil Description	Acres	Percent of field	CSR Legend	Non-Irr Class	CSR	Corn	Soybeans
138B	Clarion loam, 2 to 5 percent slopes	48.4	31.0%		Ile	86	206	56
507	Canisteo clay loam, 0 to 2 percent slopes	40.3	25.9%		IIw	84	203	55
55	Nicollet loam, 1 to 3 percent slopes	37.6	24.1%		I	94	217	59
107	Webster day loam, 0 to 2 percent slopes	27.6	17.7%		IIw	89	210	57
135	Coland clay loam, 0 to 2 percent slopes	1.8	1.2%		IIw	84	203	55
6	Okoboji silty clay loam, 0 to 1 percent slopes	0.2	0.1%		IIIw	59	170	46
Weighted Average						87.9	208.5	56.6

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