

FARM REAL ESTATE AUCTION

442.66 Acres, m/l - Madison County, Iowa

Wednesday, January 25, 2012 at 10:00 a.m.

Sale held at the Earlham Community Center

150 East First Street, Earlham, Iowa

LOCATION: 5 miles south of Earlham on P57,
4 miles west on 160th St.

LEGAL DESCRIPTION: Frl NE¼, SE¼, NE¼
SW¼ and Frl E½ NW¼, all in Section 5, T-76-N,
R-29-W of the 5th P.M. (Jackson Twp.)

METHOD OF SALE:

- Farm will be sold as one tract of 442.66 acres. Bidding will be \$/acre x 442.66 acres.
- Sellers reserve the right to refuse any and all bids.

SELLER: Kenneth J. Hampson Living Trust and
Mary J. Harms Family Bypass Trust

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

SOIL TYPES: Primary soils are Sharpsburg,
Ladoga and Lamoni. See soil map on back for
detail.

CSR: 60.6 on tillable and CRP

SOURCE: AgriData, Inc. 2008

LAND DESCRIPTION: Level to moderately
steep with creek and timber

DRAINAGE: Natural plus tile—no maps at
present time

BUILDINGS/IMPROVEMENTS: 4 grain bins
(one 27-foot., one 24-foot, two 21-foot)

REAL ESTATE TAXES:

Payable in 2011-2012: \$5,058

Taxable Acres: 378.37

(54.6 Acres in Forest Reserve)

Tax per Acre: \$13.87

FSA DATA:

Farm Number 366, Tract 985

Crop Acres: 327.3 HEL (Includes CRP)

Base/Yields	Direct	Counter-Cyclical
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Corn Base:	147.5	97	125
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Bean Base:	133.3	34	41
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CRP Contract CP-1 covering 40.3 acres with an annual income of \$2,096, expires 9-30-2012.

COMMENTS: Some walnut trees nearing harvest; nice mix of income and recreation

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 February 29, 2012. Final settlement will require certified check or wire transfer. Closing and possession will occur on February 29, 2012. Taxes will be prorated to February 29, 2012. Open lease for 2012. Buyer to reimburse owners for fall applied fertilizer and tillage.

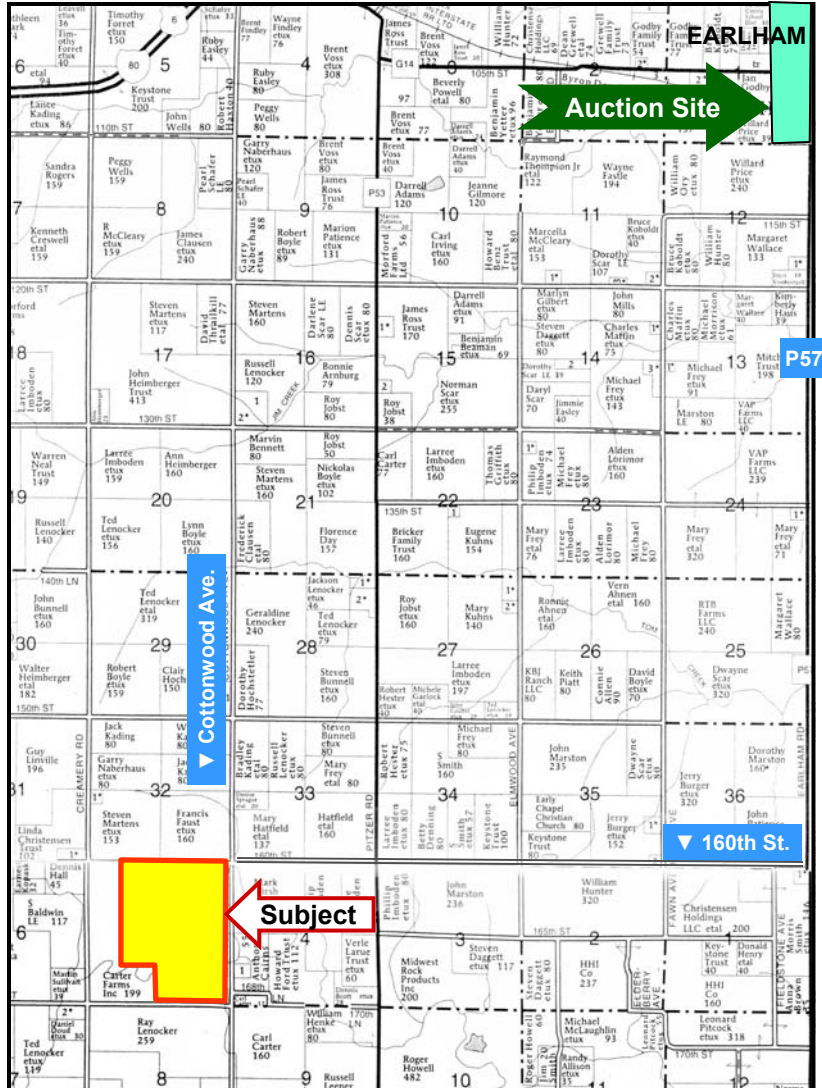
ANNOUNCEMENTS: Information provided herein was obtained from sources deemed reliable but the Auctioneer makes no guarantees as to its accuracy. Prospective bidders are urged to fully inspect the property and to rely on their own conclusions. Announcements made the day of the auction will take precedence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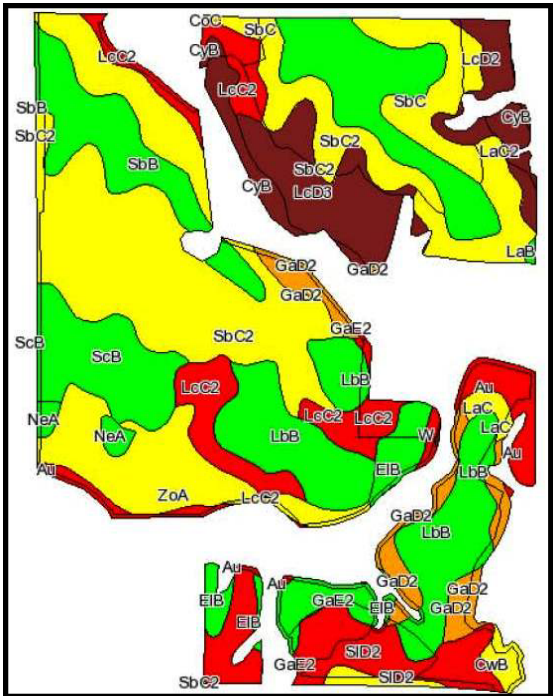
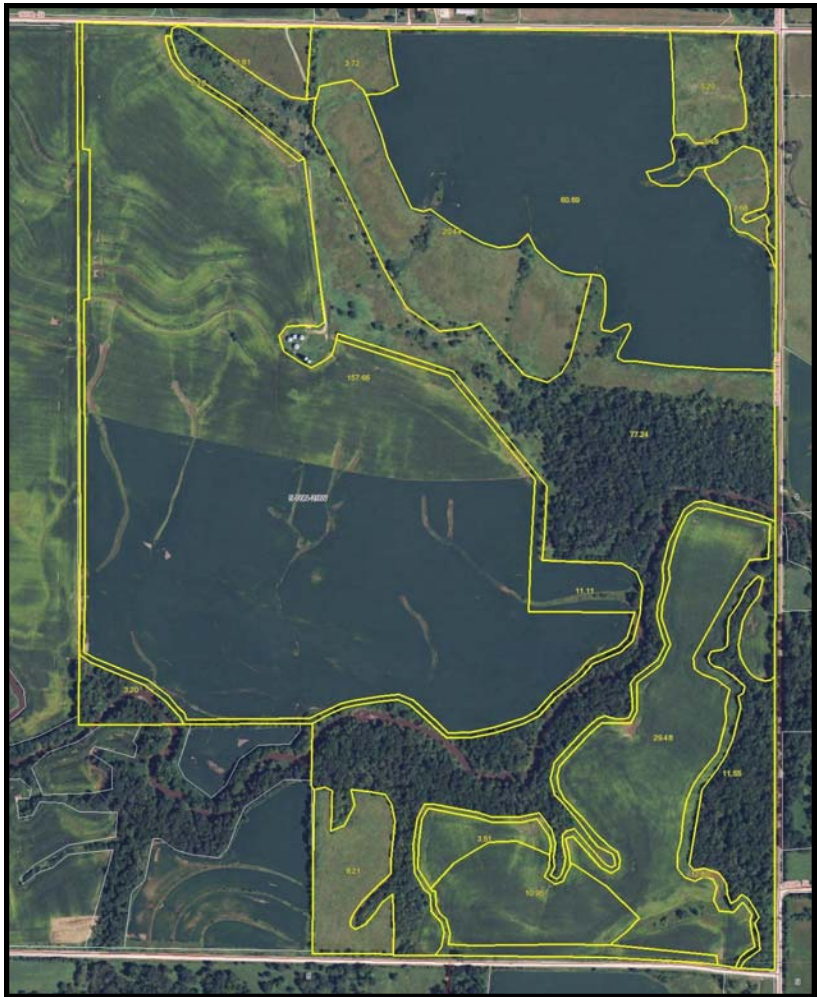


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AERIAL & SOIL MAPS



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

State: Iowa
County: Madison
Location: 005-076N-029W
Township: Jackson
Acres: 327.3
Date: 12/16/2011



Code	Soil Description	Acres	Percent of field	CSR Legend	Non-Irr Class	CSR	Corn	Soybeans
SbC2	Sharpsburg silty clay loam, 5 to 9 percent slopes, moderately eroded	74	22.6%		IIIe	67	169	46
SbB	Sharpsburg silty clay loam, 2 to 5 percent slopes	41.3	12.6%		Ile	87	196	53
LbB	Ladoga silt loam, benches, 2 to 5 percent slopes	37.4	11.4%		Ile	82	190	51
ZoA	Zook silty clay loam, 0 to 2 percent slopes	21.8	6.6%		IIw	70	174	47
LcC2	Lamoni clay loam, 5 to 9 percent slopes, moderately eroded	20.3	6.2%		IIIe	30	120	32
LcD3	Lamoni clay loam, 9 to 14 percent slopes, severely eroded	17.6	5.4%		VIe	5	86	23
ScB	Sharpsburg silty clay loam, benches, 2 to 5 percent slopes	17.3	5.3%		Ile	87	196	53
SID2	Shelby-Lamoni complex, 9 to 14 percent slopes, moderately erode	15.4	4.7%		IIIe	25	113	31
SbC	Sharpsburg silty clay loam, 5 to 9 percent slopes	13.4	4.1%		IIIe	72	176	48
EIB	Ely silty clay loam, 2 to 5 percent slopes	12.6	3.9%		Ile	84	192	52
GaD2	Gara loam, 9 to 14 percent slopes, moderately eroded	12.1	3.7%		IVe	43	137	37
Au	Alluvial land	9.7	3.0%		IIIw	20	106	29
LcD2	Lamoni clay loam, 9 to 14 percent slopes, moderately eroded	9	2.7%		IVe	15	99	27
LaC2	Ladoga silt loam, 5 to 9 percent slopes, moderately eroded	8.6	2.6%		IIIe	62	163	44
CyB	Colo-Ely silty clay loams, gullied, 2 to 5 percent slopes	5.8	1.8%		Vw	10	93	25
GaE2	Gara loam, 14 to 18 percent slopes, moderately eroded	4	1.2%		VIe	33	124	33
CwB	Colo-Ely silty clay loams, 2 to 5 percent slopes	2.3	0.7%		Ile	65	167	45
NeA	Nevin silty clay loam, 0 to 2 percent slopes	2.3	0.7%		I	90	201	54
LaC	Ladoga silt loam, 5 to 9 percent slopes	1.8	0.5%		IIIe	67	169	46
LaB	Ladoga silt loam, 2 to 5 percent slopes	0.3	0.1%		Ile	82	190	51
CoC	Clearfield silty clay loam, 5 to 9 percent slopes	0.2	0.1%		IIIw	50	147	40
W	WATER	0.1	0.0%			0		
Weighted Average						60.6	160.6	43.4

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