

FARM REAL ESTATE AUCTION

120 Acres, m/l, in 2 Parcels - Greene County, Iowa

Thursday, January 26, 2012 at 10:00 a.m.

Sale held at the St. Joseph's Parish Center

501 N. Chestnut St., Jefferson, IA

LOCATION: Go 6 miles south of Scranton on Hwy. 25 to 300th St. Go east 2½ miles. Parcel 1 is on the south side of 300th St., and Parcel 2 is on the north side.

LEGAL DESCRIPTION:

Parcel 1 - E½ NE¼ Section 18, Township 82 North, Range 31 West of the 5th p.m.

Parcel 2 - SW¼ SE¼ Section 7, Township 82 North, Range 31 West of the 5th p.m.

METHOD OF SALE:

- Parcels will be sold individually, and will NOT be combined.
- Sellers reserve the right to refuse any and all bids.

SELLER: Luther Living Trust, Maisie J. Connolly Living Trust, Jack Mitchell, Jerol Mitchell and Bonnie Boothroy

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

LAND DESCRIPTION: Gently rolling to rolling

DRAINAGE: County and private tile along with some natural drainage. Drainage District 128. Maps on back.

BUILDINGS/IMPROVEMENTS: None

INFORMATION ON PARCELS OFFERED:

	Parcel 1	Parcel 2
Gross Acres:	80.0	40.0
Taxable Acres:	77.0	39.0
Net Taxes Payable '11-'12:	\$2,172	\$1,110
CSR per AgriData, Inc.:	82.4	84.2
Primary Soil Types:	Clarion, Webster, Nicollet	Clarion, Nicollet, Canisteo, Webster

FSA Data:

Farm Number 4707, Tract 489

Est. Crop Acres	76.1* NHEL	38.8* NHEL
Est. Corn Base	34.4*	17.7*
Corn Yields	121/151	121/151
Est. Bean Base	40.46*	20.84*
Est. Bean Yields	36/43	36/43

*If the property is sold to different Buyers, FSA cropland and base acres for individual tracts will be determined by local FSA office.

LEASE: Property is leased for 2012 crop year. Buyer(s) will receive 2012 cash rent of \$300/crop acre.

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 28, 2012. Final settlement will require certified check or wire transfer. Closing and possession will occur February 28, 2012, subject to the existing lease which expires February 28, 2013. Taxes will be prorated to February 28, 2012.

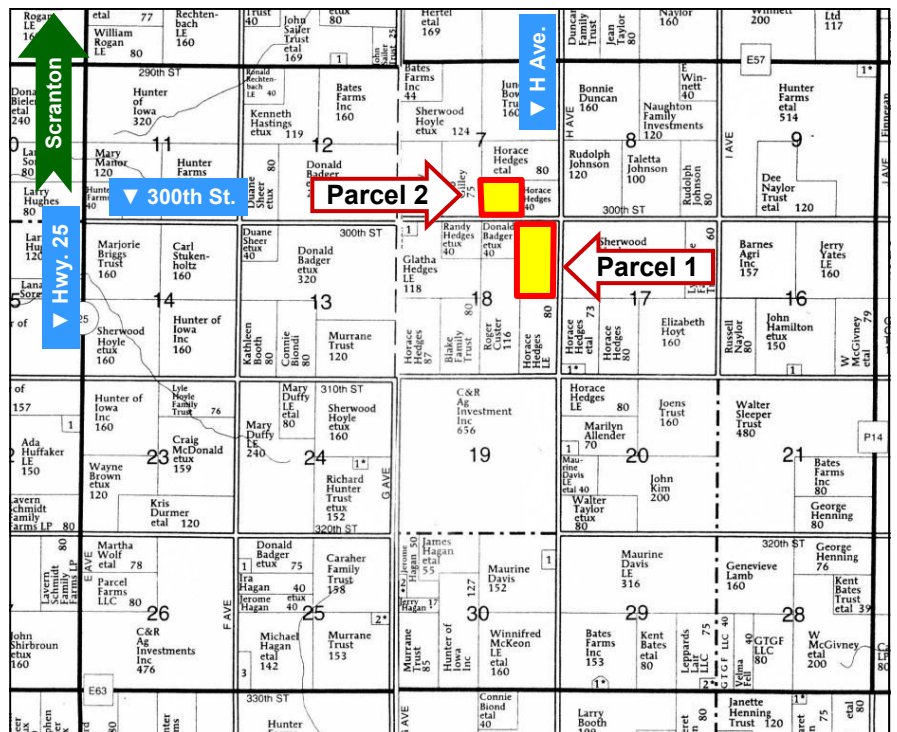
ANNOUNCEMENTS: Information provided herein was obtained from sources deemed reliable but the Auctioneer makes no guarantees as to its accuracy. Prospective bidders are urged to fully inspect the property and to rely on their own conclusions. Announcements made the day of the auction will take precedence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

Kyle Hansen or Dave Nebel
415 S. 11th St., Nevada, IA 50201
Telephone: 800-593-5263
www.hfmgt.com

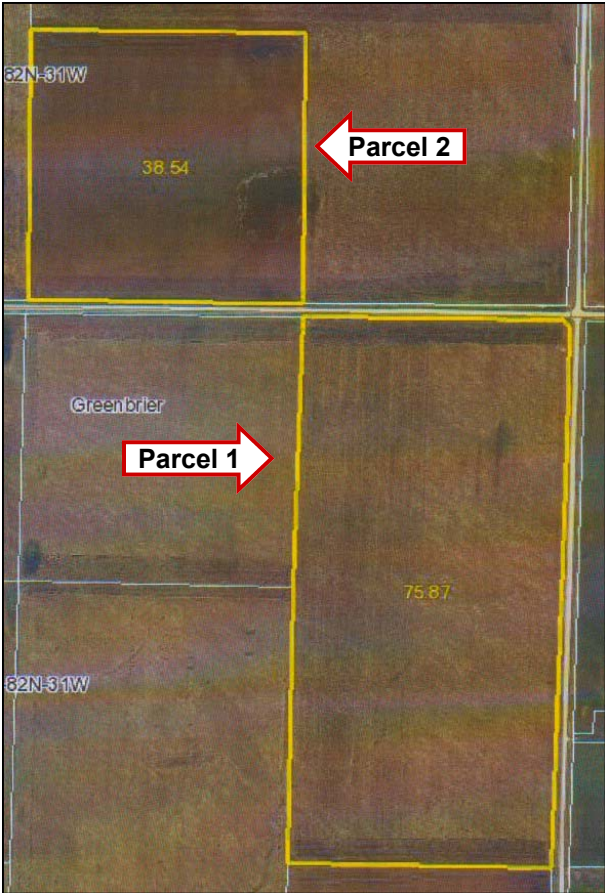


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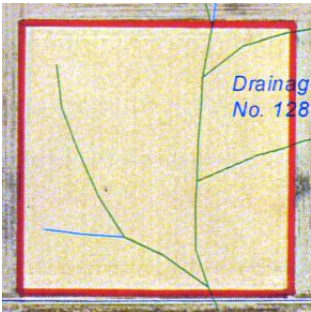
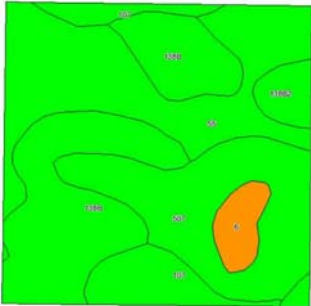
AERIAL, TILE & SOIL MAPS



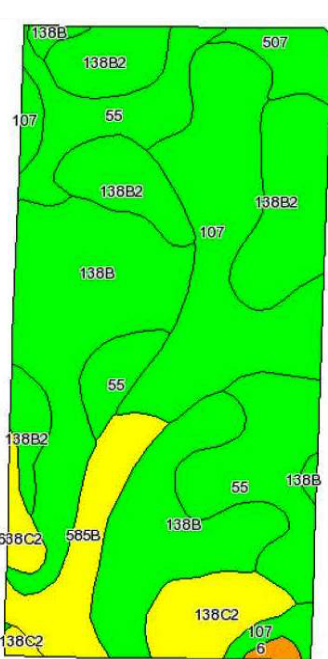
FSA borders provided by the Farm Service Agency as of May 23, 2008. Soils data provided by USDA and NRCS.



Parcel 2



Parcel 1



TILE MAP LEGEND: Private Tile District Tile

PARCEL 1: - 75.9 Acres - CSR of 82.4								
Code	Soil Description	Acres	Percent of field	CSR Legend	Non-Irr Class	CSR	Corn	Soybeans
138B	Clarion loam, 2 to 5 percent slopes	22.2	29.1%		Ile	83	201	54
107	Webster clay loam, 0 to 2 percent slopes	14.8	19.6%		IIw	86	205	55
55	Nicollet loam, 1 to 3 percent slopes	13.5	17.8%		I	91	212	57
138B2	Clarion loam, 2 to 5 percent slopes, moderately eroded	13	17.2%		Ile	81	198	53
585B	Coland-Spillville complex, 1 to 5 percent slopes	5	6.5%		Ile	70	184	50
138C2	Clarion loam, 5 to 9 percent slopes, moderately eroded	3.9	5.1%		IIIe	66	178	48
507	Canisteo clay loam, 0 to 2 percent slopes	2.1	2.8%		IIw	81	198	53
638C2	Clarion-Storden loams, 5 to 9 percent slopes, moderately eroded	1.1	1.4%		IIIe	60	170	46
6	Okoboji silty clay loam, 0 to 1 percent slopes	0.3	0.4%		IIIw	58	167	45
Weighted Average						82.4	200.1	53.8

PARCEL 2: - 38.5 Acres - CSR of 84.2								
Code	Soil Description	Acres	Percent of field	CSR Legend	Non-Irr Class	CSR	Corn	Soybeans
138B	Clarion loam, 2 to 5 percent slopes	11.6	30.0%		Ile	83	201	54
55	Nicollet loam, 1 to 3 percent slopes	11.5	29.9%		I	91	212	57
507	Canisteo clay loam, 0 to 2 percent slopes	9	23.4%		IIw	81	198	53
107	Webster clay loam, 0 to 2 percent slopes	3.7	9.6%		IIw	86	205	55
6	Okoboji silty clay loam, 0 to 1 percent slopes	1.4	3.8%		IIIw	58	167	45
138B2	Clarion loam, 2 to 5 percent slopes, moderately eroded	1.3	3.3%		Ile	81	198	53
Weighted Average						84.2	202.6	54.4

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