



FARM REAL ESTATE AUCTION

Hunwardsen/Nelson Farm

60 Acres m/l

Jones County, Iowa

Sale held at:

Legionnaire Ballroom, 3397 County Road X64

Oxford Junction, IA 52323

November 10, 2011 – Starting at 10:00 a.m.

FARM LOCATION:	From Oxford Junction: ¾ mile southwest on County Road X64 and ¾ mile south on 45 th Avenue.															
LEGAL DESCRIPTION:	SW ¼ of the NE ¼ of Section 33 and the W ½ SE ¼ NE ¼ of Section 33; all in Township 83 North, Range 1 West of the 5 th P.M., Jones County, Iowa															
TAXES:	2010-2011, payable 2011-2012 – \$1,512.00– net – \$25.63 per taxable acre. There are 59 estimated taxable acres.															
FSA INFORMATION:	<table><tr><td>Farm #2295 – Tract #9041</td><td></td></tr><tr><td>Cropland</td><td>53.0 Acres</td></tr><tr><td>CRP Waterway</td><td>1.6 Acres</td></tr><tr><td>Corn Base</td><td>26.2 Acres</td></tr><tr><td>Direct and Counter Cyclical Corn Yield</td><td>109/150 Bushels/Acre</td></tr><tr><td>Soybean Base</td><td>15.0 Acres</td></tr><tr><td>Direct and Counter Cyclical Soybean Yield</td><td>42/50 Bu/Acre</td></tr></table> There are 1.6 acres enrolled in the CP8A CRP Waterway Program with an annual payment at \$274.00 that runs through September 30, 2012.		Farm #2295 – Tract #9041		Cropland	53.0 Acres	CRP Waterway	1.6 Acres	Corn Base	26.2 Acres	Direct and Counter Cyclical Corn Yield	109/150 Bushels/Acre	Soybean Base	15.0 Acres	Direct and Counter Cyclical Soybean Yield	42/50 Bu/Acre
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AVERAGE CSR:*	ArcView Software indicates a CSR of 76.3 on the cropland acres.															
METHOD OF SALE:	This property will be offered as a single Parcel consisting of 60 acres. The bids will be dollars per acre and will be multiplied by 60 acres to determine the total sales price.															
TERMS:	High bidder to pay 10% of the purchase price to the Agent’s real estate trust account on November 10, 2011. Buyer will sign a Real Estate Sales Agreement providing full cash settlement on or before December 20, 2011. Real Estate taxes will be prorated to closing. Successful bidders are purchasing with no financing contingencies and must be prepared for cash settlement of their purchase on December 20, 2011. Final settlement															

The information gathered for this brochure is from sources deemed reliable, but cannot be guaranteed by Hertz Real Estate Services or its staff. All acres are considered more or less.

and payment of the balance of the purchase price to be by cashier's check or wire transfer. Seller reserves the right to reject any and all bids.

ANNOUNCEMENTS:

Property information provided herein was obtained from sources deemed reliable, but the Auctioneer makes no guarantees as to its accuracy. All prospective bidders are urged to fully inspect the property and its condition, and to rely on their own conclusions. The property is being sold "As Is – Where Is" and the Buyers are purchasing subject to any easements or restrictions of record. Any announcements made the auction day by the Auctioneer will take precedence over any previous printed material or oral statements. Bidding increments are solely at the discretion of the Auctioneer. All acreage figures are based on information currently available, but they are not guaranteed.

AGENCY:

Hertz Real Estate Services/Hertz Farm Management, Inc. and their representatives are Agents of the Seller.

DATE OF CLOSING:

December 20, 2011.

POSSESSION:

At closing, subject to the 2011 Cash Rent Lease.

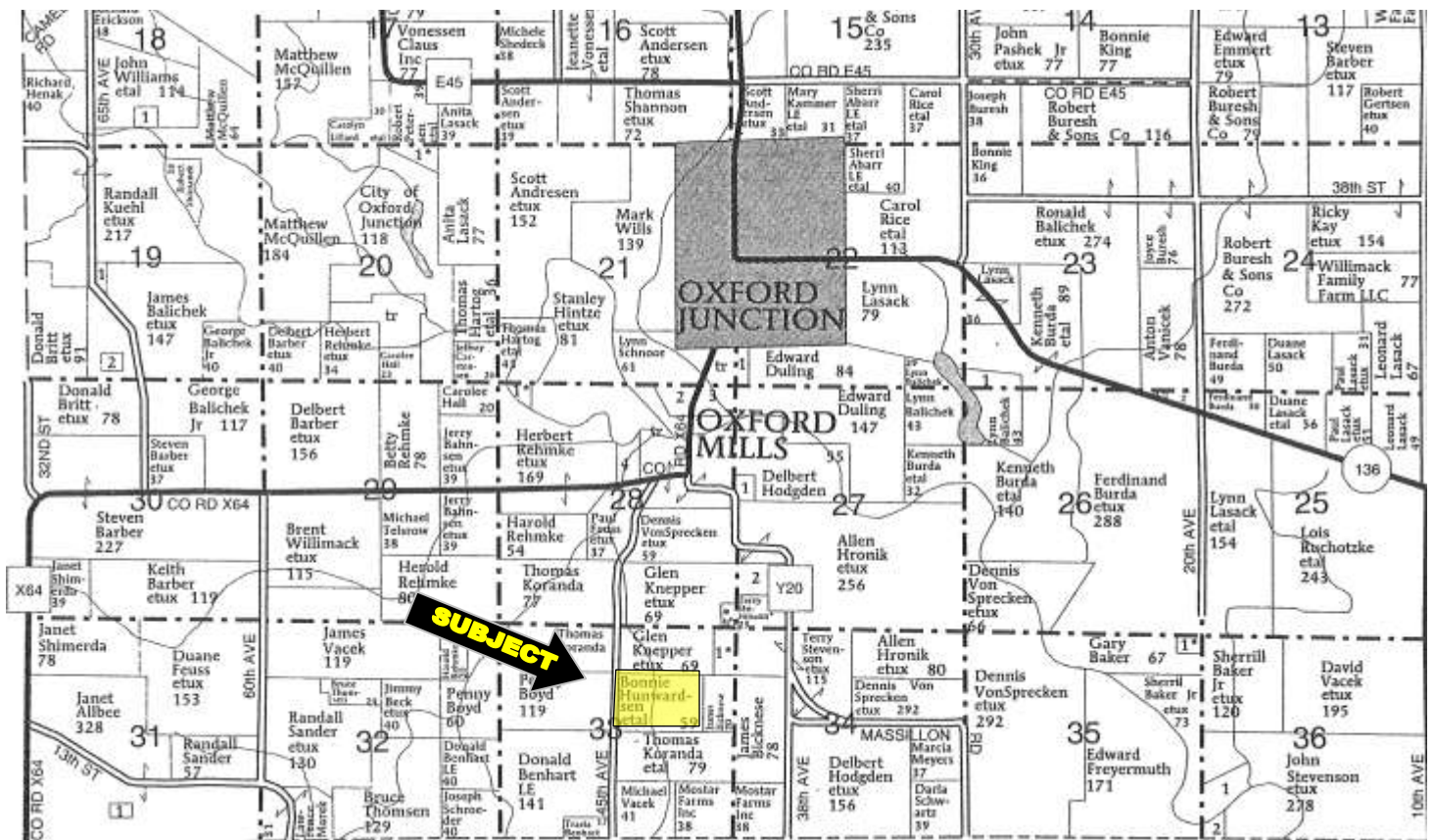
SELLERS:

Bonnie and Donald Hundwardson & Barbara and Phillip Nelson.

BROKER'S COMMENTS:

This is a high quality Jones County farm located in a strong area. Good investment or add-on unit.

Plat Map



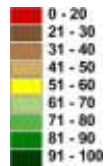
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Aerial Map



CSR MAP



**CSR: Calculated using ArcView
3.2 software**

Measured Tillable Acres 53.0

Average CSR

76.3

Corn
Yield

Soybean
Yield

Acres

Soil Label	Soil Name	CSR	Corn Yield	Soybean Yield	Acres
129B	Arenzville-Chaseburg silt loams,	63	169	46	0.73
163D2	Fayette silt loam, 9 to 14 percent	58	162	44	1.69
246	Curran silt loam, 0 to 2 percent s	75	185	50	4.93
293C	Chelsea-Lamont-Fayette comple	41	139	38	0.45
293D	Chelsea-Lamont-Fayette comple	31	126	34	0.85
320	Arenzville silt loam, 0 to 2 percer	83	196	53	2.86
352B	Whittier silt loam, 1 to 5 percent :	63	169	46	3.83
489	Ossian silt loam, 0 to 2 percent s	85	199	54	1.36
930	Orion silt loam, 0 to 2 percent slc	75	185	50	2.25
933	Sawmill silty clay loam, 0 to 2 pei	80	192	52	34.05

CSR is an index of soil productivity with a range from 5 to 100, the higher the index, the more productive the soil.

WE ARE PLEASED TO OFFER THESE SERVICES

APPRAISALS ✱ REAL ESTATE SALES ✱ FARM MANAGEMENT

FOR MORE INFORMATION CONTACT: **DENNIS UTHOF** OR **TROY LOUWAGIE**

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