

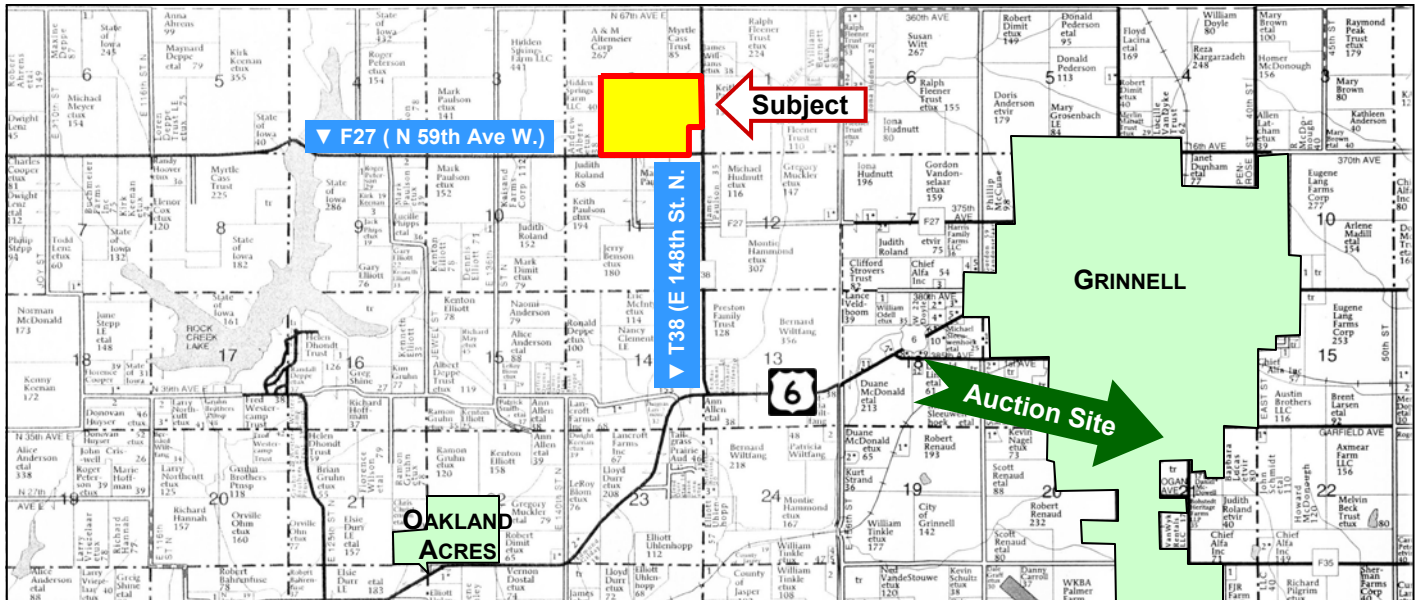
FARM REAL ESTATE AUCTION

225 Acres, m/l - Jasper County, Iowa

Thursday, November 10, 2011 at 10:00 a.m.

Sale held at the Poweshiek Co. Fairgrounds - Exhibit Building

425 East St. S., Grinnell, IA



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LOCATION: Located 2 miles west of Grinnell on Hwy 6, then 2 miles north on T38. Farm lays northwest of intersection of F27 (N. 59th Ave. W.) and T38 (E. 148th St. N.)

LEGAL DESCRIPTION: E $\frac{1}{2}$ SW $\frac{1}{4}$ and SE $\frac{1}{4}$ except 3.43 acres in southeast corner, all in Section 2, Township 80 North, Range 17 West of the 5th p.m. (Rock Creek Twp.)

METHOD OF SALE:

- Parcel will be sold as single tract of 225 Ac.
- Sellers reserve the right to refuse any and all bids.

SELLER: Alta A. Buck Family and the Alta A. Buck Estate

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

SOIL TYPES: Primary soils are Tama, Muscatine and Kilduff. See soil map on back for detail.

CSR: 76.7 on crop acres per AgriData, Inc.

LAND DESCRIPTION: Level to moderately steep with terraces plus intakes

DRAINAGE: Natural plus tile - maps available upon request.

WATER/WELL INFORMATION: Central Iowa Rural Water on east side of T38 and also south side of F27 (west of N. 144th St. N.)

BUILDINGS/IMPROVEMENTS: 4 grain bins with drying floors with approx. 22,000 Bu. storage

REAL ESTATE TAXES:

Payable in 2011-2012: \$6,514

Taxable Acres: 224.69

Tax per Acre: \$28.99

FSA DATA:

Farm Number 2025, Tract 1628

Crop Acres: 219.7 HEL

Base/Yields	Direct	Counter-Cyclical
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Corn Base: 115.8	119	119
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Bean Base: 95.4	34	34
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COMMENTS: Bike Trail on south side of F27.

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 December 14, 2011. Final settlement will require certified check or wire transfer. Closing and possession will occur December 14, 2011, subject to the existing lease which expires March 1, 2012. Taxes will be prorated to January 1, 2012.



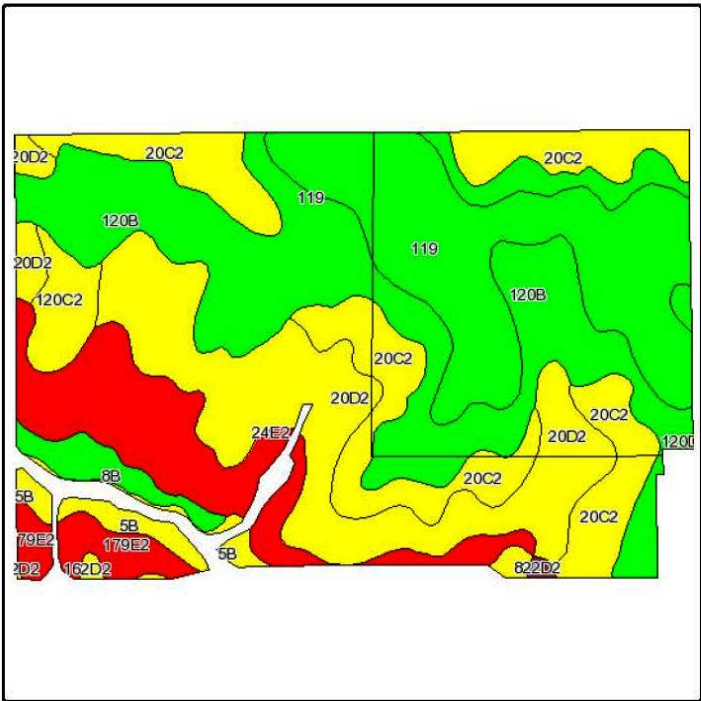
For additional information, contact Marv Huntrods:

415 S. 11th St., Nevada, IA 50201-0500
Telephone: 515-382-1500 or 1-800-593-5263
www.hfmgt.com

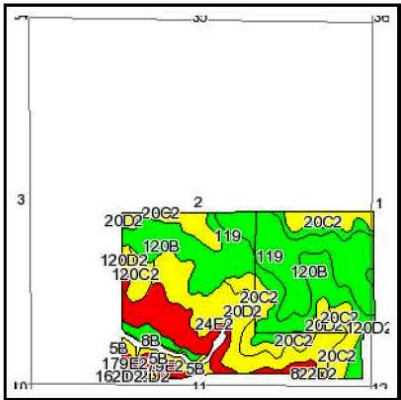


The information in this brochure is from sources deemed to be reliable but it cannot be guaranteed by Hertz Real Estate Services, Inc. or its staff.

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: Jasper
Location: 002-080N-017W
Township: Rock Creek
Acres: 219.1
Date: 10/6/2011



Maps provided by:

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Code	Soil Description	Acres	Percent of field	CSR Legend	Non-Irr Class	CSR	Corn	Soybeans
120B	Tama silty clay loam, 2 to 5 percent slopes	58.4	26.6%		Ile	93	217	59
119	Muscataine silty clay loam, 0 to 2 percent slopes	41	18.7%		I	98	223	60
20D2	Killduff silty clay loam, 9 to 14 percent slopes, moderately eroded	39.1	17.9%		IIIe	63	176	48
20C2	Killduff silty clay loam, 5 to 9 percent slopes, moderately eroded	35	16.0%		IIIe	73	190	51
24E2	Shelby loam, 14 to 18 percent slopes, moderately eroded	22.5	10.3%		IVe	38	142	38
179E2	Gara loam, 14 to 18 percent slopes, moderately eroded	5.9	2.7%		VIe	33	136	37
5B	Ackmore-Colo complex, 2 to 5 percent slopes	5.4	2.5%		IIw	68	183	49
120C2	Tama silty clay loam, 5 to 9 percent slopes, moderately eroded	5	2.3%		IIIe	76	194	52
8B	Judson silty clay loam, 2 to 5 percent slopes	4.3	2.0%		Ile	90	213	58
120D2	Tama silty clay loam, 9 to 14 percent slopes, moderately eroded	1.6	0.7%		IIIe	66	180	49
162D2	Downs silt loam, 9 to 14 percent slopes, moderately eroded	0.5	0.2%		IIIe	61	173	47
822D2	Lamoni silty clay loam, 9 to 14 percent slopes, moderately eroded	0.4	0.2%		IVe	15	111	30
Weighted Average						76.7	194.7	52.7

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.

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