



CERRO GORDO CO., IA LAND AUCTION

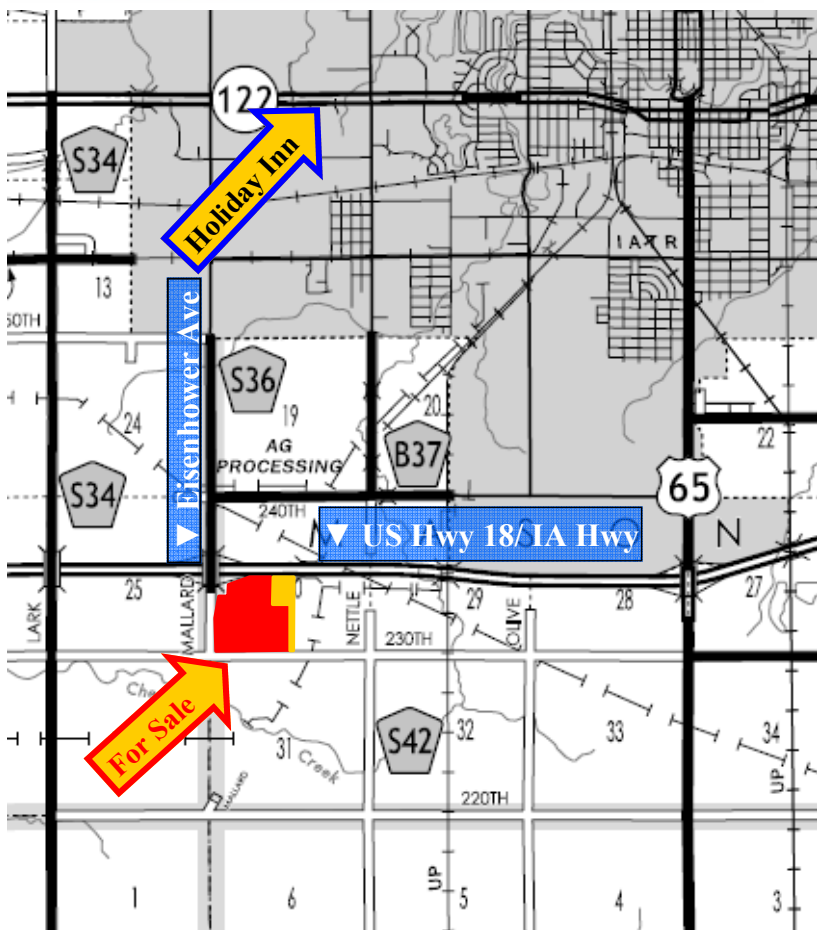
128.0 Ac. & 24.9, m/l

10 a.m. Tuesday, Nov. 15th, 2011

@ Holiday Inn Express

3041 4th St SW (Hwy 122)

Mason City, IA 50401



LOCATION: Farm is located SE of the Intersection of Eisenhower Ave. and the Ave. of the Saints (U.S. Hwy. 18 & Ia. Hwy. 27)

LEGAL DESCRIPTION: (subject to easements)

Parcel 1: SW 1/4, less tracts in 30-T96N-R20

Parcel 2: E 40 ft. & former DOT borrow area in SW 1/4 of Sec 30-T96N-R20

Both in Mason Twp. Cerro Gordo Co.

Exact legal descriptions as per abstracts.

SELLER: Martha Cochrane

SALE ORDER:

Parcel 1: First

Parcel 2: Second

Parcels will not be combined.

If Parcel 2 has different buyer than Parcel 1, Seller will provide survey of Parcel 2.

POSSESSION: Possession at closing on or about Dec. 22, 2011; subject to the cash rent lease that is terminated effective March 1, 2012.

FSA DATA: FSA Farm #

Cropland Acres:

Corn Base Acres

Corn Yield

PARCEL 1

(Part of) 6144 Tract #2259

123.7 *

123.6 *

Direct & CC 131 bu./ac.

PARCEL 2

1.5 *

1.4 *

Direct & CC 131 bu./ac.

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

Both Parcels classified as **non-HEL** and do **not** contain a wetland.

SOIL TYPES:

Nicollet, Webster, Clarion & Okoboji-Harps

Corn Suitability Rating (CSR):

78.1 on 125.2 acres (as per Agri-Data, Inc.)

TOPOGRAPHY/DRAINAGE: Level to gently sloping. Farm has drainage tile, but no maps are available.

REAL ESTATE TAXES: (On Total Property) 2011-12 Payable: \$3,162 or \$21.31/ac. on 148.37 net acres

For additional information, contact Sterling Young at PH: 641-423-9531 2800 4th Street SW, Ste. #7, Mason City, IA 50401-1596 E-Mail: syoung@mc.hfmgt.com Website: www.hfmgt.com

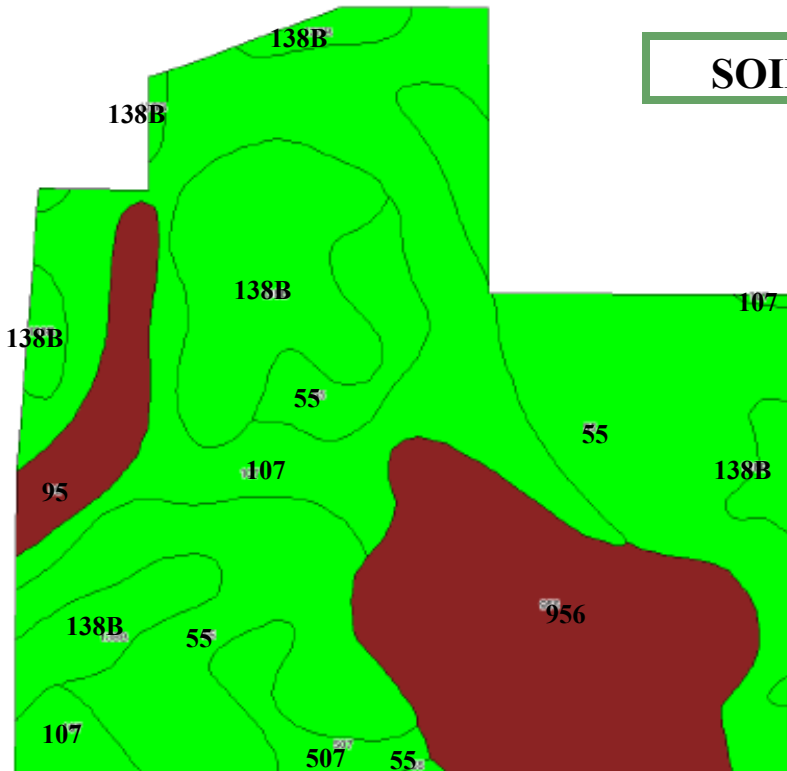
2010 AERIAL PHOTO



TERMS: Ten percent down by the high bidder on the day of the sale; balance of purchase price due at closing on or about December 22, 2011. Buyer will sign a Real Estate Purchase Agreement on the day of sale providing for the full settlement no later than Dec.22, 2011. Buyer is purchasing the property as is and there will be no contingencies on the sale. Seller will pay all taxes that would be delinquent if not paid in calendar year 2011 and the March 2012 payment. Buyer will receive credit at closing for an amount equal to the March 2012 property taxes, and will pay the taxes due in September 2012 and all subsequent taxes.

Hertz Real Estate Services will conduct the sale closing and will provide closing statements to the Buyer and Seller. Seller reserves the right to reject any and all bids.

SOIL MAP & KEY



Code	Soil Description - Parcel 1	Acres	CSR
55	Nicollet loam, 1 to 3 percent slopes	41.4	88
107	Webster silty clay loam, 0 to 2 percent	30.9	83
956	Okoboji-Harps complex, 0 to 3 percent	24.7	57
138B	Clarion loam, 2 to 5 percent slopes	19.9	80
95	Harps loam, 1 to 3 percent slopes	5.3	62
507	Canisteo silty clay loam, 0 to 2 percent	3.0	78
Weighted Average		125.2	78.1

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.

AGENTS: HERTZ FARM MANAGEMENT, INC./HERTZ REAL ESTATE SERVICES, and its representatives are agents for the Seller. 2800 4th St. SW, Mason City, IA 50401 Ph: 641-423-9531 Fax: 641-423-7363 Email: syoung@mc.hfmgt.com

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