Hertz Farm Management, Inc.

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WE ARE PLEASED TO PRESENT
FOR SALE BY AUCTION
201.33 ACRES M/L
CLAYTON COUNTY, IOWA
Wednesday, November 9, 2011, 10:00 a.m.,
Strawberry Point Civic Center- 401 Commercial St.

OWNER: Kerry and Anna Rizer

LOCATION: 2 miles East of Strawberry Point on East Mission Road

LEGAL: **Parcel #1:** SW NE, NW NE Section 25, SW SE Section 24, T91N-R6W of the 5th P.M.
Parcel 2: NW SE, PT SW NE, SW PT NW NE, SE NW NE, Section 24, T91N-R6W of the 5th P.M.

RE TAXES: **Parcel #1:** 2010-2011, payable 2011-2012, $2,690 net on 116.33 taxable acres m/l, $23.12 per acre.
Parcel 2: 2010-2011, payable 2011-2012, $1,472 net on 85 taxable acres m/l, $17.32 per acre.

POSSESSION/CLOSING: At Closing / On or before December 21, 2011

SCHOOL DIST: Starmont

FSA INFO: #3283 Tract #70

Crop	Base Acres Est	DP Yield	CCP Yield
Corn	96.7	116	165
Soybeans	46.5	52	63
Total Cropland	164.1		

AVERAGE CSR: **Parcel #1:** 65.9 Per AgriData or 65.2 per Assessor. **Parcel #2:** 59.4 Per AgirData or 57.81 per Assessor.

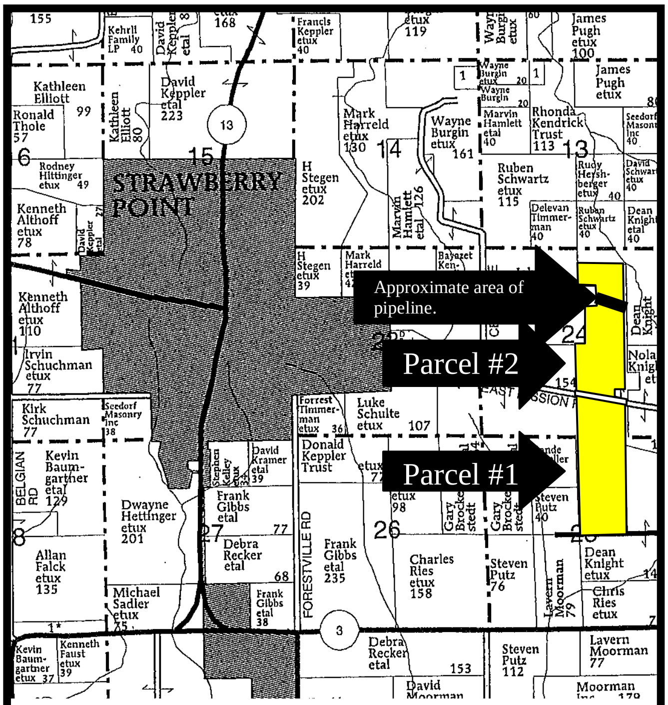
BUILDING: 1 Quonset 36′ x 60′

WELL: None

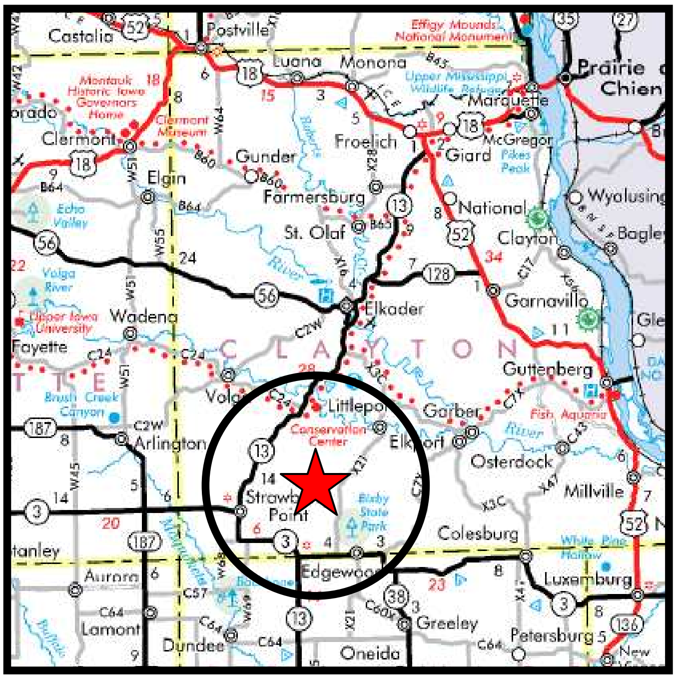
HIGHLY ERODIBLE CLASSIFICATION: **Parcel #1:** 2.3 acres m/l are classified as Non-Highly Erodible Land (NHEL) - 4.59 acres m/l of Parcel 1 are classified as Unidentified Highly Erodible Land (UHEL) and 109.44 acres m/l are classified as Highly Erodible Land (HEL). **Parcel #2**: all land is classified as Highly Erodible Land (HEL).

CURRENT LEASE: Cropland is leased for the 2011 crop year. Seller to retain 100% of 2011 lease payment on cropland. Buyer to get possession on closing subject to tenant's right to complete harvest.

Plat Map



Permission for reproduction of map granted by Farm & Home Publisher



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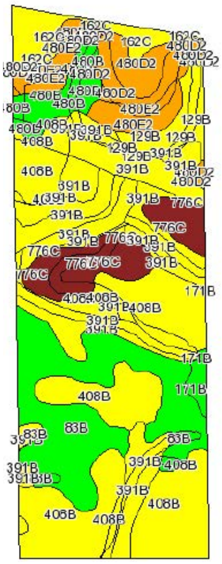
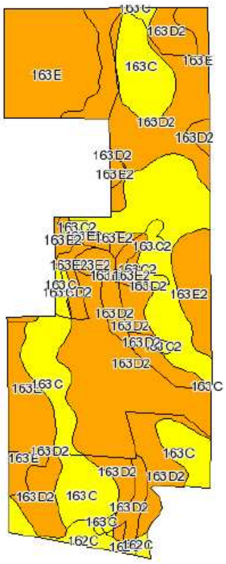
Parcel #1 116.33 acres m/l CSR 65.9



Code	Soil Description	Acres	Percent of field	CSR Legend	Non-Irr Class	CSR	Corn	Soybeans
408B	Olin fine sandy loam, 2 to 5 percent slopes	30.8	27.0%		IIe	67	177	48
391B	Clyde-Floyd complex, 1 to 4 percent slopes	29.5	25.8%		IIw	72	184	50
83B	Kenyon loam, 2 to 5 percent slopes	19.6	17.1%		IIe	85	202	55
776C	Lilah sandy loam, 5 to 9 percent slopes	8.5	7.4%		IVe	8	98	26
480D2	Orwood silt loam, 9 to 14 percent slopes, moderately eroded	7.4	6.5%		IIIe	53	159	43
480E2	Orwood silt loam, 14 to 18 percent slopes, moderately eroded	5	4.4%		IVe	43	145	39
162C	Downs silt loam, 5 to 9 percent slopes	4.5	4.0%		IIIe	75	188	51
480B	Orwood silt loam, 2 to 5 percent slopes	4.2	3.7%		IIe	80	195	53
129B	Arenzville-Chaseburg silt loams, 1 to 5 percent slopes	3.7	3.3%		IIe	63	172	46
171B	Bassett loam, 2 to 5 percent slopes	1	0.9%		IIe	80	195	53
					Weighted Average	65.9	175.9	47.7

METHOD OF SALE: This property will be offered separately as **Parcel #1** consisting of 116.33 (est.) acres m\l, then **Parcel #2** consisting of 85 acres m/l. These farms will sell individually and will not be combined. The bids will be dollars per acre and will be multiplied by the advertised acres to determine the total sale price.

Parcel #2 85 acres m/l CSR 59.4



Code	Soil Description	Acres	Percent of field	CSR Legend	Non-Irr Class	CSR	Corn	Soybeans
163D2	Fayette silt loam, 9 to 14 percent slopes, moderately eroded	35.5	40.6%		IIIe	58	165	45
163E	Fayette silt loam, 14 to 18 percent slopes	15.4	17.6%		IVe	50	155	42
163C	Fayette silt loam, 5 to 9 percent slopes	14.9	17.1%		IIIe	70	182	49
163C2	Fayette silt loam, 5 to 9 percent slopes, moderately eroded	11	12.6%		IIIe	68	179	48
163E2	Fayette silt loam, 14 to 18 percent slopes, moderately eroded	8.4	9.7%		IVe	48	152	41
162C	Downs silt loam, 5 to 9 percent slopes	2.2	2.5%		IIIe	75	188	51
					Weighted Average	59.4	167.4	45.3

TERMS: High bidder of real estate to pay 10% of the purchase price to the Agent's Real Estate Trust Account on November 9, 2011. Buyer will sign a Real Estate Sales Agreement providing for a full cash settlement on or before December 21, 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 November 9, 2011. Final settlement and payment of the balance of the purchase price to be by cashier's check or wire transfer at closing on or before December 21, 2011. 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, 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 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 and Hertz Farm Management and their representatives are Agents of the Seller.