

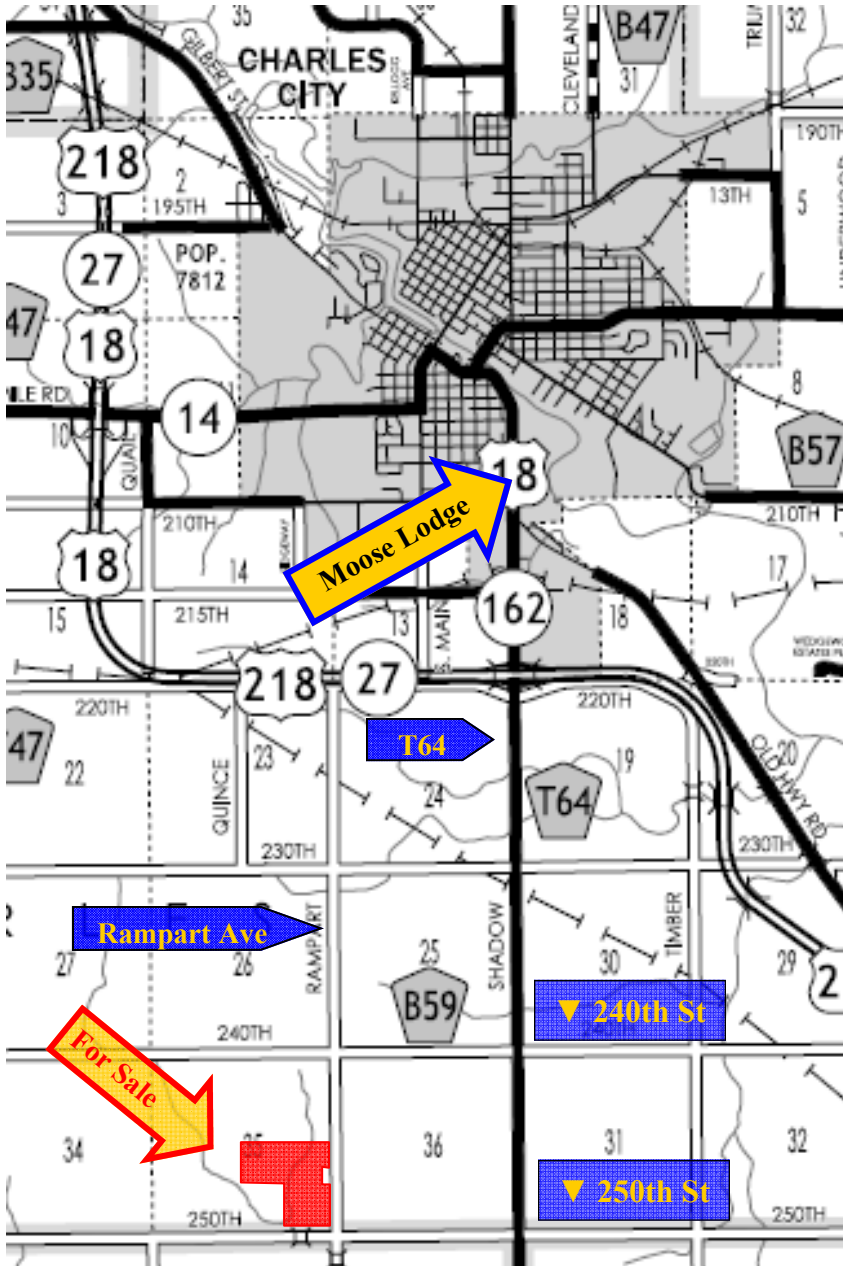


FLOYD CO., IA LAND AUCTION

116 Acres, m/l

10 a.m. Friday, November 4, 2011

**At Moose Lodge
1116 S Grand Ave.
Charles City, IA**



LOCATION: From Jct. of IA Hwy. 27 and Floyd Co. blacktop T64 on the S side of Charles City, go 3 miles S. to 250th St.; go W 1 mile on 250th to Rampart Ave.; farm is on NW corner of intersection.

LEGAL DESCRIPTION: E1/2 SE1/4, less a tract, and the NW1/4 SE1/4 in Section 35, Township 95 North, Range 16, West of the 5th P.M., St. Charles West Township, Floyd County, Iowa. Exact legal as per abstract.

POSSESSION: Possession at closing on or about December 8, 2011, subject to the farm lease. Lease is terminated effective March 1, 2012.

REAL ESTATE TAXES: Payable in 2011-12
114.05 Taxable Acres - \$2,376 or \$20.83/Acre

METHOD OF SALE: Property will be offered in one parcel.

SELLER: Pauline Shultz Revocable Trust

FSA DATA: FSA Farm #1110 Tract #2055

Cropland Acres: 106.9

Crop	Base Acres
Corn	67.5
Beans	39.4

Direct Payment

Yield
120 Bu./Ac.
34 Bu./Ac.

Counter Cyclical

Payment Yield
144 Bu./Ac.
41 Bu./Ac.

Classified as not HEL. Wetland determination of March 21, 1988 was negative.

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

The information gathered for this brochure is from sources deemed reliable, but cannot be guaranteed by Hertz Real Estate Services/Hertz Farm Management, Inc. or its staff.
REID #020-0318

SOIL TYPES: Soils include Oran, Clyde, Readlyn, Tripoli, Bassett, and Schley. CSR of 81.3 on 106.9 crop acres. See Agri-Data, Inc. soil map below.

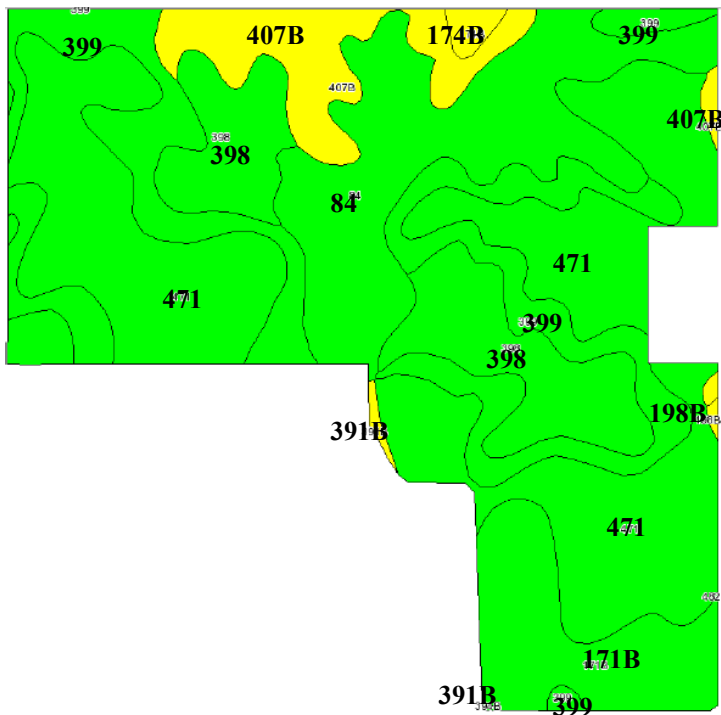
TOPOGRAPHY/DRAINAGE: Level to gently sloping. Farm has drainage tile. Limited maps are available upon request.



2010 FSA 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 8, 2011. Buyer will sign a Real Estate Purchase Agreement on the day of sale providing for the full settlement no later than December 8, 2011. 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 September 2011 property taxes. Buyer will pay the taxes due in September 2012 and all subsequent taxes. Buyer is purchasing the property as is and there will be no contingencies on the sale.

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. Announcements made at auction take precedence over printed materials.



SOIL MAP & KEY

Code	Soil Description	Acres	CSR
471	Oran loam, 0 to 2 percent slopes	38.0	84
84	Clyde slity clay loam, 0 to 3 percent slopes	19.3	77
399	Readlyn loam, 0 to 2 percent slopes	19.2	89
398	Tripoli slity clay loam, 0 to 2 percent slopes	12.8	79
171B	Bassett loam, 2 to 5 percent slopes	9.1	79
407B	Schley silt loam, 1 to 4 percent slopes	7.6	69
174B	Bolan loam, 2 to 5 percent slopes	0.6	70
391B	Clyde-Floyd complex, 1 to 4 percent slopes	0.2	73
198B	Floyd loam, 1 to 4 percent slopes	0.1	74
Weighted Average		106.9	81.3

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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