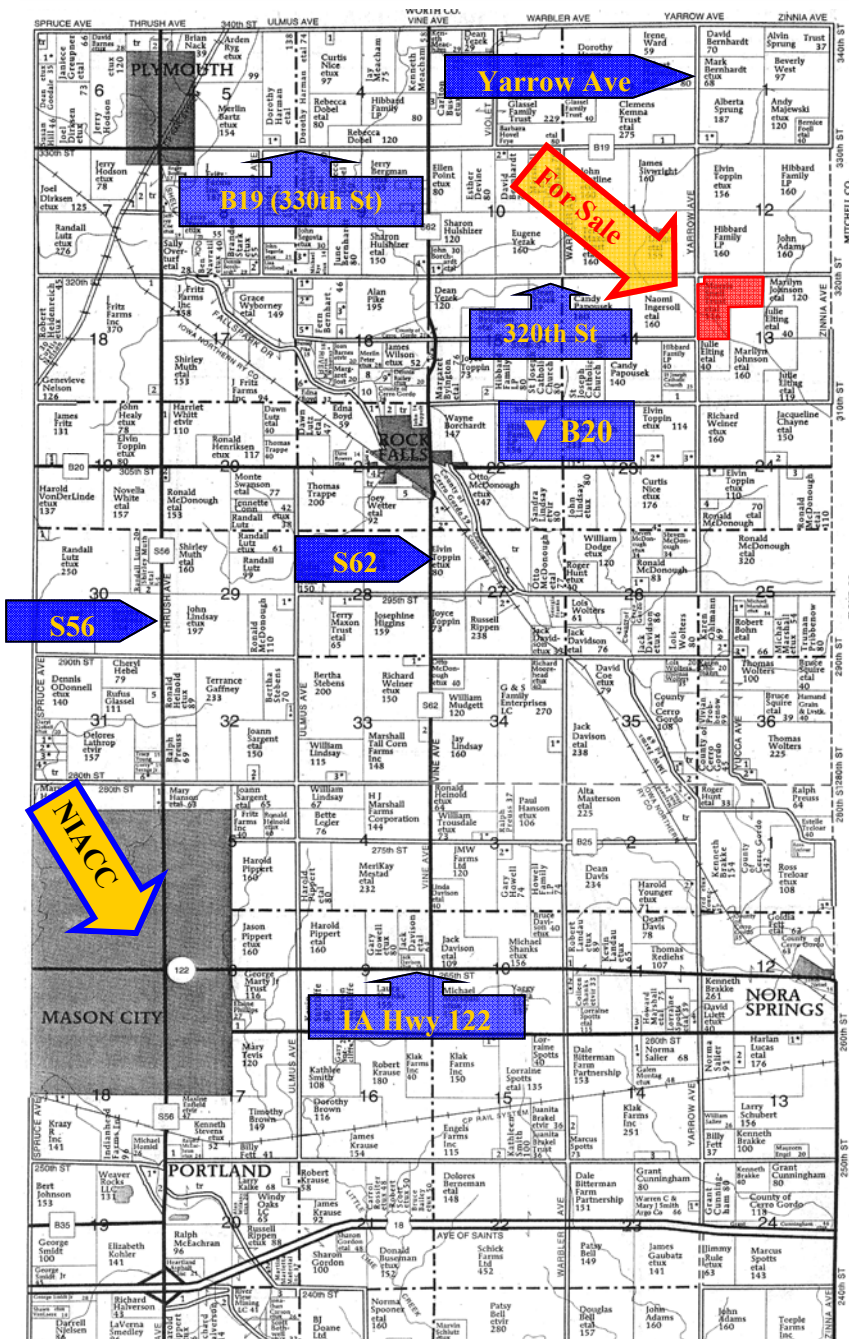




CERRO GORDO CO., IA LAND AUCTION 116 Acres, m/l

10 a.m. Thursday, September 29, 2011

**Muse-Norris Conference Center
on the NIACC Campus
Mason City, IA**



LOCATION: From Jct. of blacktops S62 and B20 in Rock Falls, IA., go 2 mi. E to Yarrow Ave. Go N 1 mi. Farm begins on E side of Yarrow Ave.
Or from Jct. of blacktops S56 and B19 in Plymouth, IA., go 4 miles E on graveled B19 (330th St.) to Yarrow Ave., go 1 mi. S on Yarrow to 320th St. Farm is on the SE corner of intersection.

LEGAL DESCRIPTION: W1/2 NW1/4, less a 3.98 acre tract in NW corner, and the NE1/4 NW1/4 in Section 13, Township 97 North, Range 19, West of the 5th P.M., Falls Township, Cerro Gordo County, Iowa. Exact legal as per abstract.

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

REAL ESTATE TAXES: Payable in 2011-12 112.65 Taxable Acres - \$2,544 or \$22.58/Acre

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

SELLER: The Family of Morris and Edna T. Snell

Permission for reproduction of map granted by Farm & Home Publishers

FSA DATA: FSA Farm #: 243 Tract #872

Cropland Acres: 110.4

Crop Base Acres

Corn 55.0

Beans 55.4

Direct Payment

Yield

134 Bu./Ac.

31 Bu./Ac.

Counter Cyclical

Payment Yield

134 Bu./Ac.

31 Bu./Ac.

Classified as not HEL. Tract does contain a wetland or farmed wetland.

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 #020-0319

SOIL TYPES: Soils include Harcot, Maxfield, Klinger, Readlyn, Canisteo, Saude and Dinsdale. CSR of 73.1 on 110.4 crop acres. See Agri-Data, Inc. soil map below.

TOPOGRAPHY/DRAINAGE: Level to gently sloping. Farm has limited drainage tile.

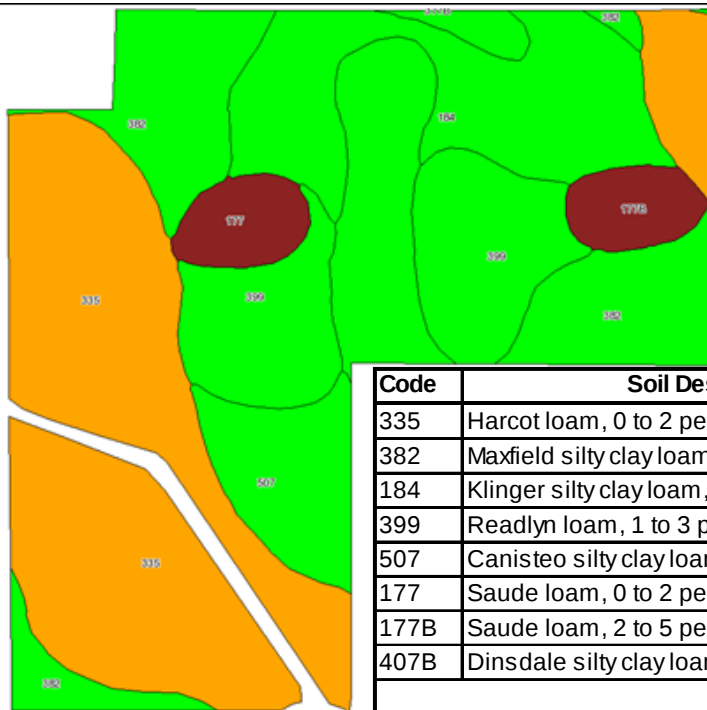
2010 FSA AERIAL PHOTO



TERMS: Ten percent down by the high bidder on the day of the sale; balance of purchase price due at closing on or about November 1, 2011. Buyer will sign a Real Estate Purchase Agreement on the day of sale providing for the full settlement no later than November 1, 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.

SOIL MAP & KEY

ANNOUNCEMENTS: 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.



Code	Soil Description	Acres	CSR
335	Harcot loam, 0 to 2 percent slopes	39.0	50
382	Maxfield silty clay loam, 1 to 3 percent slopes	25.7	88
184	Klinger silty clay loam, 1 to 3 percent slopes	15.9	93
399	Readlyn loam, 1 to 3 percent slopes	15.4	88
507	Canisteo silty clay loam, 0 to 2 percent slopes	6.9	78
177	Saude loam, 0 to 2 percent slopes	3.2	63
177B	Saude loam, 2 to 5 percent slopes	3.1	58
407B	Dinsdale silty clay loam, 2 to 5 percent slopes	1.2	88
Weighted Average		110.4	73.1

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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