

FARM REAL ESTATE AUCTION

160 and 100 Acres, m/l - Mower County, Minnesota

Thursday, November 3, 2011 at 10:00 a.m.

Sale held at the Rose Creek City Hall
105 Maple St. SE • Rose Creek, MN

LOCATION:

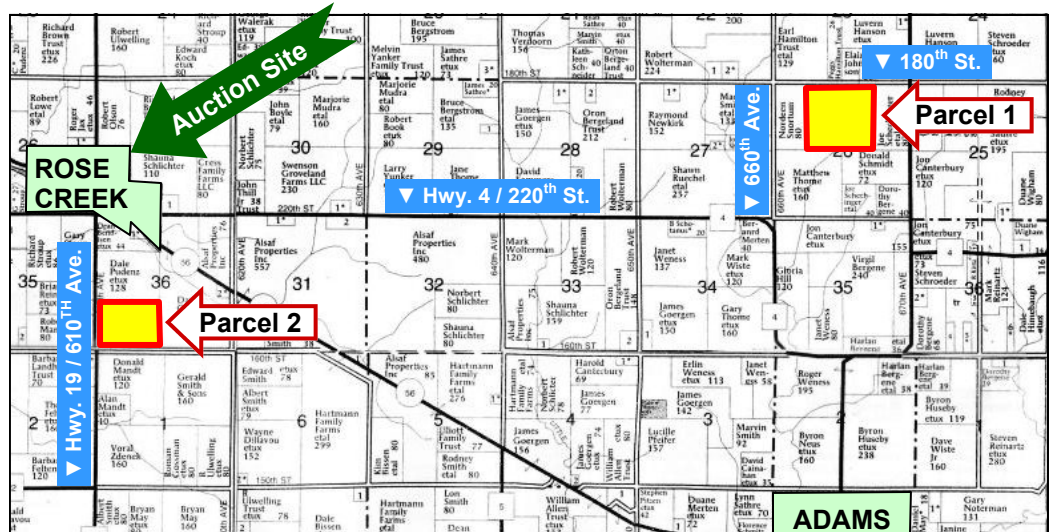
Parcel 1 is located 5 miles east of Rose Creek on Hwy. 4, then 1 mile north on 660th Ave. and 1/2 mile east on 180th St. (South side).

Parcel 2 is located 1 mile south of Rose Creek on Hwy. 19 (East side).

LEGAL DESCRIPTION:

Parcel 1 - E½ NW¼ and W½ NE¼ Sec. 26-T102N-R16W of the 5th p.m. (Marshall Twp.)

Parcel 2 - S 100 acres in the SW¼ Sec. 36-T102N-R17W of the 5th p.m. (Windom Twp.)



Map reproduced with permission of Farm & Home Publishers, Ltd.

METHOD OF SALE:

- Parcels will be offered individually and NOT combined.
- Seller reserves the right to refuse any and all bids.

SELLER: Dinneen Family Farms

AGENCY: Hertz Farm Management, Inc. and their representatives are agents of the Seller.

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 leases which expire January 1, 2012 (Parcel 1) and December 1, 2011 (Parcel 2). Buyer will pay all taxes due in 2012.

INFORMATION ON PARCELS OFFERED:

	<u>Parcel 1</u>	<u>Parcel 2</u>
Gross Acres:	160	100
Taxable Acres:	158.0	96.75
Net Taxes:	\$4,632	\$2,460
Seller has paid taxes due in May 2011, and will pay all taxes due in November 2011.		

Land Description:	Level to gently sloping	Level to gently sloping
Drainage:	Some tile, with natural drainage	Some tile, with natural drainage
Bldgs./Improvements:	None	None
Water/Wells:	No wells	No wells
Primary Soils:	Clyde, Oran, Tripoli & Readlyn	Udolpho, Schley and Hayfield
CPI per AgriData, Inc.:	92.0	79.5

<u>FSA Data:</u>	<u>Parcel 1</u>	<u>Parcel 2</u>
Farm/Tract Number	7005/2208	6998/2186
Crop Acres	149.11 NHEL	96.6 NHEL
Corn Base	106.3	95.6
Corn Yields	116/116	117/117
Bean Base	42.9	0.2
Bean Yields	37/37	38/38

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.

For additional information, contact:

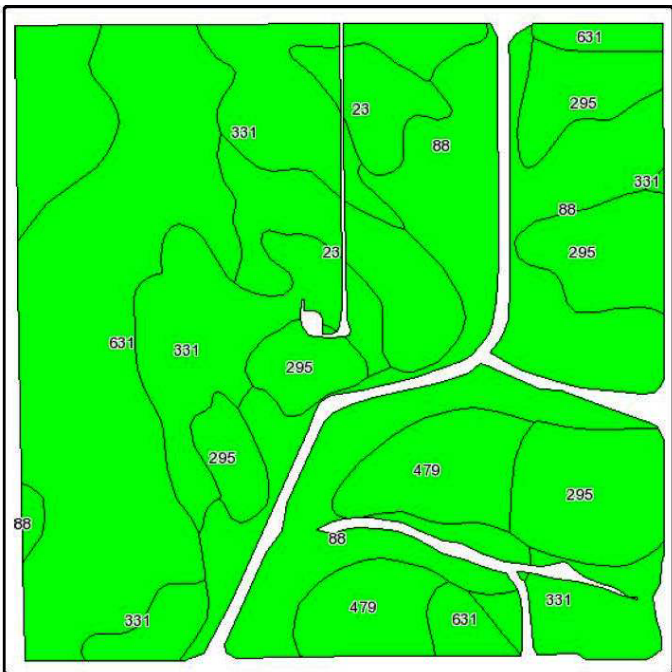
Marv Huntrods, Auctioneer (Lic. #50-02) at 800-593-5263
or Gary Loos, Salesperson at 641-423-9531

415 S. 11th St., Nevada, IA 50201
Toll Free 1-800-593-5263
www.hfmgt.com



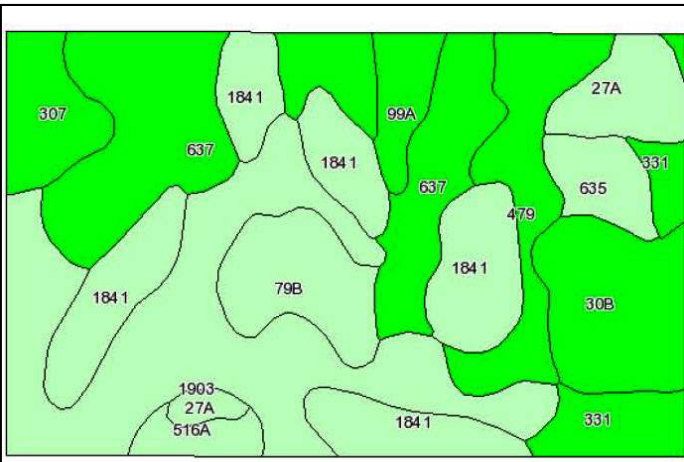
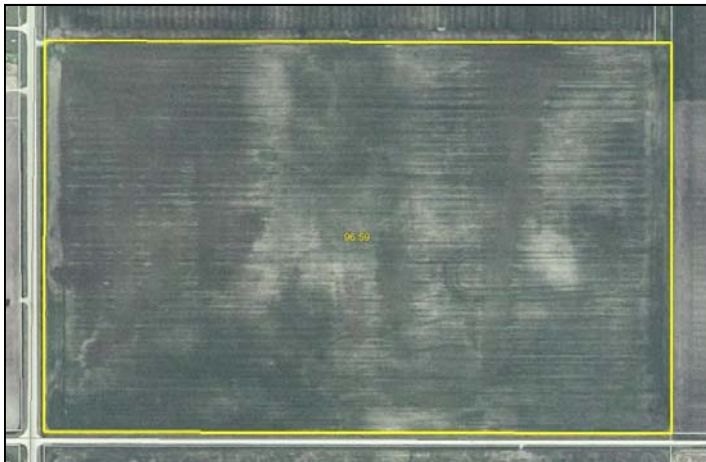
The information in this brochure is from sources deemed to be reliable but it cannot be guaranteed by Hertz Farm Management, Inc. or its staff.

AERIAL & SOIL MAPS



PARCEL 1: 149.1 Acres Productivity Index 92.0

Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class	Productivity Index	Corn	Soybeans
88	Clyde silty clay loam	36	24.1%		IIw	86	185	52
631	Oran silt loam, 1 to 4 percent slopes	35.7	23.9%		IIe	95	204	57
331	Tripoli silty clay loam	33.1	22.2%		IIw	87	187	52
295	Readlyn silt loam	21.5	14.4%		I	100	215	60
23	Skyberg silt loam	12	8.1%		IIw	94	202	56
479	Floyd silt loam	10.8	7.2%		I	100	215	60
Weighted Average						92	197.7	55.2



PARCEL 2: 96.6 Acres Productivity Index 79.5

Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class	Productivity Index	Corn	Soybeans
1903	Udolpho silt loam, loamy substratum, swales	21.8	22.5%		IIIw	70	151	42
637	Schley silt loam	18.4	19.0%		IIw	84	181	50
1841	Hayfield loam, loamy substratum	16.6	17.2%		IIIs	79	170	47
30B	Kenyon silt loam, 1 to 6 percent slopes	7.7	8.0%		IIe	97	209	58
479	Floyd silt loam	7	7.2%		I	100	215	60
79B	Billett fine sandy loam, 2 to 6 percent slopes	5.5	5.7%		IIIs	60	129	36
331	Tripoli silty clay loam	4.4	4.6%		IIw	87	187	52
27A	Dickinson fine sandy loam, 0 to 2 percent slopes	4.4	4.5%		IIIs	60	129	36
307	Sargeant silt loam	4	4.2%		IIIw	86	185	52
635	Riceville silt loam	2.7	2.8%		IIw	66	142	40
99A	Racine silt loam, 0 to 2 percent slopes	2.5	2.6%		I	98	211	59
516A	Dowagiac loam, 0 to 2 percent slopes	1.6	1.7%		IIIs	66	142	40
Weighted Average						79.5	171.2	47.6



Maps provided by:



FSA borders provided by the Farm Service Agency as of May 23, 2008. Soils data provided by USDA and NRCS. 2009 Aerial photography provided by Aerial Photography Field Office

WE ARE PLEASED TO OFFER THESE SERVICES

Sales • Acquisition • Auctions • Investment Analysis • Exchanging • Farm and Ranch Management • Appraisals