

FARM REAL ESTATE AUCTION

78.03 Acres, m/l - Warren County, Iowa

Friday, September 2, 2011 at 10:00 a.m.

Sale held at the Milo Community Center

113 Main St. • Milo, IA

LOCATION: Located 2 miles south of Milo on S23 and 1 mile east on S23 (north side of road)

LEGAL DESCRIPTION: E½ SE¼ Section 31, Township 75 North, Range 22 West of the 5th p.m. (Belmont Twp.)

METHOD OF SALE:

- Parcel will be sold as single tract of land. Bidding will be by the acre times 78.03 Ac.
- Seller reserves the right to refuse any and all bids.

SELLER: The Loraine VanderLinden Revocable Trust

AGENCY: Hertz Real Estate Services and their representatives are agents of the Seller.

SOIL TYPES: Primary soils are Winterset and Grundy. See soil map on back for detail.

CSR: 83.0 per AgriData, Inc.

LAND DESCRIPTION: Level to gently sloping

DRAINAGE: Intakes and numerous tile, but no maps.

REAL ESTATE TAXES:

Payable in 2011-2012: \$1,044

Taxable Acres: 75.99

Tax per Acre: \$13.74

FSA DATA:

Farm Number 5600, Tract 10518

Crop Acres: 75.3 NHEL Acres

Base/Yields	Direct	Counter-Cyclical
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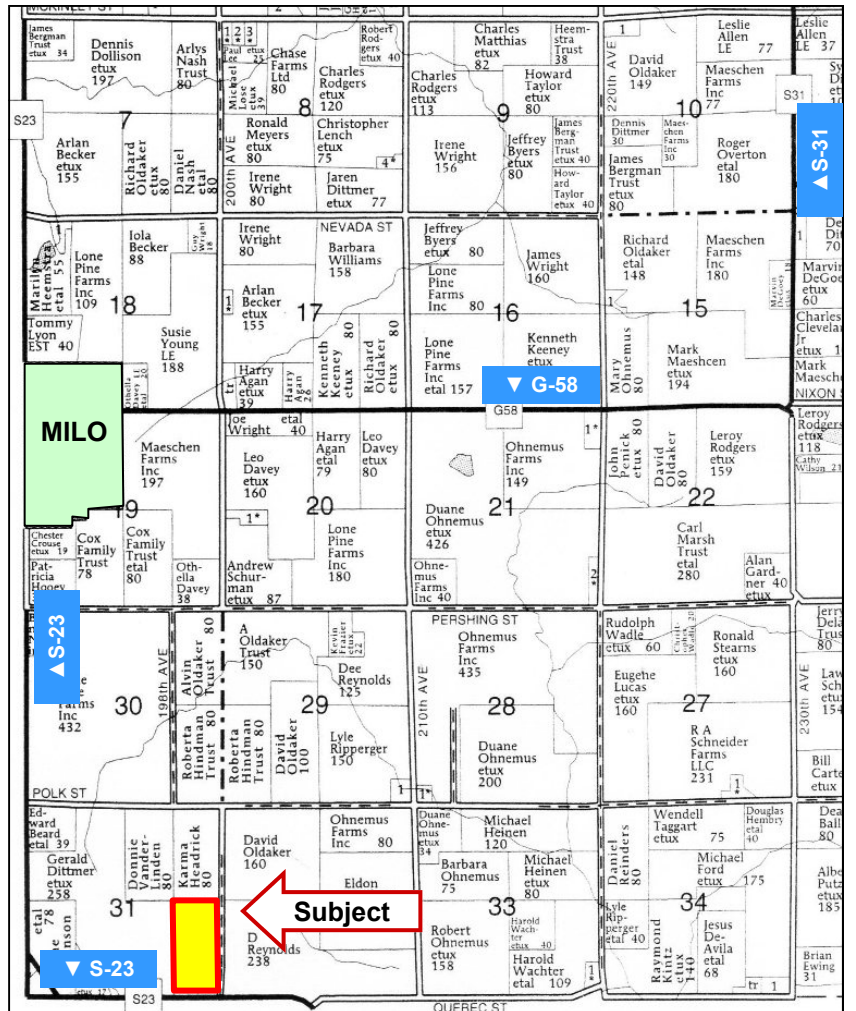
Corn Base: 39.5	127	127
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Bean Base: 35.8	38	38
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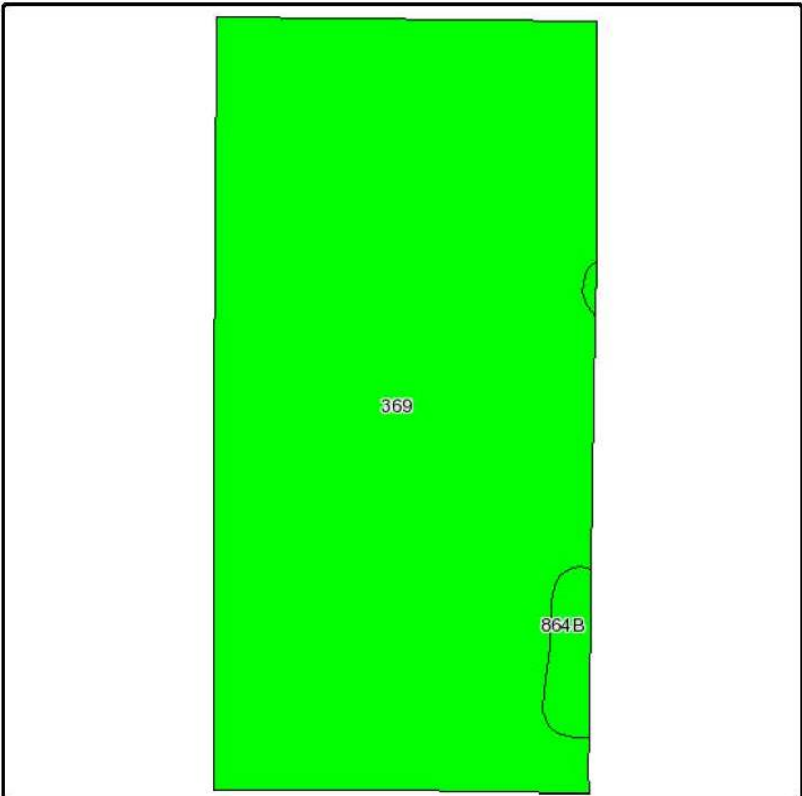
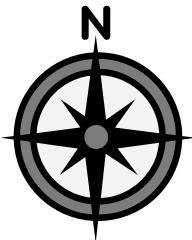
COMMENTS: Excellent Warren County farm. Open lease for 2012.

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 October 6, 2011. Final settlement will require certified check or wire transfer. Closing and possession will occur October 6, 2011, subject to the existing lease which expires February 28, 2012. Taxes will be prorated to October 6, 2011.

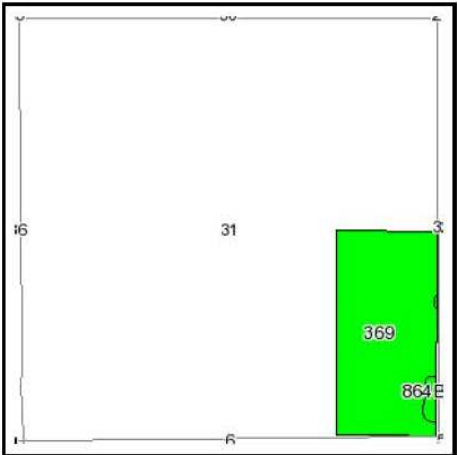
ANNOUNCEMENTS: Information provided herein was obtained from sources deemed reliable but the Auctioneer makes no guarantees as to its accuracy. Prospective bidders are urged to fully inspect the property and to rely on their own conclusions. Announcements made the day of the auction will take precedence 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.



AERIAL & SOIL MAPS



Fsa borders provided by the Farm Service Agency as of May 23, 2008.
Soils data provided by USDA and NRCS.



State: Iowa
County: Warren
Location: 031-075N-022W
Township: Belmont
Acres: 75.2
Date: 7/27/2011



Maps provided by:

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Code	Soil Description	Acres	Percent of field	CSR Legend	Non-Irr Class	CSR	Com	Soybeans
369	Winterset silty clay loam, 0 to 2 percent slopes	73.3	97.5%		Ilw	83	190	51
864B	Grundy silty clay loam, 2 to 5 percent slopes	1.9	2.5%		Ile	82	189	51
Weighted Average						83	190	51

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