

FARM REAL ESTATE AUCTION

160 Acres, m/l - Dallas County, Iowa
Thursday, September 8, 2011 at 10:00 a.m.

Sale held at the American Legion Hall
319 Baker St., Minburn, IA

LOCATION: Located 3½ miles southeast of Minburn and 2½ miles northeast of Dallas Center on the west side of R Ave.

LEGAL DESCRIPTION:

S½ SE¼ Section 14 and N½ NE¼ Section 23 Township 80 North, Range 27 West of the 5th p.m.

METHOD OF SALE:

- Property will be sold as a single parcel.
- Seller reserves the right to refuse any and all bids.

SELLER: Cynthia Quinn and Craig Collins

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

LAND DESCRIPTION: Undulating to medium rolling

DRAINAGE: Good natural drainage, plus some tile

BUILDINGS/IMPROVEMENTS: Older grain bin with drying floor and small fan. Tenant shall have use of bin until July 1, 2012, if needed.

WATER/WELL INFORMATION: None

INFORMATION ON THE PROPERTY OFFERED:

Gross Acres: 160.0
Taxable Acres: 158.0
Net Taxes: \$4,438 (\$28.09 per Net Tax. Ac.)

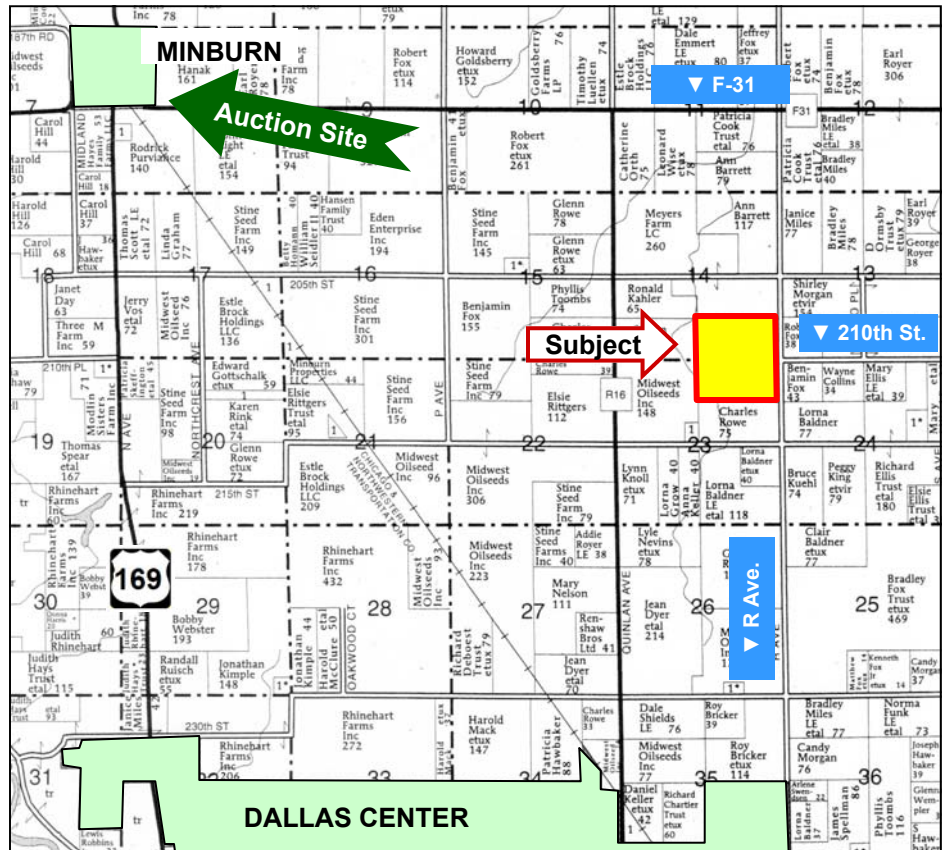
Main Soils (Soil Maps on Back): Clarion, Webster, Canisteo
CSR per AgriData, Inc./Arcview: 82.7

FSA Data:

Farm and Tract Number Farm No. 5753, Tract 26649 and Farm No. 5754, Tract 26650
Crop Acres 156.0, including 4.9 in CRP
Corn Base 73.8
Corn Yields 122/140
Bean Base 73.1
Bean Yields 32/38
CRP Contract 4.9 acres paying \$1,037 annually through 9/30/19

TERMS AND POSSESSION: 15% 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 November 16, 2011. Final settlement will require certified check or wire transfer. Closing and possession will occur November 16, 2011, subject to the existing lease which expires March 1, 2012. Taxes will be prorated to January 1, 2012.

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.



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For additional information, contact Jerry Lage:

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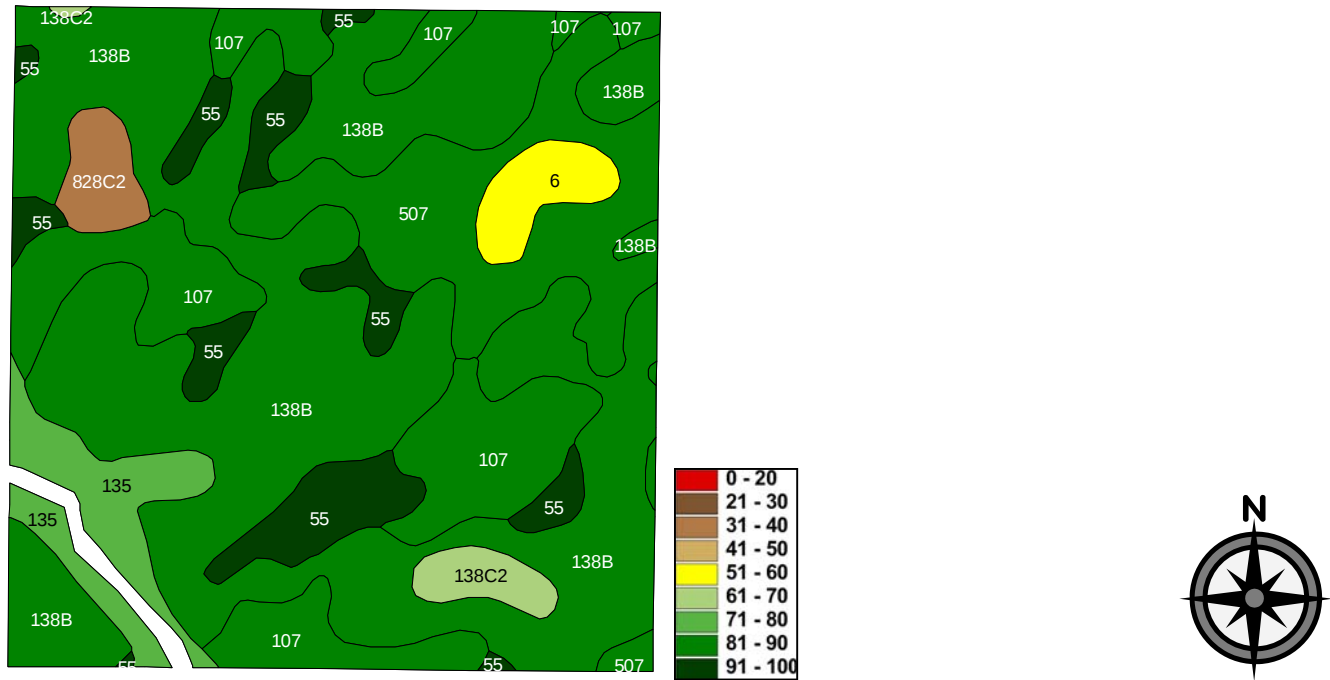


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AERIAL & SOIL MAPS



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



PARCEL 1: Acres Shown: 156.1 Average CSR: 82.7						
Soil Label	Soil Name	CSR	Corn Yield	Soybean Yield	Capability Class	Acres
138B	Clarion loam, 2 to 5 percent slopes	84	198	53	Ile	81.23
107	Webster silty clay loam, 0 to 2 percent slopes	87	202	55	IIw	24.47
507	Canisteo silty clay loam, 0 to 2 percent slopes	82	196	53	IIw	20.15
55	Nicollet loam, 1 to 3 percent slopes	92	209	56	I	12.66
135	Coland clay loam, 0 to 2 percent slopes	80	193	52	IIw	8.29
6	Okoboji silty clay loam, 0 to 1 percent slopes	59	165	45	IIIw	3.64
828C2	Zenor sandy loam, 5 to 9 percent slopes, moderately eroded	31	127	34	IIIe	3.08
138C2	Clarion loam, 5 to 9 percent slopes, moderately eroded	66	174	47	IIIe	2.61

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