



2800 4th Street SW, Suite 7, PO Box 1568
Mason City, IA 50401 PH: 641-423-9531

FARM REAL ESTATE AUCTION
Thursday, August 18, 2011 at 10 AM
Dows Community Center
119 E Ellsworth Street
Dows, IA 50071

PARCEL #3 of 4 — 250 ACRES, M/L
Oakland Township—Franklin County, IA

FARM LOCATION: Approximately two miles West of Popejoy on County Blacktop S13 to intersection of 50th Street, then West one mile. Farm is located Southwest of intersection of Balsam Avenue and 50th Street and North of Oakland Drive. (See Plat Map and Aerial Photo on Back.) Access is from lane West of gravel road at intersection of Balsam Avenue and 50th Street.

LEGAL DESCRIPTION: NE 1/4; NE 1/4 NW 1/4; NE 1/4 SE 1/4; NW 1/4 SE 1/4, all in Section 19, Township 90 North, Range 22, West of the 5th P.M. Exact legal to be derived from Abstract of Title or survey if required.

TERMS: This is Parcel #3 of 4 being offered at auction. See accompanying brochure for auction terms.

REAL ESTATE TAXES: \$2,234.00 (\$9.02/Taxable Acre) (80 acres in Slough Bill to
Net Payable in 2011-12 expire in 2011. May be
Gross Acres 247.8 possible to enroll in Forest
Road 0.0 Reserve.)
Net Taxable Acres 247.8

FSA INFORMATION: FSA Farm No. 4429 (Combined) Cropland Acres: 1.2

Timber Acres	104.0	Pasture/Bldg. Acres	42.0
CRP Contract #	<u>2196</u>	<u>2229</u>	<u>Total</u>
CRP Acres	40.0	62.9	102.9
Annual Payment	\$6,667 (\$167/A)	\$11,620 (\$185/A)	\$18,287 (\$178/A)
Expiration Date*	2024	2024	2024

*Some buyers may consider liquidating the existing CRP contract. The cost to do so would be approximately \$8,350 (\$209/acre) on #2196 and \$24,198 (\$385/acre) on #2229.

LAND DESCRIPTION: Level to gently sloping. The Franklin County NRCS lists 16.9 acres of wetlands.

SOILS: Primary soils on the CRP acres are Coland and Marshan. The CSR on the CRP acres is 72.9.

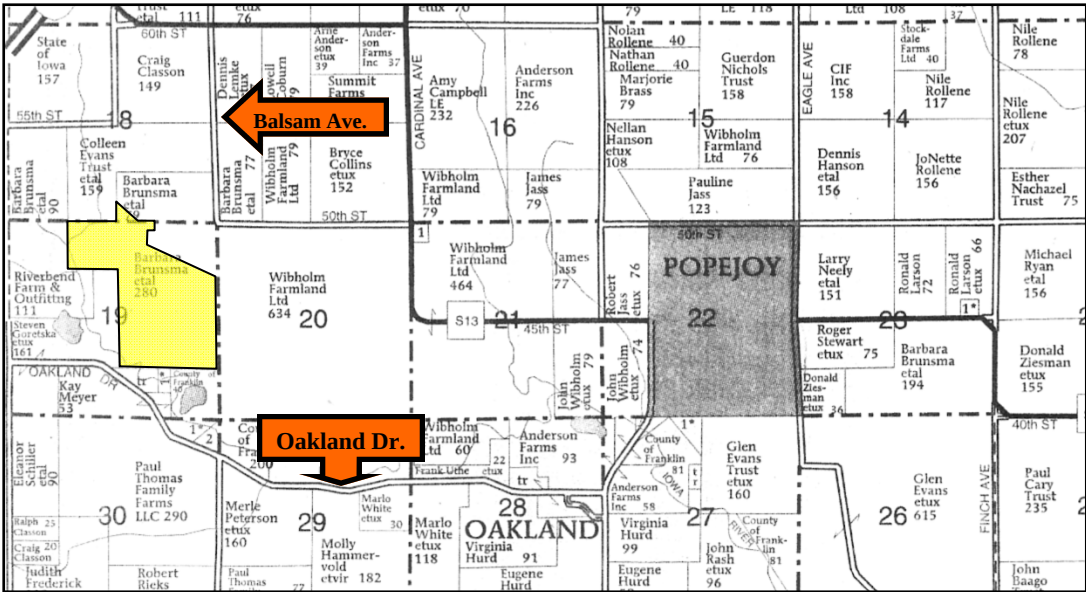
The information gathered for this brochure is from sources deemed reliable, but cannot be guaranteed by Hertz Real Estate Services/Hertz Farm Management, Inc. or its staff. All acres are considered more or less.

IMPROVEMENTS:

Barn, shed and well located in northeast corner of property.

COMMENTS:

This property is a sportsmen and hunters delight with timber, CRP and pasture all located in one parcel. Existing buildings and well could be used as a headquarters. Access is gained from the existing lane between Balsam Avenue and the building site.

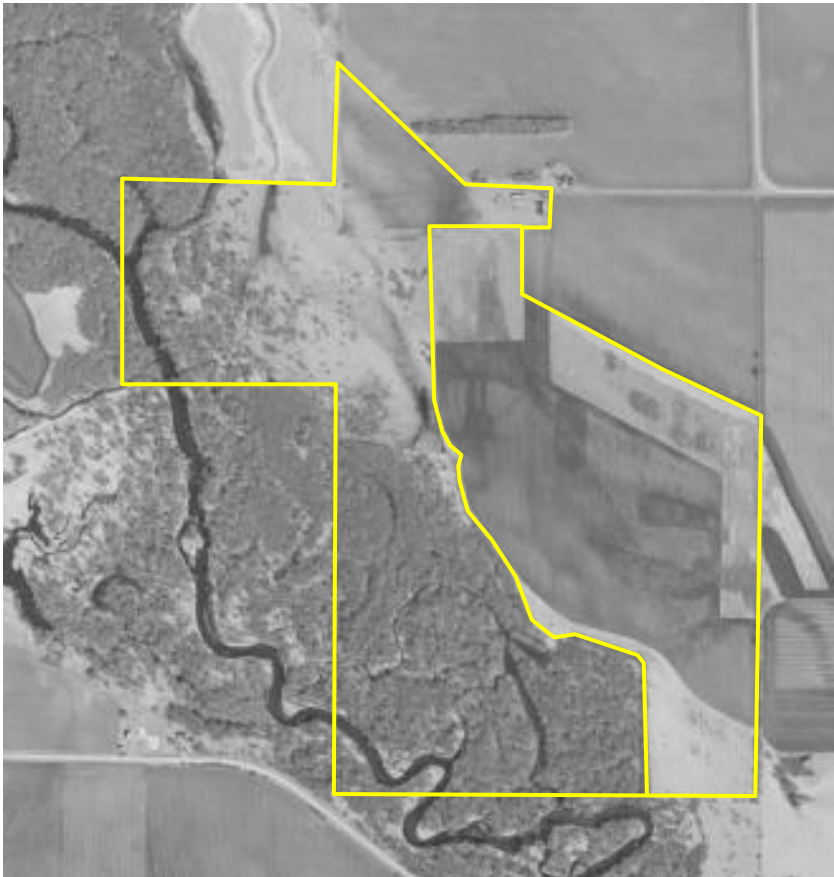


LOCATION MAP
Parcel 3

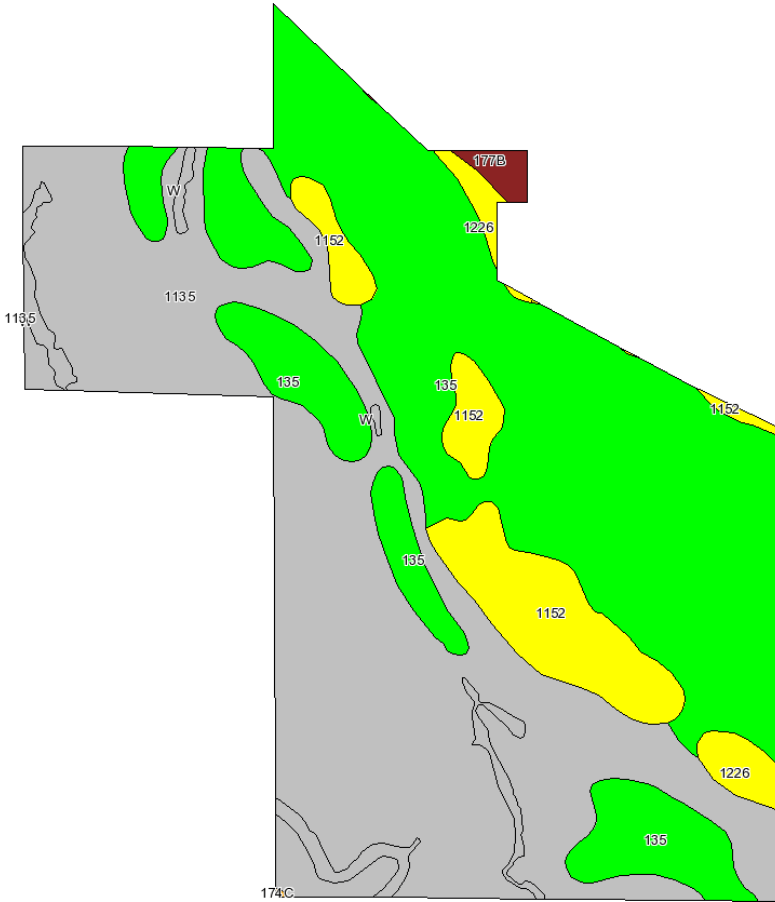
Permission for reproduction of map granted by Farm & Home Publishing.

AERIAL PHOTO

Parcel borders are an approximate representation.



SOIL MAP AND KEY



Soil Map/Key provided by AgriData , Inc. Parcel borders are an approximate representation.

Soil #	Soil Name	Acres	CSR*
1135	Coland Clay Loam, Channeled, 0 to 2% Slope	110.2	20
135	Coland Clay Loam, 0 to 2% Slope	113.0	80
1152	Marshan Clay Loam, 0 to 2% Slope	20.6	68
W	Water	5.9	0
1226	Lawler Loam, 0 to 2% Slope	4.3	72
177B	Saude Loam, 2 to 5% Slope	1.6	58
	Weighted Average		51

*CSR (Corn Suitability Rating) is an index of soil productivity with a range from 5 to 100 - the higher the index, the more productive the soil.

The CSR of the entire parcel is 51. The CSR of the CRP acres is 73.

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