



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

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

733 ACRES, m/l, in 4 PARCELS

OAKLAND TOWNSHIP
FRANKLIN COUNTY, IA

- FARM LOCATION:** Parcels #2, #3 and #4 located East of I-35 and two to three miles West of Popejoy. Parcel #1 located one-half mile East of Popejoy. Use Exit #151 or #159 if traveling on I-35. See plat map and Iowa highway map on following page.
- LEGAL DESCRIPTION:** 733 acres, m/l, located in Sections 17, 18, 19 and 23, Township 90 North, Range 22 West of the 5th P.M., Oakland Township, Franklin County, Iowa.
- POSSESSION** At closing on or about September 20, 2011, subject to 2011 leases (expiring on March 1, 2012) on Parcels #1, #2 and #3. CRP contracts will be assigned to buyer effective October 1, 2011.
- METHOD OF SALE:** These farms will be offered separately as Parcel #1 (200 acres); Parcel #2 (190 acres); Parcel #3 (250 acres); Parcel #4 (93 Acres); and then combined. It is possible Parcels #3 and #4 could be sold prior to the auction.
- TERMS:** High bidder of real estate to pay 10% of the purchase price to the Agent's real estate trust account on August 18, 2011. Buyer will sign a Real Estate Sale Agreement providing for a full cash settlement on or before September 20, 2011. Successful bidders are purchasing with no financing contingencies and must be prepared for cash settlement of their purchase. Final settlement and payment of the balance of the purchase price to be by cashier's check or wire transfer at closing on September 20, 2011. Seller reserves the right to reject any and all bids. Rents and CRP payments earned in 2011 will be retained by Seller.
- ANNOUNCEMENTS:** Property information provided herein was obtained from sources deemed reliable, but the Auctioneer makes no guarantees as to its accuracy. All prospective bidders are urged to fully inspect the property, its condition and to rely on their own conclusions. The property is being sold "As is—Where is" and the buyers are purchasing subject to any easements or restrictions of record.
- Any announcements made on auction day by the Auctioneer will take precedence over any previously printed material or oral statements. Bidding increments are solely at the discretion of the Auctioneer.

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.

AGENCY:

Hertz Real Estate Services/Hertz Farm Management, Inc. and their representatives are Agents of the Sellers.

SELLERS:

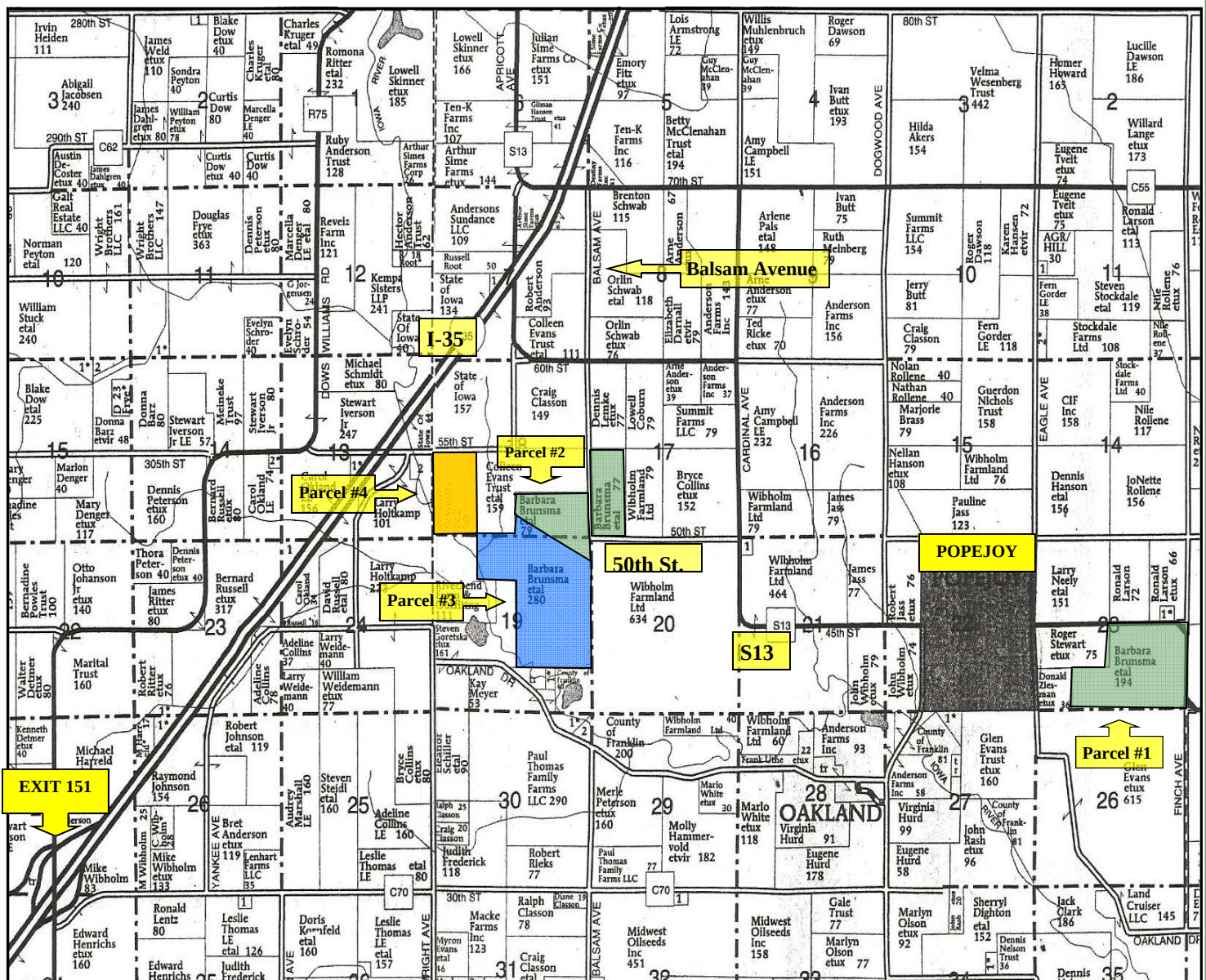
Donna L. Davenport, Richard W. Davenport, Janice K. Landry, and Barbara A. Brunisma

BROKER COMMENTS:

This diversified Century Farm has something for everyone. Productive farmland, recreational and hunting land with income-producing CRP.

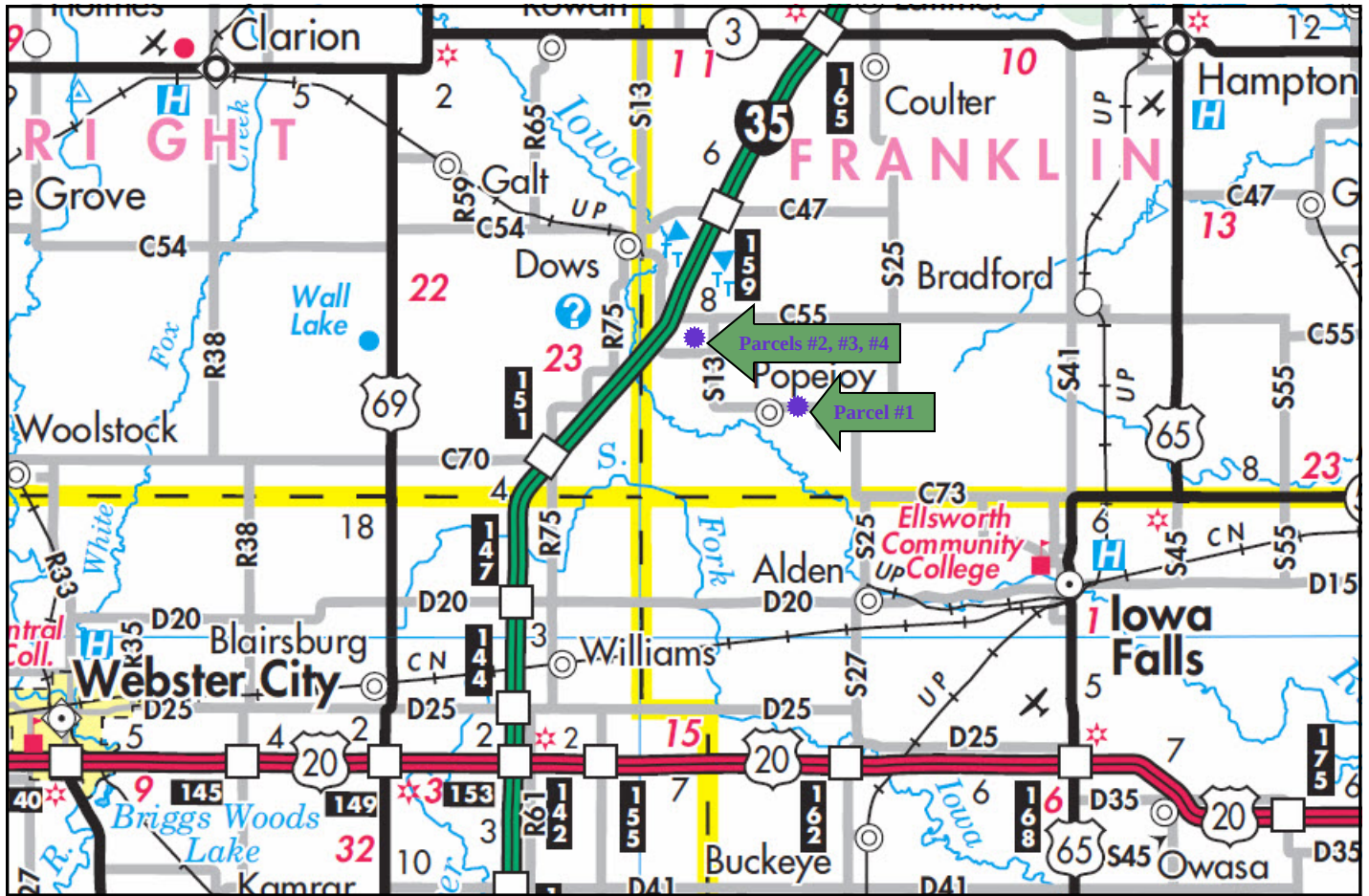
A timber appraisal has been completed on Parcels #3 and #4 and is available upon request.

PLAT MAP—ALL PARCELS



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IOWA HIGHWAY MAP



FOR FURTHER INFORMATION CONTACT:

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WE ARE PLEASED TO OFFER THESE SERVICES:

SALES * ACQUISITION * INVESTMENT ANALYSIS * EXCHANGING * FARM AND RANCH MANAGEMENT * APPRAISALS