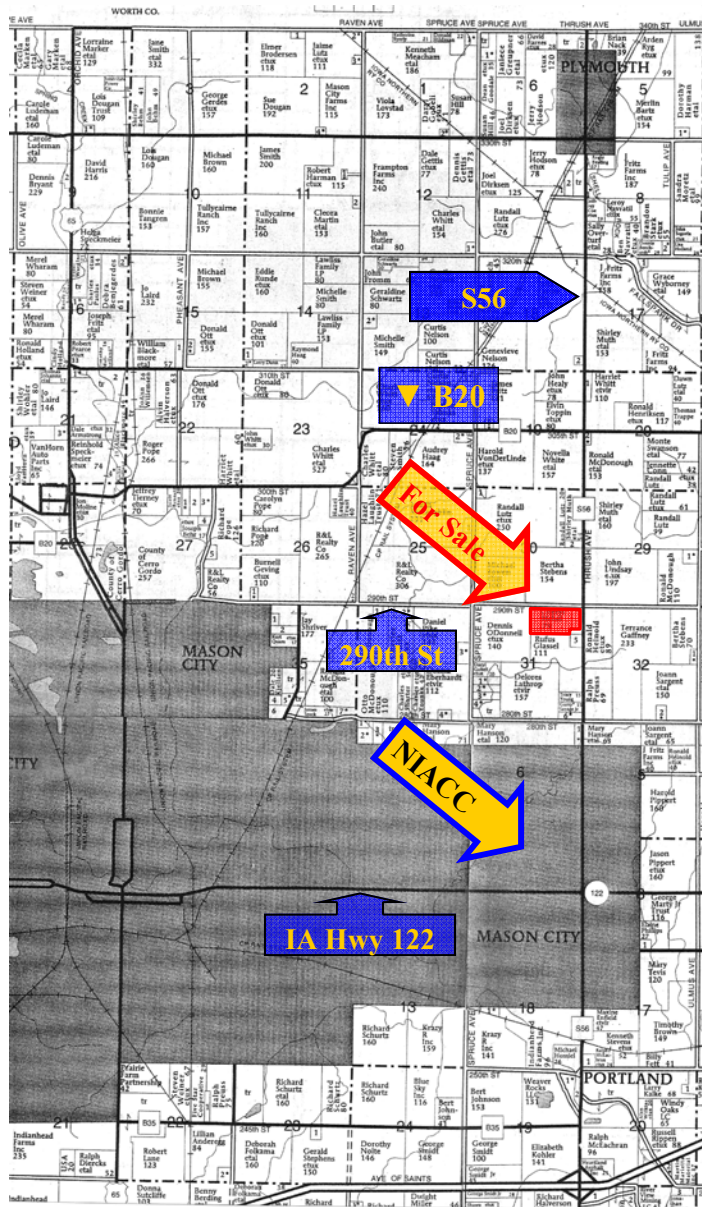




CERRO GORDO CO., IA LAND AUCTION 79.4 Acres, m/l 10 a.m. Thursday, August 11, 2011 Mason City, IA Muse-Norris Conference Center On the NIACC Campus



LOCATION: From Jct. of IA. Hwy. 122 & S56 on E side of Mason City, go N 2.5 mi on S56 to 290th St. Farm is on SW corner of intersection.

Or from Jct. of S56 and B20, go 1.5 mi. S to 290th St. Farm is on SW corner of intersection.

LEGAL DESCRIPTION: N1/2 NE1/4 less S. 65 Ft. of the E. 399.72 Ft. in Section 31, Township 97 North, Range 19, West of the 5th P.M., Falls Township, Cerro Gordo County, Iowa. Exact legal as per abstract.

POSSESSION: Possession at closing on or about October 1, 2011, subject to the farm lease. Lease is terminated effective March 1, 2012.

REAL ESTATE TAXES: Payable in 2010-11
74.74 Taxable Acres - \$1,718 or \$22.99/Acre

METHOD OF SALE: Property will be offered in one parcel.

SELLER: Cheryl J. Hebel

Permission for reproduction of map granted by Farm & Home Publishers

FSA DATA: FSA Farm #: 2962 Tract #1321

Cropland Acres: 75.0

Crop

Base Acres

Direct Payment

Counter Cyclical

Corn

74.5

Yield

123 Bu./Ac.

Payment Yield

123 Bu./Ac.

Beans

0

Classified as non-HEL. Tract does not contain a wetland.

SOIL TYPES: Soils include Donnan, Readlyn, Clyde, Wapsie, Kenyon, and Floyd. CSR of 68.9 on 75.0 crop acres. See Agri-Data, Inc. soil map on next page.

TOPOGRAPHY/DRAINAGE: Level to gently sloping. Farm has drainage tile. Aerial photo showing some tile available upon request.

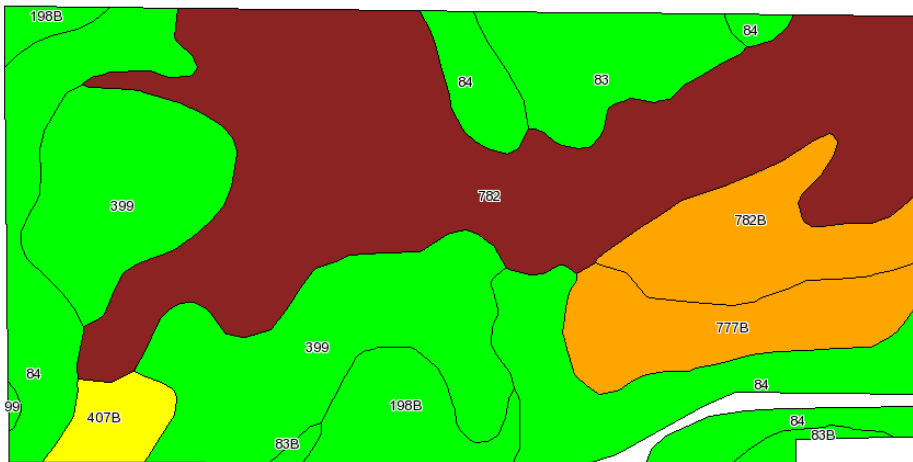
For additional information, contact Sterling Young at PH: 641-423-9531 2800 4th Street SW, Ste. #7, Mason City, IA 50401-1596
E-Mail: syoung@mc.hfmgt.com Website: www.hfmgt.com

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.
REID #020-0314

2010 AERIAL PHOTO



SOIL MAP & KEY



Code	Soil Description	Acres	CSR
782	Donnan loam, 0 to 2 percent slopes	26.2	55
399	Readlyn loam, 0 to 2 percent slopes	15.1	88
84	Clyde silty clay loam, 0 to 3 percent slopes	14.0	78
782B	Donnan loam, 2 to 5 percent slopes	5.0	50
777B	Wapsie loam, 2 to 5 percent slopes	4.8	53
83	Kenyon loam, 0 to 2 percent slopes	4.2	88
198B	Floyd loam, 1 to 4 percent slopes	3.5	78
407B	Schley loam, 1 to 4 percent slopes	1.6	73
198B	Floyd loam, 1 to 4 percent slopes	1.8	83
83B	Kenyon loam, 2 to 5 percent slopes	0.6	73
Weighted Average		75.0	68.9

TERMS: Ten percent down by the high bidder on the day of the sale; balance of purchase price due at closing on or about October 1, 2011. Buyer will sign a Real Estate Purchase Agreement on the day of sale providing for the full settlement no later than October 1, 2011. Seller will pay all taxes that would be delinquent if not paid in calendar year 2011 and the March 2012 payment. Buyer will receive credit at closing for an amount equal to one-half of the September 2011 property taxes. Buyer will pay the taxes due in September 2012 and all subsequent taxes. Buyer is purchasing the property as is and there will be no contingencies on the sale.

POSSESSION: Possession will be given on or about October 1, 2011 subject to the 2011 cash rent farm lease.

Hertz Real Estate Services will conduct the sale closing and will provide closing statements to the Buyer and Seller. Seller reserves the right to reject any and all bids. Announcements made at auction take precedence over printed materials.

AGENTS: HERTZ FARM MANAGEMENT, INC./HERTZ REAL ESTATE SERVICES, and its representatives are agents for the Seller. 2800 4th St. SW, Mason City, IA 50401 Ph: 641-423-9531 Fax: 641-423-7363 Email: syoung@mc.hfmgt.com

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