

FARM REAL ESTATE AUCTION

170.2 Acres, m/l (in 2 parcels) - Story County, Iowa

Thursday, July 28, 2011 at 10:00 a.m.

Sale held at the Maxwell Community Center

84 Main St., Maxwell, Iowa

LOCATION:

Parcel 1 - Southeast corner of S-14 and Hwy. 210 intersection

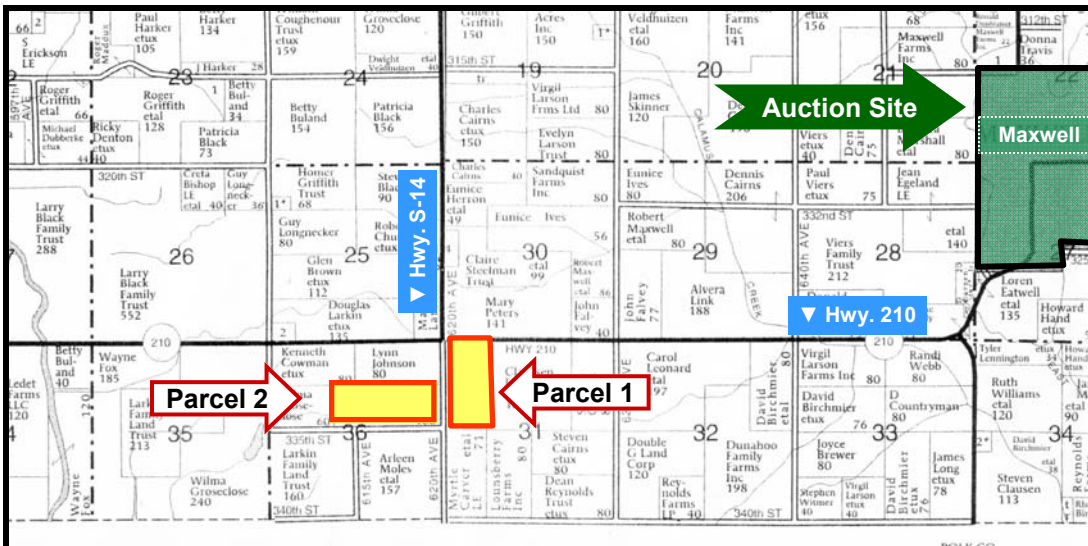
Parcel 2 - One-half mile south of S-14 and Hwy 210 intersection, west side of road

LEGAL DESCRIPTION:

Parcel 1 - W½ NW Fr. ¼ Section 31, T- 82-N, R-22-W (Indian Creek Twp)

Parcel 2 - S½ NE¼ and E½ SE¼ NW¼ Section 36, T-82-N, R-23- W (Union Twp).

Exact legals to be taken from abstracts.



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METHOD OF SALE:

- Parcels will be sold individually and will not be combined.
- Sellers reserve the right to refuse any and all bids.

SELLER: Richard Wormley, James Wormley, Jean Rothfusz and the Paul and Jean Rothfusz Living Trust

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

SOIL TYPES: Primary soils are Clarion, Nicollet, Canisteo, Webster. See soil maps on back for detail.

CSR per AgriData, Inc.: Parcel 1 = 84.1 Parcel 2 = 82.4 (crop acres only)

LAND DESCRIPTION: Gently sloping with grass CRP waterways

DRAINAGE: Parcel 1 - Surface drainage with tile (No maps provided)

Parcel 2 - Tile on farm draining to the timber acres. Some maps available. CRP filter strips and waterways and other grass waterways.

BUILDINGS/IMPROVEMENTS: None

INFORMATION ON PARCELS OFFERED:

	Parcel 1	Parcel 2
Gross Acres:	70.2	100.0
Taxable Acres:	65.74	96.0
Net Taxes:	\$1,552 (\$23.61/ac)	\$1,470 (\$15.31/ac)
FSA Data:		
Farm Number	Part of 5180 and 10610	Part of 5180, 10609
Crop Acres	66.3	73.4
Corn Base	33.9	36.3
Corn Yields	125/162	125/162
Bean Base	29.7	31.5
Bean Yields	37/45	37/45

CRP CONTRACTS

Parcel 1

- 1.8 ac. @ \$195.24/ac = \$351.43 expiring 9/30/16
- 0.9 ac. @ \$188.07/ac = \$169.26 expiring 9/30/13

Parcel 2

- 4.9 ac. @ \$182.56 = \$894.54 expiring 9/30/13
- 0.7 ac. @ \$191/ac = \$133.70 expiring 9/30/16

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 November 15, 2011. Final settlement will require certified check or wire transfer. Closing and possession will occur on November 15, 2011. Taxes will be prorated to November 15, 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.

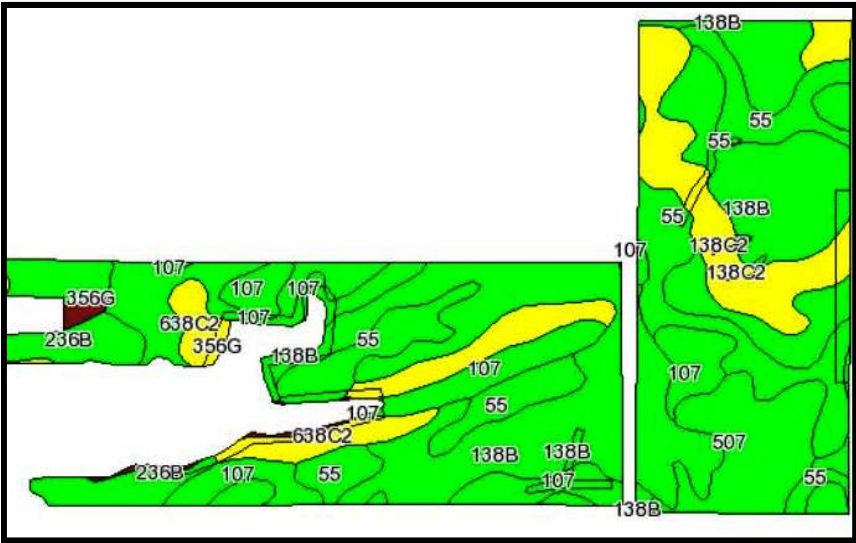
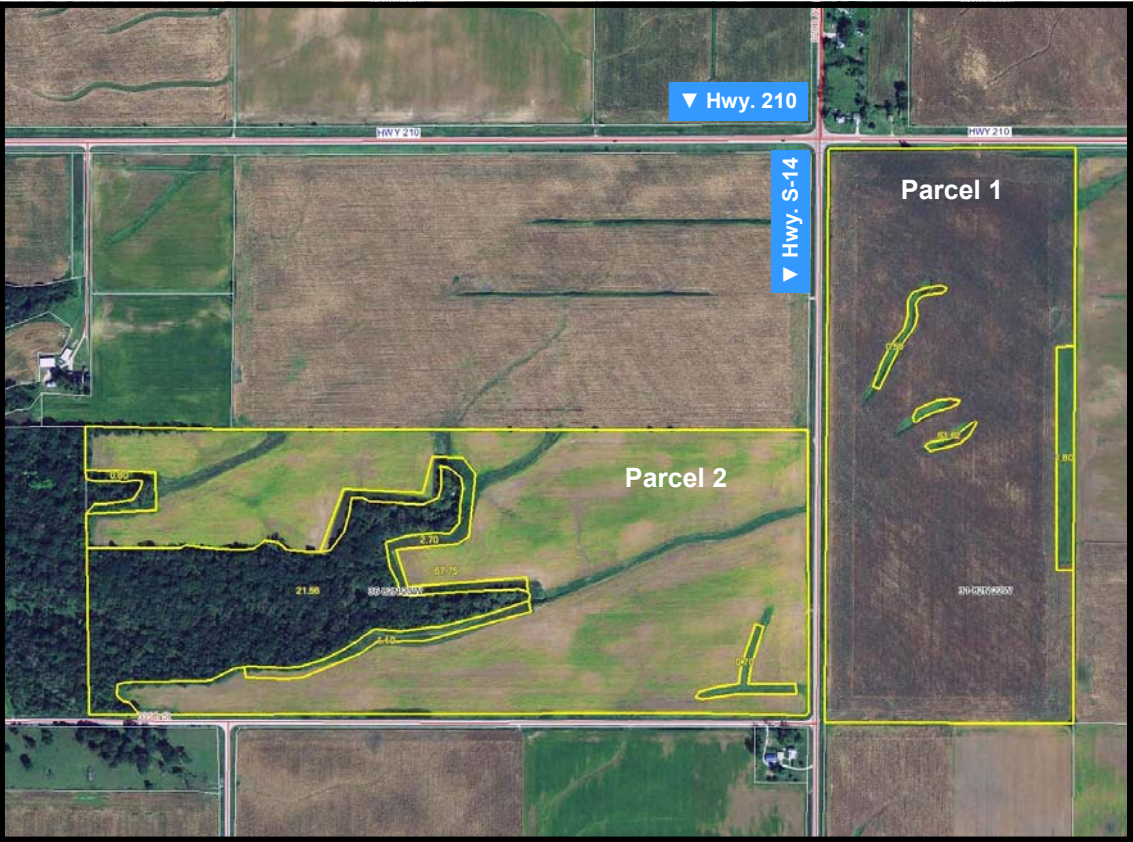
For additional information, contact Kyle Hansen or Jerry Lage:

415 S. 11th St., Nevada, Iowa 50201
Telephone: 515-382-1500
www.hfmgt.com



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AERIAL & SOIL MAPS



Maps provided by:



PARCEL 1 - 66.4 Crop Acres, m/l Average CSR - 84.1

Code	Soil Description	Acres	Percent of field	CSR Legend	Non-Irr Class	CSR	Corn	Soybeans
138B	Clarion loam, 2 to 5 percent slopes	27.7	41.9%		Ile	86	206	56
55	Nicollet loam, 1 to 3 percent slopes	13.3	20.0%		I	94	217	59
138C2	Clarion loam, 5 to 9 percent slopes, moderately eroded	11	16.6%		IIIe	68	182	49
507	Canisteo clay loam, 0 to 2 percent slopes	9.3	14.1%		IIw	84	203	55
107	Webster clay loam, 0 to 2 percent slopes	3.8	5.7%		IIw	89	210	57
638C2	Clarion-Storden loams, 5 to 9 percent slopes, moderately eroded	1.2	1.8%		IIIe	61	172	46
Weighted Average						84.1	203.6	55.2

PARCEL 2 - 73.4 Crop Acres, m/l Average CSR - 82.4 (crop acres only)

Code	Soil Description	Acres	Percent of field	CSR Legend	Non-Irr Class	CSR	Corn	Soybeans
138B	Clarion loam, 2 to 5 percent slopes	30.1	41.5%		Ile	86	206	56
107	Webster clay loam, 0 to 2 percent slopes	12.7	17.5%		IIw	89	210	57
55	Nicollet loam, 1 to 3 percent slopes	9.7	13.4%		I	94	217	59
236B	Lester loam, 2 to 5 percent slopes	9.5	13.1%		Ile	81	199	54
638C2	Clarion-Storden loams, 5 to 9 percent slopes, moderately eroded	9.2	12.7%		IIIe	61	172	46
356G	Hayden-Storden loams, 25 to 50 percent slopes	1.1	1.5%		VIIe	5	97	26
236C2	Lester loam, 5 to 9 percent slopes, moderately eroded	0.1	0.1%		IIIe	63	175	47
168C	Hayden loam, 5 to 9 percent slopes	0.1	0.1%		IIIe	60	171	46
Weighted Average						82.4	201	54.5

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