



MITCHELL CO., IA LAND AUCTION

156 Acres, m/l

10 a.m. Wed., June 29th, 2011

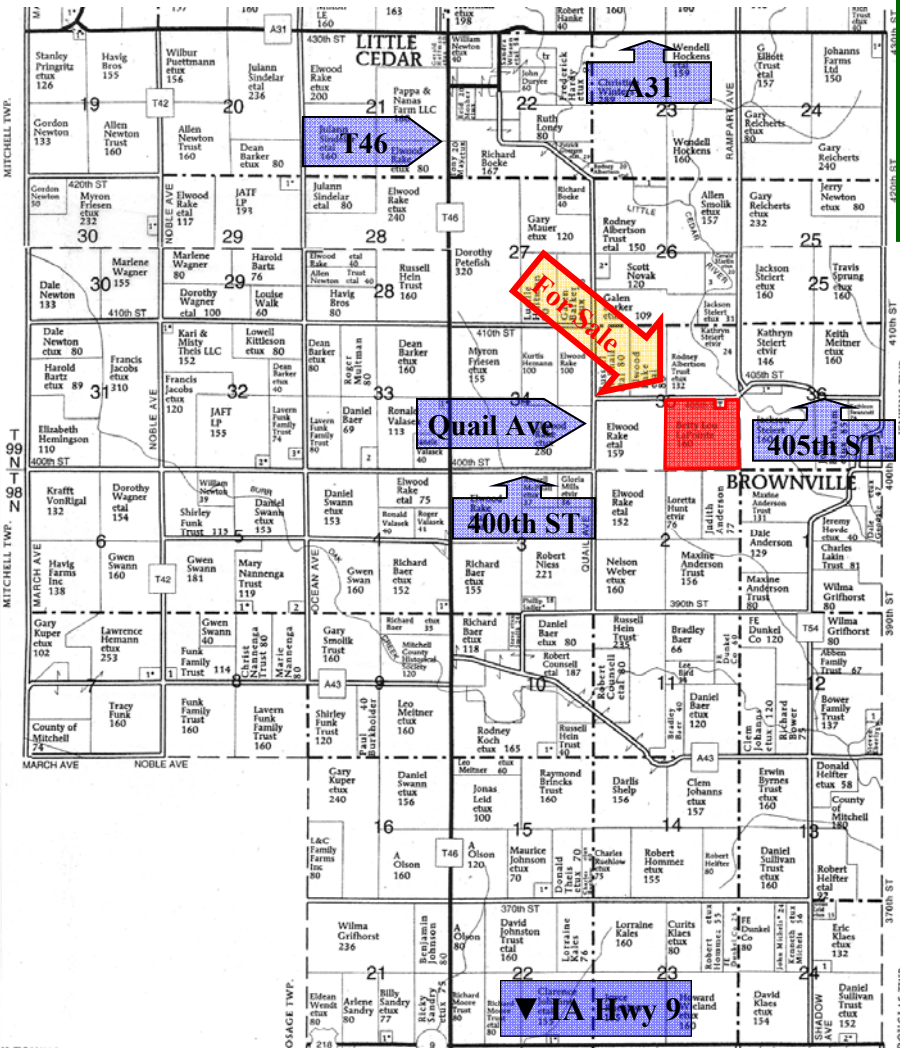
Osage, Iowa

Cedar River Complex
809 Sawyer Drive

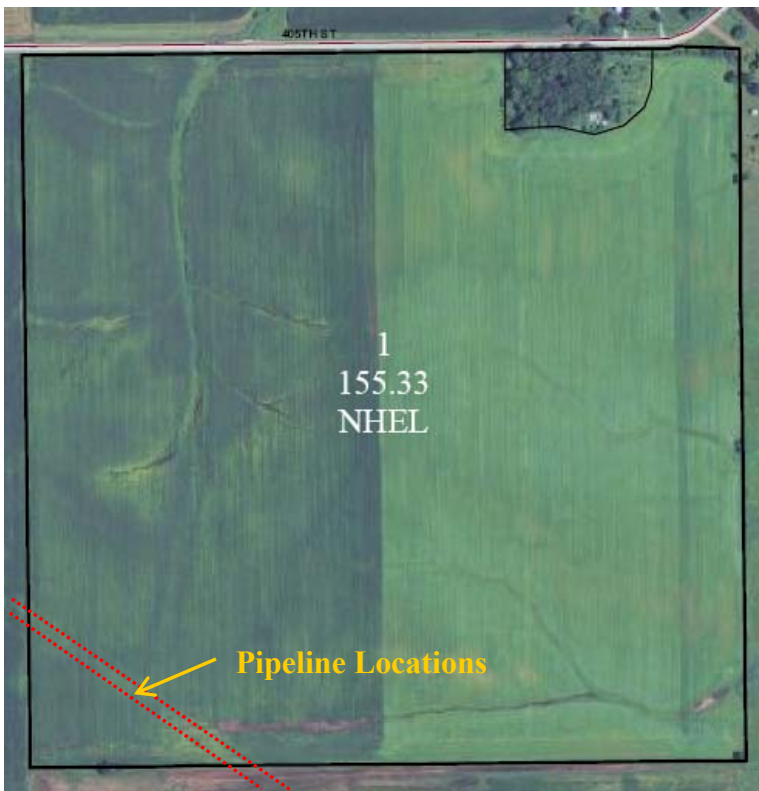
LOCATION: From Jct. of Ia. Hwy 9 & US Hwy 218 4 mi E of Osage, go N 4 mi on T46, then E 1 mi on 400th St., then N 0.5 mi on Quail Ave, then E 0.5 mi on 405th St. Farm is on S side. **Or** from Jct. of A31 & T46 at Little Cedar, IA go S 2 mi on T46, then E 1 mi on 400th St., then N 0.5 mi on Quail Ave, then E 0.5 mi on 405th St. Farm is on S side.

LEGAL DESCRIPTION: SE1/4 less a 4.06 acre tract in NE1/4 SE1/4 Section 35, Township 99 North, Range 16, West of the 5th P.M., Liberty Township, Mitchell County, Iowa; subject to pipeline easements in SW corner of farm. Exact legal as per abstract.

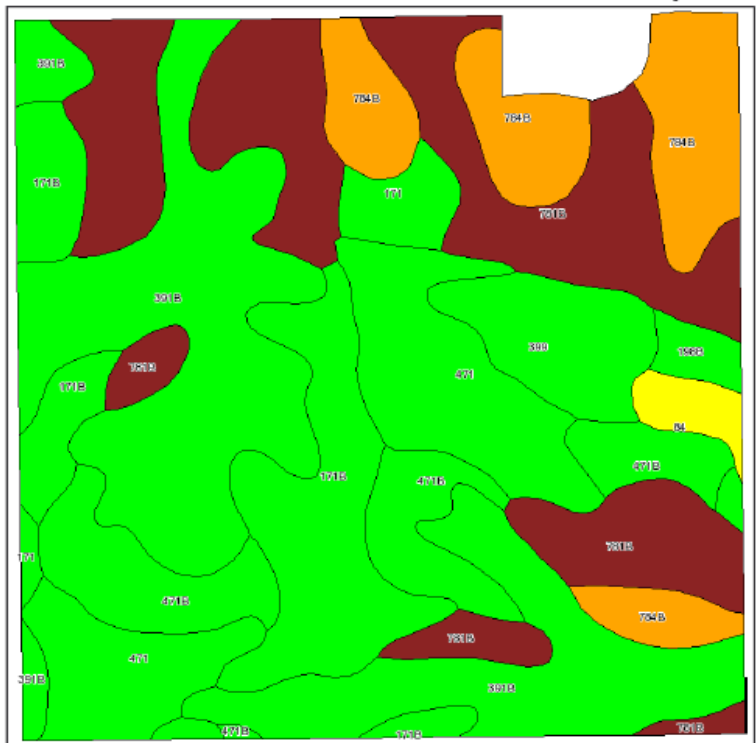
POSSESSION: Possession at closing on or about July 29, 2011. Farm is leased for 2011. Buyer to receive prorated share of total annual rent prorated to date of possession. Second half of rent, \$11,286.00, due on November 1, 2011.



2010 AERIAL PHOTO



SOIL MAP & KEY



Code	Soil Description	Acres	CSR
391B	Clyde-Floyd complex, 1 to 4 percent slopes	40.8	75
781B	Lourdes loam, 2 to 5 percent slopes	35.2	60
171B	Bassett loam, 2 to 5 percent slopes	19.4	78
471	Oran loam, 0 to 2 percent slopes	17.0	83
784B	Riceville silt loam, 1 to 4 percent slopes	16.3	50
471B	Oran loam, 2 to 5 percent slopes	13.3	78
399	Readlyn loam, 0 to 2 percent slopes	6.6	88
171	Bassett loam, 0 to 2 percent slopes	3.2	83
198B	Floyd loam, 1 to 4 percent slopes	1.8	78
84	Clyde silty clay loam, 0 to 3 percent slopes	1.8	73
Weighted Average			71.3

TERMS: Ten percent down by the high bidder on the day of the sale; balance of purchase price due at closing on or about July 29, 2011. Buyer will sign a Real Estate Purchase Agreement on the day of sale providing for the full settlement no later than July 29, 2011. Seller has paid all taxes that would be delinquent if not paid in calendar year 2010 and the March 2011 payment. Buyer will receive credit at closing for an amount equal to the September 2010 and March 2011 property taxes, plus 29 days of July. Buyer will pay the taxes due in September 2011 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 July 29, 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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