FARM REAL ESTATE AUCTION

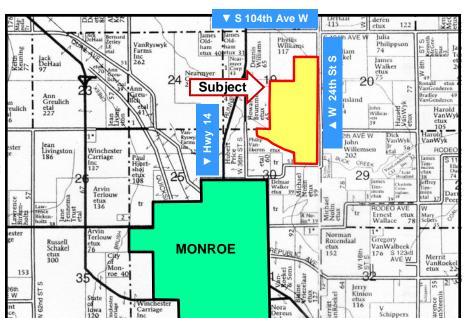
298 Acres, m/l - Jasper County, Iowa Friday, July 8 at 2:00 p.m. Sale held at the Monroe City Hall 206 W. Sherman St., Monroe, Iowa

LOCATION: 1½ miles North of Monroe on Hwy. 14, East 1 mile on South 104th Ave West, then 1/4 mile South on West 24th Street South

LEGAL DESCRIPTION: SE¼, except N 561.95' of S 1654.35' of E 466.33' and SE¼ NE¼ Section 19; and NE¼ NE¼ along with Lots 2, 5, 7, 8, and 16 and abandoned RR (North 1/2) in Section 30, all in Township 78 North, Range 19 West of the 5th P.M. (Fairview 'W' Township)

METHOD OF SALE:

- Parcel will be sold as single tract of land.
- Bidding will be dollars per acre times 298 acres to determine the total sales price.
- Sellers reserve the right to refuse any and all bids.



Map reproduced with permission of Farm & Home Publishers, Ltd.

SELLER: Marvel Wilson Estate

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

SOIL TYPES: Primary soils are Nodaway, Gara, and Otley. See soil map on back for detail.

CSR: 62.7 SOURCE: Agri Data, Inc. 2008

LAND DESCRIPTION: Level to sloping

DRAINAGE: Tile-no maps

REAL ESTATE TAXES: Payable in 2010-2011: \$5,392

Taxable Acres: 293.71 Tax per Acre: \$18.36

FSA DATA:

Farm Number: 517 Crop Acres: 204.9 HEL

Base/Yields		Direct	Counter-Cyclica
Corn Base: 1	26.5	103	103
Bean Base: 2	23.3	35	35

SCHOOL DISTRICT: PCM

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 August 10, 2011. Final settlement will require certified check or wire transfer. Closing and possession will occur August 10, 2011, subject to the existing lease which expires February 28, 2012. Taxes will be prorated to August 10, 2011. Buyer to receive credit at closing for second half cash rent in the amount of \$13,500.

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 Marv Huntrods

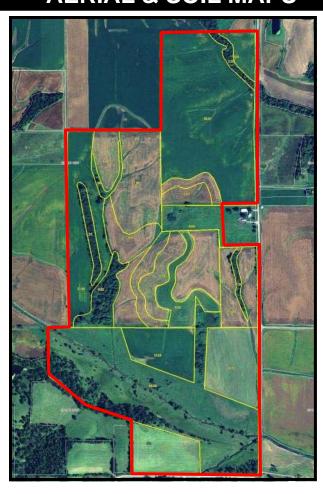
415 S. 11th Street, Nevada, Iowa 50201 Telephone: 515-382-1500 www.hfmgt.com

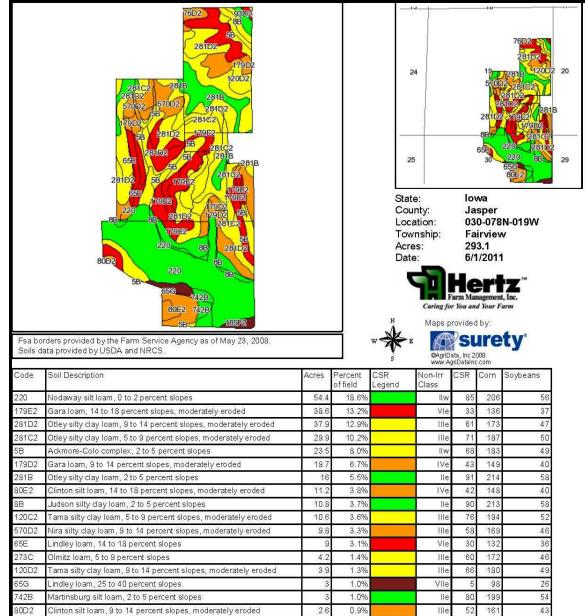


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 Auction-Single Parcel
 REID __000-3120_

AERIAL & SOIL MAPS





0.79

VIIe

Weighted Average 62.7 175.6

98

Bauer silt loam, 18 to 40 percent slopes, moderately eroded