

FARM REAL ESTATE AUCTION**CURTIN/MARSHALL TRUST FARMS**

Parcel #1 – 69 Acres m/l
Parcel #2 – 108 Acres m/l
Linn County, Iowa

Sale held at:

Springville American Legion, 252 Broadway, Springville, IA 52336
June 15, 2011 – Starting at 10:00 a.m.

FARM LOCATION:

Parcel #1 From Springville: 1 ½ miles north on Highway X20.

Parcel #2 From Springville: 1 mile north on Highway X20, and 1 mile west on Hodgkin Road.

POSSESSION: At closing, subject to the 2011 Cash Rent Lease.

DATE OF CLOSING: July 15, 2011.

METHOD OF SALE: This property will be offered separately as Parcel #1 consisting of 69 acres and Parcel #2 consisting of 108 acres. These farms will sell individually and will not be combined.

TERMS: High bidder of real estate to pay 10% of the purchase price to the Agent's real estate trust account on June 15, 2011. Buyer will sign a Real Estate Sales Agreement providing for a full cash settlement on or before July 15, 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 July 15, 2011. Seller reserves the right to reject any and all bids.

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 auction day by the Auctioneer will take precedence over any previous printed material or oral statements. Bidding increments are solely at the discretion of the Auctioneer. All acreage figures are based on information currently available, but they are not guaranteed.

AGENCY: Hertz Real Estate Services and Hertz Farm Management and their representatives are Agents of the Seller.

SELLERS: Janice Curtain & Stewart Hill Marshall Trust.

BROKERS COMMENTS: These are high quality Linn County farms located in a strong area!

Contact:

Troy R. Louwagie, ALC

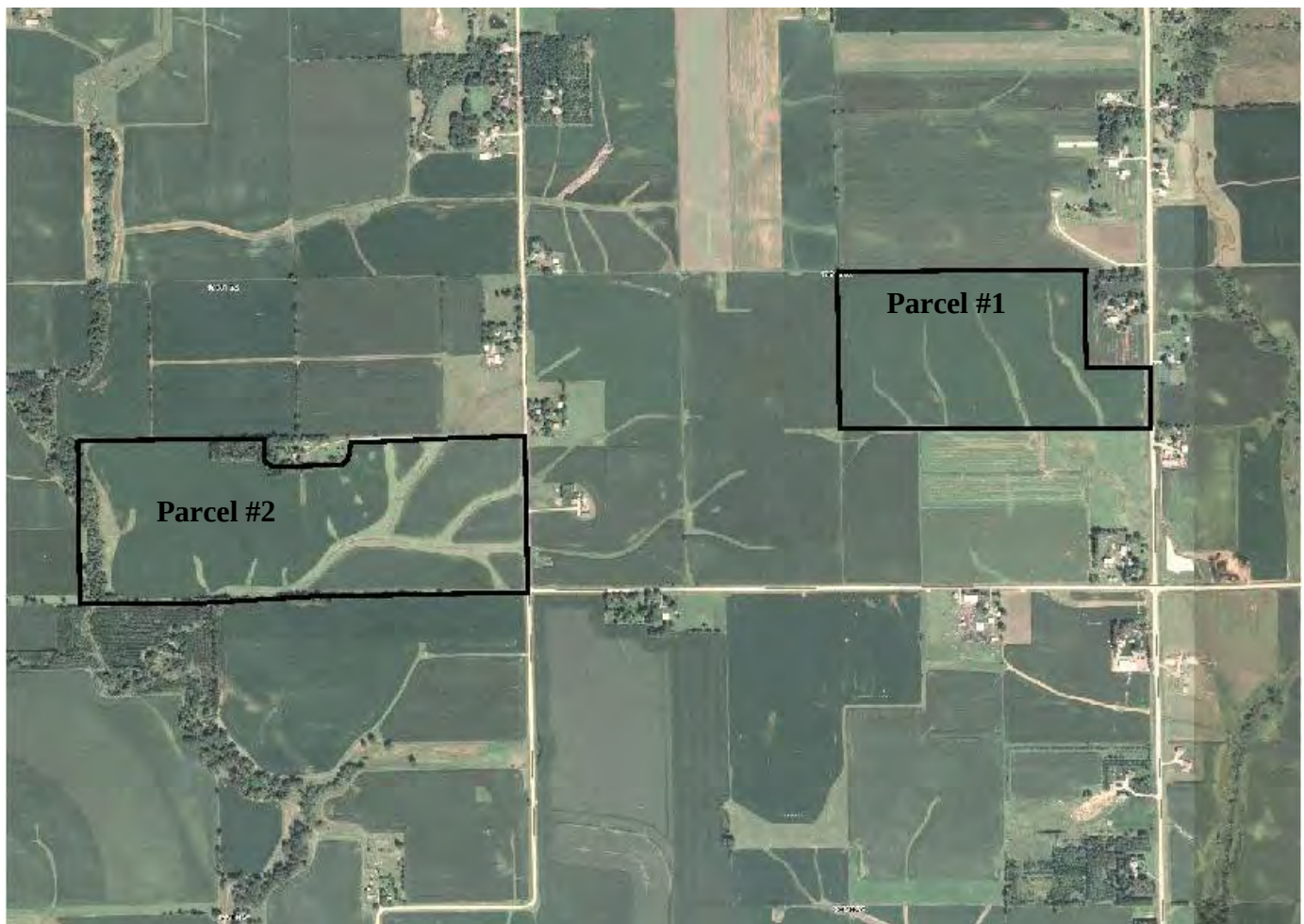
Email: tlouwagie@mtv.hfmgt.com

For additional information contact:

HERTZ REAL ESTATE SERVICES/HERTZ FARM MANAGEMENT, Inc.

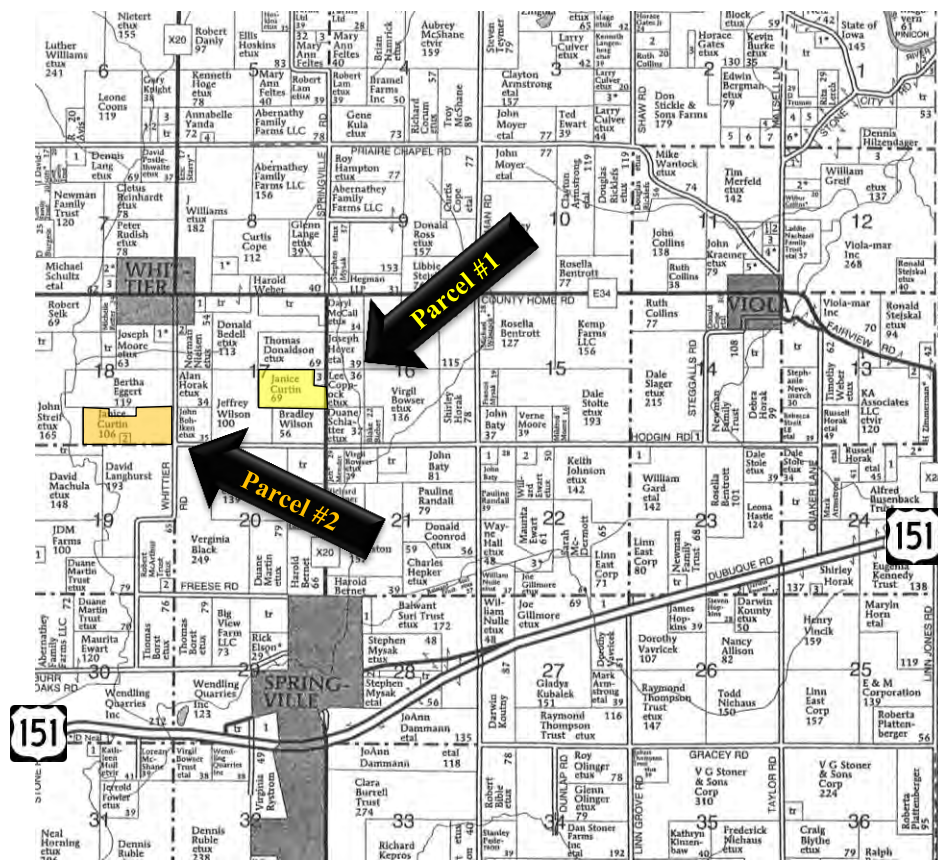
P.O. Box 50, Mt. Vernon, IA 52314

Telephone: 319-895-8858



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Plat Map



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FOR MORE INFORMATION EMAIL: TLOUWAGIE@MTV.HFMGT.COM

102 PALISADES ROAD ✦ MT. VERNON IA ✦ 52314 ✦ PHONE: 319-895-8858 ✦ WWW.HFMGT.COM

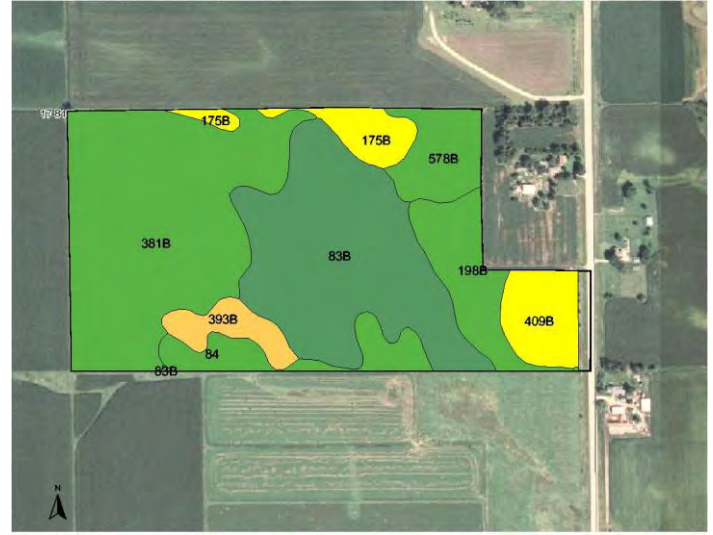
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Parcel #1
69 Acres m/l
Linn County, Iowa

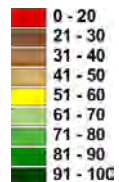
- LOCATION:** From Springville: 1 ½ miles north on Highway X20 (Springville Blacktop).
- LEGAL DESCRIPTION:** N ½ SE ¼ of Section 17, Township 84 North, Range 5, West of the 5th P.M., except the house and buildings.
- TAXES:** 2009 – 2010, payable 2010 – 2011 - \$1,782 – net - \$25.90 per taxable acre. There are 68.80 taxable acres.
- FSA INFORMATION:**
- | | |
|---|----------------------|
| Farm #6462 – Tract #10905 | |
| Cropland | 68.4 Acres |
| Corn Base | 37.3 Acres |
| Direct and Counter Cyclical Corn Yield | 141/141 Bushels/Acre |
| Soybean Base | 24.5 Acres |
| Direct and Counter Cyclical Soybean Yield | 44/44 Bushels/Acre |
- This farm is classified as non-highly erodible land (NHEL). There are 5.5 acres of cropland being certified as grass waterways.
- AVERAGE CSR:*** ArcView Software indicates a CSR of 77.4 on the cropland acres. The Linn County Assessor indicates an average CSR of 77.0 on the entire farm.
- BUILDINGS:** None.
- BROKER'S COMMENTS:** This is a high quality Linn County farm located on a hard surface road in a strong area.



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Measured Tillable Acres	68.4	Average CSR	77.4		
			Corn Yield	Soybean Yield	Acres
Soil Label	Soil Name	CSR			
175B	Dickinson fine sandy loam, 2 to 5	55	158	43	2.93
198B	Floyd loam, 1 to 4 percent slopes	76	187	50	5.56
381B	Klinger-Maxfield silty clay loams,	80	192	52	25.04
393B	Sparta loamy fine sand, loam sul	42	141	38	2.50
409B	Dickinson fine sandy loam, loam	56	160	43	3.99
578B	Waukee loam, uplands, 2 to 5 pe	74	184	50	4.14
83B	Kenyon loam, 2 to 5 percent slop	87	201	54	20.37
84	Clyde silty clay loam	77	188	51	3.84



*CSR is an index of soil productivity with a range from 5 to 100, the higher the index, the more productive the soil.

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Parcel #2
108 Acres m/l
Linn County, Iowa

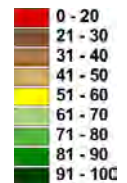
- LOCATION:** From Springville: 1 mile north on Highway X20 (Springville Blacktop) and 1 mile west on Hodgin Road.
- LEGAL DESCRIPTION:** E ½ SE ¼ SW ¼ and the S ½ SE ¼ of Section 18, Township 84 North, Range 5, West of the 5th P.M., Linn County, Iowa, except the house and buildings.
- TAXES:** 2009 – 2010, payable 2010 – 2011 - \$2,714 – net - \$25.31 per taxable acre. There are 107.21 taxable acres.
- FSA INFORMATION:**
- | | |
|---|----------------------|
| Farm #6462 – Tract #2849 | |
| Cropland | 94.1 Acres |
| Corn Base | 53.3 Acres |
| Direct and Counter Cyclical Corn Yield | 141/141 Bushels/Acre |
| Soybean Base | 35.0 Acres |
| Direct and Counter Cyclical Soybean Yield | 44/44 Bushels/Acre |
- The farm is classified as non-highly erodible land (NHEL). There are 9.2 acres of cropland being certified as grass waterways.
- AVERAGE CSR:*** ArcView Software indicates a CSR of 76.5 on the cropland acres. The Linn County Assessor indicates an average CSR of 75.4 on the entire farm.
- BUILDINGS:** None.
- EASEMENT:** The Buyer of this farm will have an access easement across the lane on the northeast portion of the property.
- SOUTH BOUNDARY:** The south boundary of this farm is approximately 33 feet north of the existing fence. The fence was installed as a convenience fence and not as the actual boundary.
- CREEK:** There is a attractive creek located along the west portion of the farm surrounded by mature timber. This creek/timber provides recreational benefits and opportunities.
- BROKER'S COMMENTS:** This is a good income producing farm located in a strong area. It has good soils with some timber and creek for recreation.



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Measured Tillable Acres	94.1	Average CSR	76.5		
			Corn	Soybean	
Soil Label	Soil Name	CSR	Yield	Yield	Acres
178B	Waukee loam, 2 to 5 percent slo	74	184	50	28.86
198B	Floyd loam, 1 to 4 percent slopes	76	187	50	21.16
284B	Flagler sandy loam, 2 to 5 percent	35	131	35	1.90
485	Spillville loam	92	208	56	2.64
83B	Kenyon loam, 2 to 5 percent slope	87	201	54	15.25
83C	Kenyon loam, 5 to 9 percent slope	72	181	49	10.24
84	Clyde silty clay loam	77	188	51	14.02



*CSR is an index of soil productivity with a range from 5 to 100, the higher the index, the more productive the soil.

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