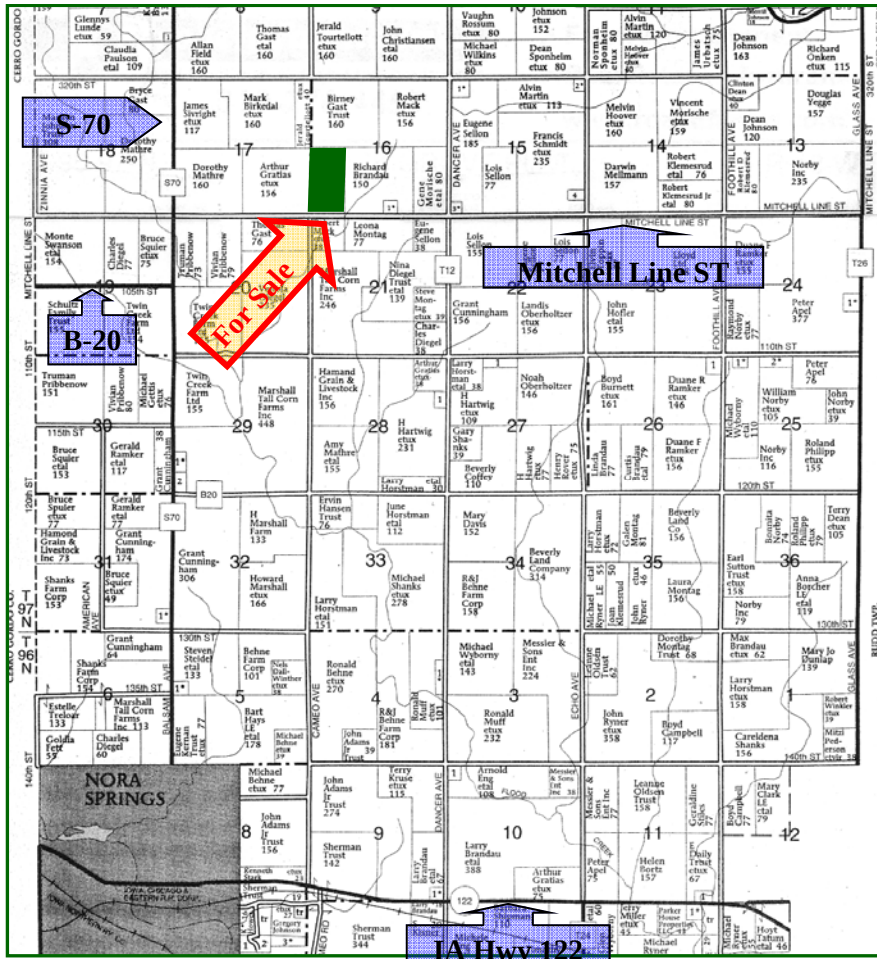




ACREAGE OPEN HOUSE:
Wed., March 23rd 4:30-6:00 p.m.



MITCHELL CO., IA LAND AUCTION

80 Acres, m/l

Friday, April 8, 2011 @ 10 a.m.

Nora Springs, Iowa

Catholic Community Center

16 S Summit Ave.

LOCATION: From E Jct. of Ia. Hwy 122 & S70 in Nora Springs go 5 mi N on S70, then 1 mi E on Mitchell Line St. Farm is on N side.
911 Address: 1209 Mitchell Line St.
Nora Springs, IA 50458

LEGAL DESCRIPTION: W1/2 SW1/4 Section 16, Township 97 North, Range 18, West of the 5th P.M., Cedar West Township, Mitchell County, Iowa.

POSSESSION: Possession at closing on or about April 29, 2011. Farm is leased for 2011. Buyer to receive \$7,875 credit at closing and will collect an additional \$7,875 from the tenant on December 1, 2011.

REAL ESTATE TAXES: Payable in 2010-11 78.63 Taxable Acres - \$2,602 or \$33.09/Acre

FSA DATA: FSA Farm #: 1446

Cropland Acres: 72.2

Crop **Base Acres**

Corn 35.9

Beans 35.7

Direct Payment

Yield

108 Bu./Ac.

37 Bu./Ac.

Counter Cyclical

Payment Yield

140 Bu./Ac.

45Bu./Ac.

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

SOIL TYPES: Soils are Dinsdale, Klinger, and Maxfield. CSR of 90.0 per AgriData, Inc. See soil map on next page.

TOPOGRAPHY/DRAINAGE: Level to gently sloping. Tile map available upon request.

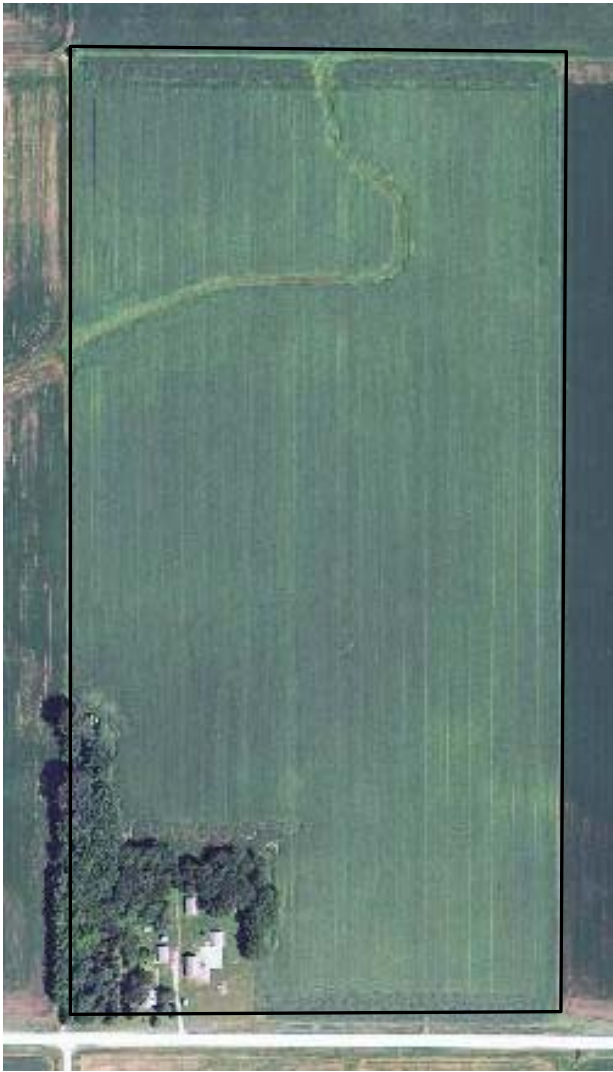
ACREAGE IMPROVEMENTS: One and one-half story 3-bedroom home; garage; 2 barns plus other out-buildings. New septic system in 2009. Windbreak to West and North.

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

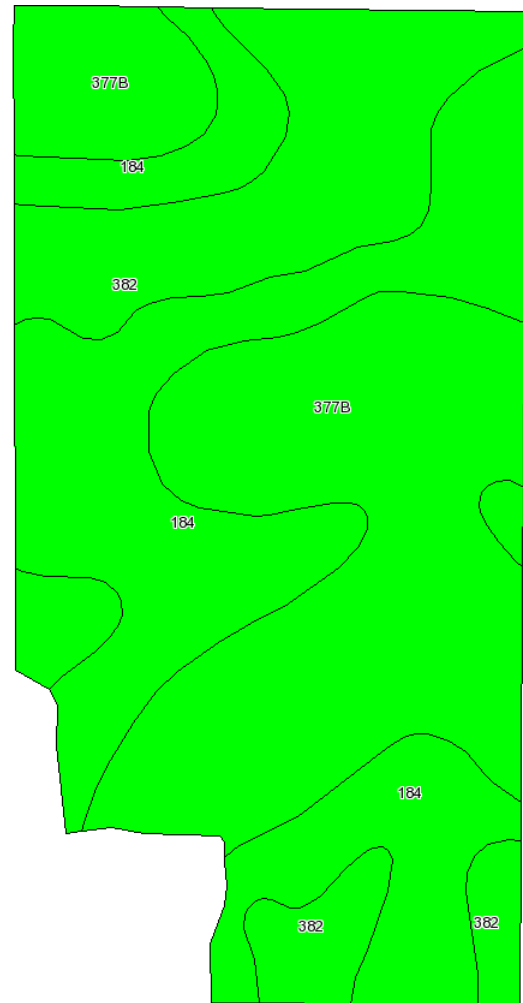
The information gathered for this brochure is from sources deemed reliable, but cannot be guaranteed by Hertz Real Estate Services/Hertz Farm Management, Inc. or its staff.

REID #020-0307

2010 AERIAL PHOTO



SOIL MAP & KEY



Code	Soil Description	Acres	CSR
377B	Dinsdale silty clay loam, 2 to 5 percent slopes	28.1	88
184	Klinger silty clay loam, 0 to 2 percent slopes	27.7	93
382	Maxfield silty clay loam, 0 to 2 percent slopes	16.4	88
Weighted Average			90

TERMS: Ten percent down by the high bidder on the day of the sale; balance of purchase price due at closing on or about April 29, 2011. Buyer will sign a Real Estate Purchase Agreement on the day of sale providing for the full settlement no later than April 29, 2011. Seller will pay all taxes that will 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 March 2011 property taxes that will be delinquent if not paid by October 1, 2011. 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 April 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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