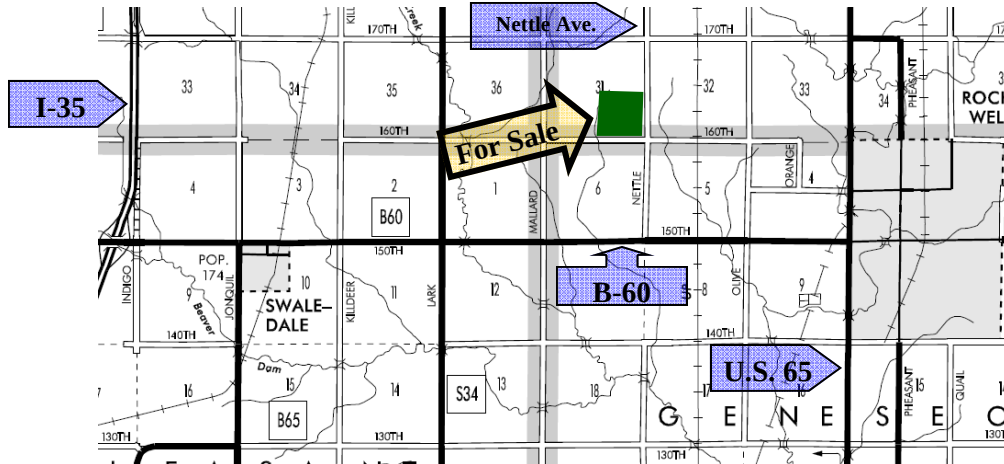


CERRO GORDO CO., IA LAND AUCTION

160 Acres, m/l

**Thursday, March 31, 2011 @ 10 a.m. in Rockwell, Iowa
Community Center – 114 3rd St N**



LOCATION: Three miles Northwest of Rockwell or 5.2 miles East and 1 mile North of I-35 Exit #182 (Swaledale Exit), or 9 miles South of Mason City, Iowa. **911 Address:** 13892 160th St. Rockwell, IA

LEGAL DESCRIPTION: SE 1/4 Section 31, Township 95 North, Range 20, West of the 5th P.M., Bath Township, Cerro Gordo County, Iowa.

POSSESSION: Full possession at closing on or about April 27, 2011. Farm is not leased for 2011.

REAL ESTATE TAXES: Payable in 2010-11 155.54 Taxable Acres - \$3,988 or \$25.64/Acre

FSA DATA: FSA Farm #: 2892

Cropland Acres: 154.4

	<u>Crop</u>	<u>Base Acres</u>	<u>Direct Payment Yield</u>	<u>Counter Cyclical Payment Yield</u>
	Corn	77.4	146 Bu./Ac.	163 Bu./Ac.
	Beans	77.0	41 Bu./Ac.	49 Bu./Ac.

SOIL TYPES: Primary soils are Kenyon, Clarion, Floyd, Clyde, and Readlyn. CSR of 81.6. See soil map on back for details.

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

GRAIN STORAGE: 15,000 Bu. **Brock Drying Bin**, 33-ft. diameter, 10 H.P. Sukup Axil Fan and L.P. Burner, Triple-Auger Stirator, 8-inch Unload w/power sweep, built in 1999.
4,700 Bu. **Storage Bin**, Aeration Fan , Full Drying Floor, 8-inch Unload, Vac Port.

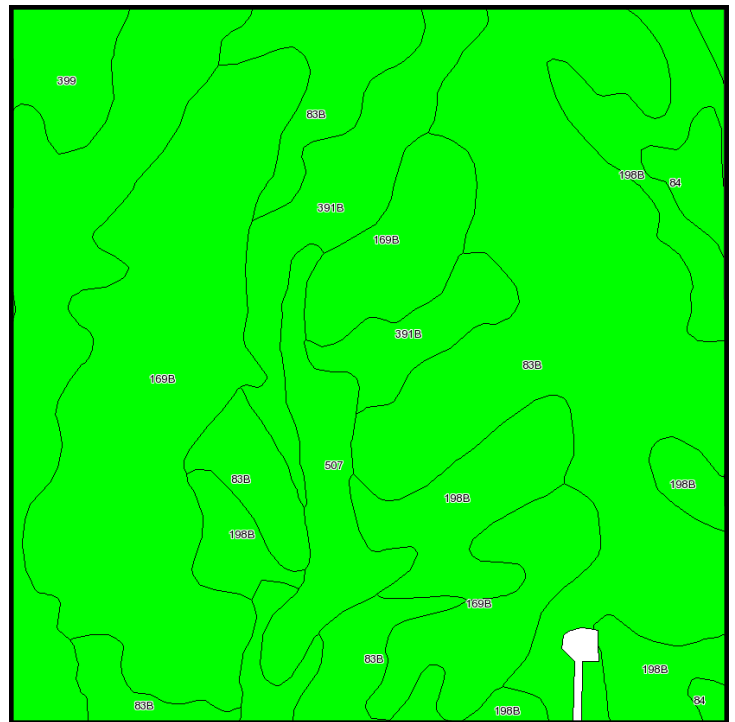
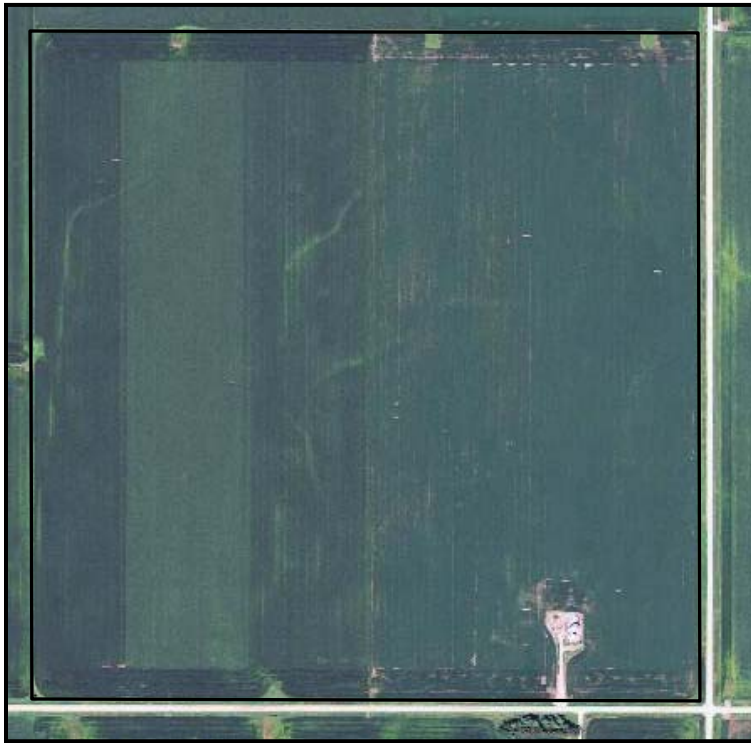
For additional information, contact Sterling Young at PH: 641-423-9531 2800 4th Street SW, Ste. #7, Mason City, IA 50402-1596 E-Mail: syoung@mc.hfmgt.com Website: www.hfmgt.com

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 #020-0306

2010 AERIAL PHOTO

SOIL MAP & KEY



Code	Soil Description	Acres	CSR
83B	Kenyon loam, 2 to 5 percent slopes	50.8	83
169B	Clarion loam, 2 to 5 percent long slopes	41.4	85
198B	Floyd loam, 1 to 4 percent slopes	19.9	78
84	Clyde silty clay loam, 0 to 2 percent slopes	19.5	78
391B	Clyde-Floyd complex, 1 to 4 percent slopes	12.2	78
507	Canisteo silty clay loam, 0 to 2 percent slopes	6.7	78
399	Readlyn loam, 1 to 3 percent slopes	3.9	88
Weighted Average		154.4	81.6

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 27, 2011. Buyer will sign a Real Estate Purchase Agreement on the day of sale providing for the full settlement no later than April 27, 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 27, 2011. Buyer may enter the property to make any improvements, perform any tillage and planting operations, apply fertilizer or crop chemicals prior to final settlement solely at his own risk and cost. Sellers reserve the right to use the drying bin until July 31, 2011 and will pay utilities until all corn is removed from the bin.

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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