



FARM REAL ESTATE AUCTION

***Hoskins Farm
56 Acres m/l
Mahaska County, IA***



**Open
Lease for
2011**

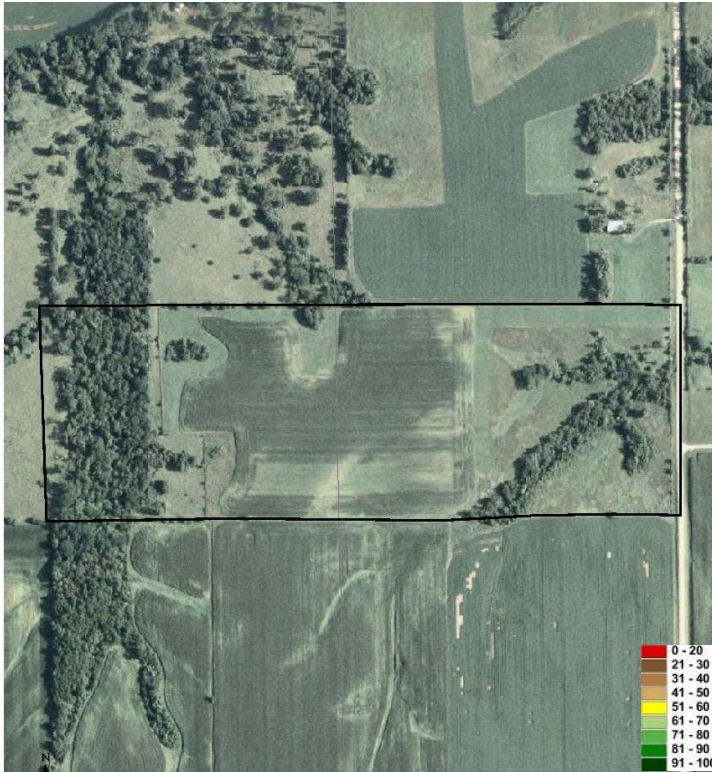
***Sale held at Fremont Community Center
Fremont, IA 52561***

March 29, 2011 – Starting at 10:00 a.m.

- LOCATION:** From Fremont: 1 mile west on Highway 23, two miles north on Vernon Avenue.
- LEGAL DESCRIPTION:** Commencing at the SE corner of the SW $\frac{1}{4}$ NW $\frac{1}{4}$ of Section 3, Township 74 North, Range 14 West, thence West to the SW corner of the SE $\frac{1}{4}$ of the NE $\frac{1}{4}$ of Section 4, Township 74 North, Range 14 West, thence North 56 rods, thence East to the East boundary line of the SW $\frac{1}{4}$ NW $\frac{1}{4}$ of Section 3, township 74, Range 14, Thence South to the place of beginning, all in Mahaska County, Iowa.
- CROPLAND:** There are 23.5 cropland acres, 12.8 acres in CRP with the balance in timber.
- FSA INFORMATION:** The Farm Service Agency data for this farm is combined with a larger tract. The final cropland, CRP and Direct Payment information will be determined by the Mahaska County FSA. The CRP Payment rates and expiration dates are summarized on the following page.
- AVERAGE CSR:** ArcView Software indicates a CSR of 87.2 on the cropland acres.
- POSSESSION AND CLOSING:** Open lease for 2011 will full possession at closing on April 20, 2011.
- REAL ESTATE TAXES:** 2009-2010, payable 2010-2011 – \$1,172.00 – net – \$21.19 per taxable acre. There are 55.30 taxable acres.
- DRIVEWAY:** The Mahaska County Secondary Road Department will install a driveway in the northeast corner of the farm.
- METHOD OF SALE:** This 56-acre farm will be offered as one Parcel consisting of 56.0 acres.
- TERMS:** 10% down payment required the day of sale. Final settlement and payment of the balance of purchase price by cashier's check or wire transfer at closing on April 20, 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 and its condition, and to rely on their own conclusions. Any announcements made the 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/Hertz Farm Management, Inc. and their representatives are Agents of the Sellers.
- SELLERS:** James E. Hoskins and David F. Hoskins.
- BROKER'S COMMENTS:** Good quality farm located in a strong area.

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Aerial Map

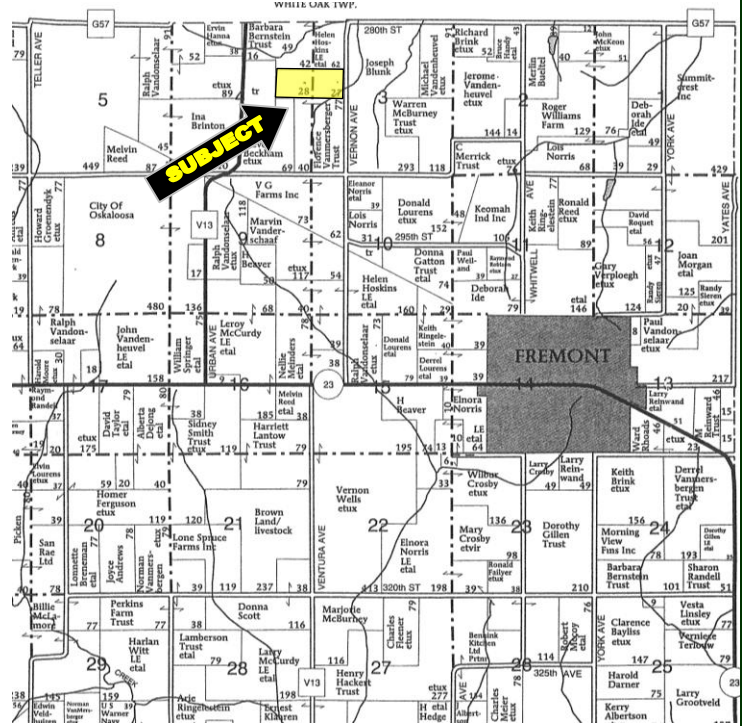


Measured Tillable Acres	23.5	Average CSR	87.2		
			Corn	Soybean	
Soil Label	Soil Name	CSR	Yield	Yield	Acres
280	Mahaska silty clay loam, 0 to 2 p	97	218	59	9.41
451E2	Caleb loam, 14 to 18 percent slo	23	118	32	0.33
570C2	Nira silty clay loam, 5 to 9 percer	67	177	48	0.63
571C2	Hedrick silt loam, 5 to 9 percent :	62	171	46	1.23
75	Givin silt loam, 1 to 3 percent slo	85	202	55	11.93

CSR: Calculated using ArcView 3.2 Software

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

Plat Map



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Fields #2 and #6 have 5.2 acres enrolled into CRP at \$193.00 per acre which expires September 31, 2019.

Fields #5 and #3 have 4.5 acres enrolled into CRP at \$137.00 per acre which expires September 31, 2012.

Field #7 has 3.1 acres enrolled into CRP at \$218.00 per acre which expires September 31, 2019.

WE ARE PLEASED TO OFFER THESE SERVICES

APPRAISALS ✱ REAL ESTATE SALES ✱ FARM MANAGEMENT

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

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