

FARM REAL ESTATE AUCTION

Story County, Iowa - 4 Parcels

60 Ac. / 67.59 Ac. / 82.01 Ac. / 40 Ac. (all acres m/l)

Thursday, December 16, 2010 at 2:00 p.m.

Sale held at Gates Hall

825 15th St., Nevada, IA 50201

LOCATION: From Hwy. 30, go south on 610th Ave. 3 miles. Properties are located on the south side of 270th St. and the east and west sides of 610th Ave. Look for signs.

METHOD OF SALE:

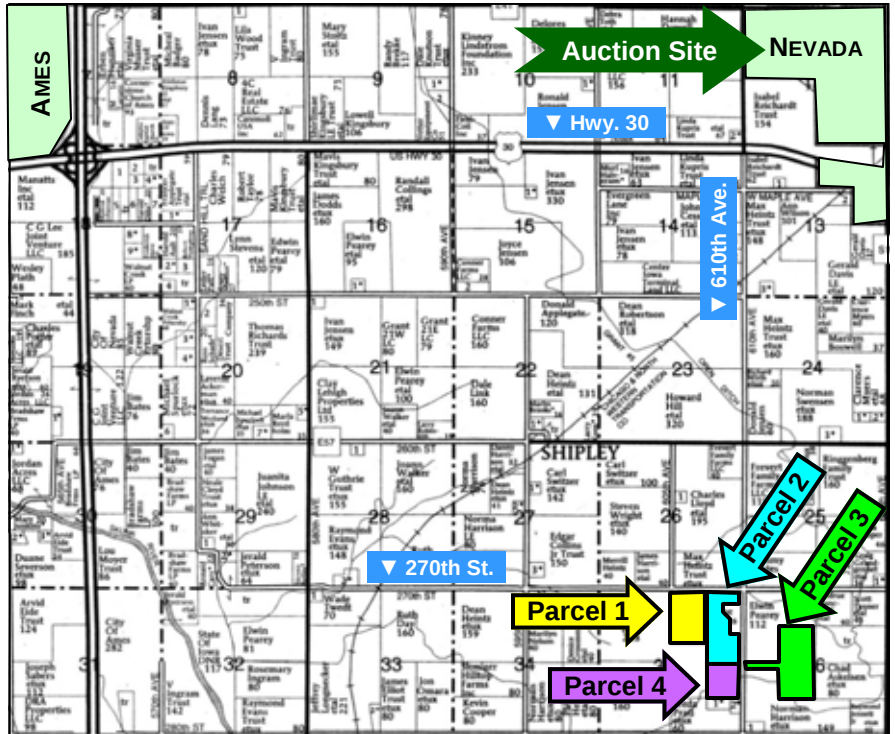
- Parcels will be sold individually and will not be combined.
- Sellers reserve the right to refuse any and all bids.
- Properties will be sold "AS IS"

SELLER: Jolene Hynes, Jason Masteller, Larry Hynes, and Marsha Hynes

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

SOIL TYPES: Primary soils are Clarion, Webster & Nicollet. See soil maps on back for detail.

COMMENTS: A little bit for everyone. Excellent crop ground, mixed use land and potential building sites.



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PARCEL 1 - 60 ACRES, M/L	PARCEL 2 - 67.59 ACRES, M/L
LEGAL: NW¼ NE¼ and N½ SW¼ NE¼, 35-83N-23W R.E. TAXES: 59 Net Taxable Ac. with \$1,508 payable in 2010/2011 (\$25.56/Net Taxable Ac.) FSA INFORMATION*: Property is part of Farm #350, Tract 437, and contains an estimated 58.9 crop acres. Estimated Corn base is 31.3 acres with Direct and Counter Cyclical Yields of 124/124. Estimated Bean base is 29.6 acres with Direct and Counter Cyclical Yields of 34/34. <i>*FSA will make final determination on all acre & base figures</i> CSR: 85.3 per AgriData Inc., 2008	LEGAL: E½ NE¼, except Parcel B, 35-83N-23W R.E. TAXES: Estimated 65.31 Net Taxable Ac. with \$1,661 payable in 2010/2011 (\$25.43/Net Taxable Ac.). FSA INFORMATION*: Property is part of Farm #350, Tract 437, and contains an estimated 63.4 crop acres. Estimated Corn base is 33.7 acres with Direct and Counter Cyclical Yields of 124/124. Estimated Bean base is 31.9 acres with Direct and Counter Cyclical Yields of 34/34. <i>*FSA will make final determination on all acre & base figures</i> CSR: 87.6 per AgriData Inc., 2008
PARCEL 3 - 82.01 ACRES, M/L	PARCEL 4 - 40 ACRES, M/L
LEGAL: NE¼ SW¼; SE¼ NW¼ except W 20 ft; S 20 ft of SW¼ NW¼ and N 2 Ac. of NW¼ SW¼ all in 36-83N-23W R.E. TAXES: 81.94 Net Taxable Ac. with \$1,710 payable in 2010/2011 (\$20.87/Net Taxable Ac.) FSA INFORMATION*: Property is part of Farm #350, Tract 438, and contains 63.3 crop acres. Corn base is 31.8 acres with Direct and Counter Cyclical Yields of 124/124. Bean base is 30.0 acres with Direct and Counter Cyclical Yields of 34/34. 20.43 acres, m/l, of lane, pasture and former building site. <i>*FSA will make final determination on all acre & base figures</i> CSR: 82.1 per AgriData Inc., 2008 NOTES: This parcel has a well, cistern and old building site.	LEGAL: NE¼ SE¼, 35-83N-23W R.E. TAXES: 39 Net Taxable Ac. with \$854 payable in 2010/2011 (\$21.90/Net Taxable Ac.) FSA INFORMATION*: Property is part of Farm #350, Tract 437, and contains an estimated 22.5 crop acres, plus 16.51 acres of pasture. Estimated Corn base is 11.9 acres with Direct and Counter Cyclical Yields of 124/124. Estimated Bean base is 11.3 acres with Direct and Counter Cyclical Yields of 34/34. <i>*FSA will make final determination on all acre & base figures</i> CSR: 82.4 per AgriData Inc., 2008 NOTES: This parcel has a well and some foundations from an old building site.

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 January 17, 2011. Final settlement will require certified check or wire transfer. Closing and possession will occur January 17, 2011, subject to the existing lease which expires February 28, 2011. Taxes will be prorated to January 1, 2011.

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.

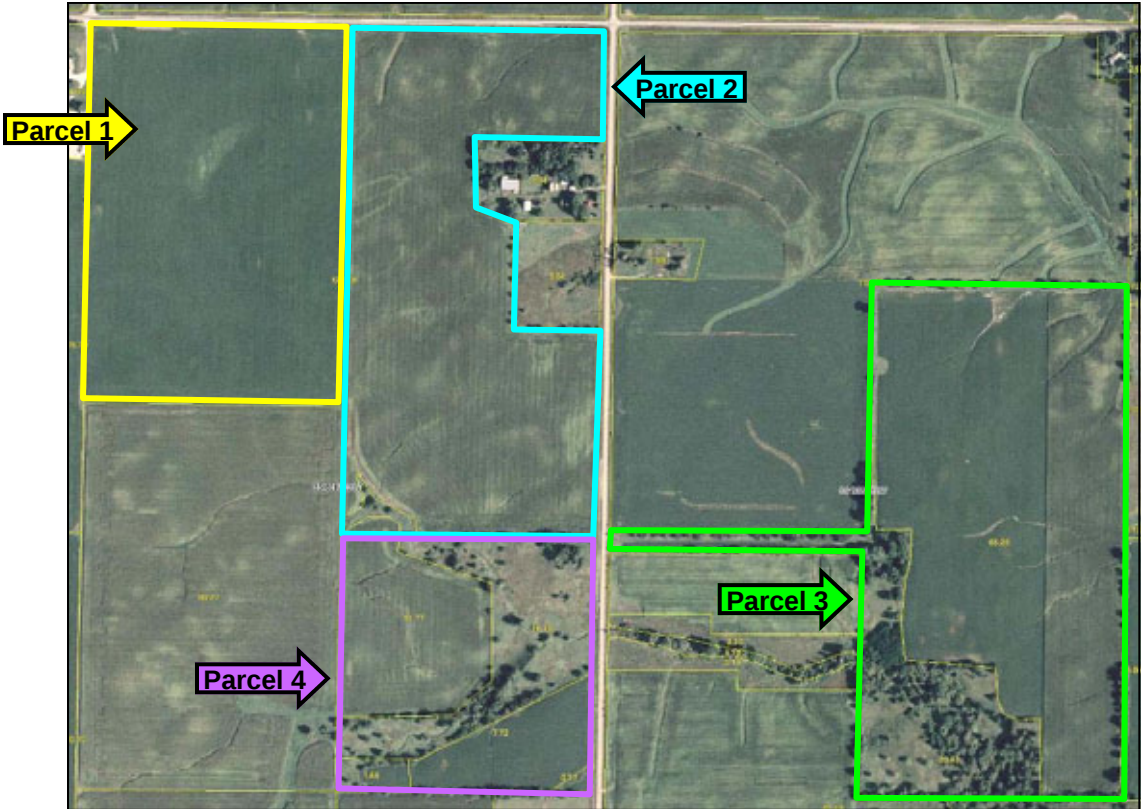
For additional information, contact Jerry Lage or Kyle Hansen:

415 S. 11th St., • PO Box 500, Nevada, IA 50201
Telephone: 515-382-1500 or 1-800-593-5263
www.hfmgt.com



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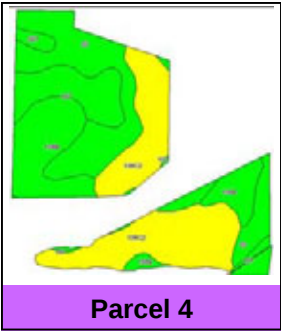
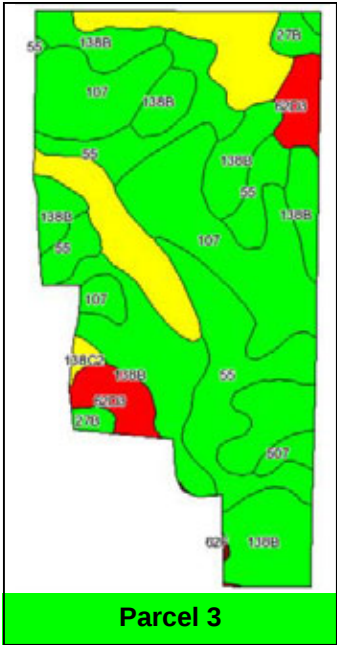
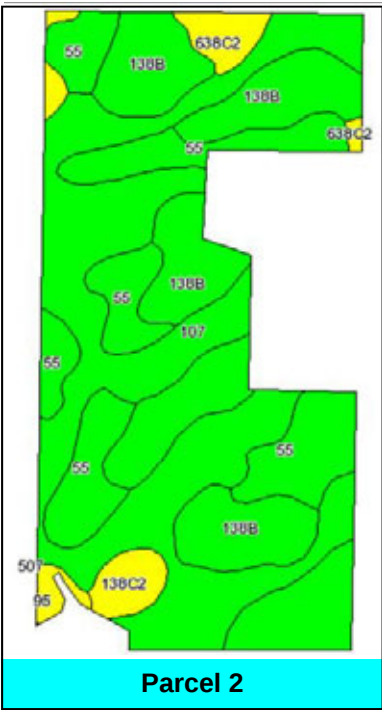
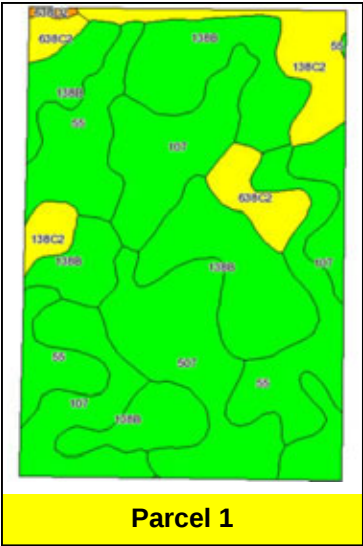
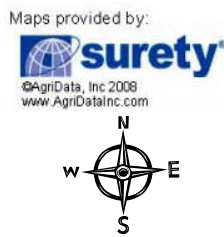
AERIAL & SOIL MAPS



FSA borders provided by the Farm Service Agency as of May 23, 2008.

Soils data provided by USDA and NRCS.

Property borders are an approximate representation.



Parcel 1 - Soil Map shows 58.8 Acres					
Code	Soil Description	Acres	CSR	Corn	Soybeans
138B	Clarion loam	18	86	206	56
107	Webster clay loam	13.5	89	210	57
55	Nicollet loam	11.7	94	217	59
507	Canisteo clam loam	7.9	84	203	55
138C2	Clarion loam	4.7	68	182	49
638C2	Clarion-Storden loams	2.8	61	172	46
638D2	Clarion-Storden loams	0.2	51	159	43
Weighted Average		85.3	205	55.6	

Parcel 3 - Soil Map shows 63.3 Acres					
Code	Soil Description	Acres	CSR	Corn	Soybeans
138B	Clarion loam	20.5	86	206	56
107	Webster clay loam	14.2	89	210	57
55	Nicollet loam	13.8	94	217	59
638C2	Clarion-Storden loams	8.5	61	172	46
62D3	Storden loam	3.7	39	143	39
27B	Terril loam	1.3	86	206	56
507	Canisteo clay loam	0.7	84	203	55
138C2	Clarion loam	0.4	68	182	49
135	Coland clay loam	0.1	84	203	55
62F	Storden loam	0.1	13	108	29
Weighted Average		82.1	200.6	54.4	

Parcel 2 - Soil Map shows 63.4 Acres					
Code	Soil Description	Acres	CSR	Corn	Soybeans
107	Webster clay loam	24.7	89	210	57
138B	Clarion loam	20.6	86	206	56
55	Nicollet loam	14	94	217	59
138C2	Clarion loam	1.9	68	182	49
638C2	Clarion-Storden loams	1.6	61	172	46
95	Harps loam	0.6	66	179	48
Weighted Average		87.6	208.3	56.6	

Parcel 4 - Soil Map shows 22.5 Acres					
Code	Soil Description	Acres	CSR	Corn	Soybeans
138C2	Clarion loam	7.8	68	182	49
55	Nicollet loam	6.4	94	217	59
138B	Clarion loam	4.8	86	206	56
107	Webster clay loam	3.1	89	210	57
507	Canisteo clay loam	0.4	84	203	55
Weighted Average		82.4	201.4	54.6	

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