

FARM REAL ESTATE AUCTION

120 Acres, m/l - Story County, Iowa

Tuesday, November 30, 2010 at 10:00 a.m.

Sale held at the Gates Hall

825 15th St., Nevada, Iowa

LOCATION: From McCallsburg: 1½ miles west on E18 to 640th Ave. Go north ¾ mile. Property is located on west side of road.

LEGAL DESCRIPTION: E½ E½ NW¼ and N½ NE¼ all in Section 17, Township 85 North, Range 22 West of the 5th p.m. (Warren Twp.)

METHOD OF SALE:

- Parcel will be sold as a single tract of land.
- Sellers reserve the right to refuse any and all bids.

SELLER: Jeffrey Hildreth, Christine Walasek and Paul Hildreth

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

SOIL TYPES: Primary soils are Canisteo and Nicollet. See soil map on back for detail.

CSR: 80.3 per AgriData, Inc. 2008

LAND DESCRIPTION: Level to gently rolling

DRAINAGE: Fair drainage. A couple of wet spots that drowned out. Some tile, but no maps were provided. Property is in Drainage District No. 11.

BUILDINGS/IMPROVEMENTS: None

WATER/WELL INFORMATION: None

REAL ESTATE TAXES:

2009-2010 Tax Year, Payable in 2010-2011: \$2,196.00

Taxable Acres: 116.5

Tax per Acre: \$18.85

FSA DATA:

Farm Number: 5628, Tracts 2578 and 2612

Crop Acres: 116.5, classified Non-Highly Erodible Land (NHEL)

Base/Yields	Direct	Counter-Cyclical
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Corn Base: 60.9	120	120
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Bean Base: 55.6	36	36
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COMMENTS: Overhead power lines run north and south along tax parcel line between the 40 & 80 acres. Lease has been terminated.

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 December 21, 2010. Final settlement will require certified check or wire transfer. Closing and possession will occur December 21, 2010, subject to the existing lease which expires March 1, 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 Kyle Hansen:

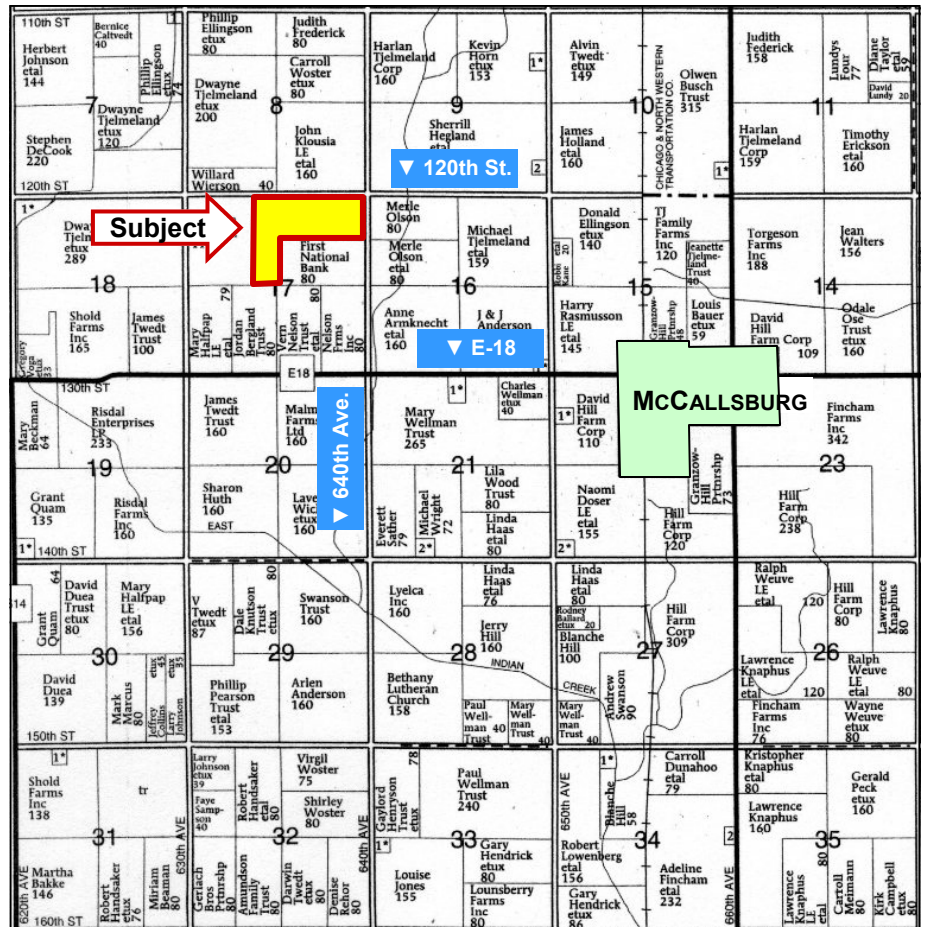
PO Box 500 • 415 S. 11th St., Nevada, IA 50201

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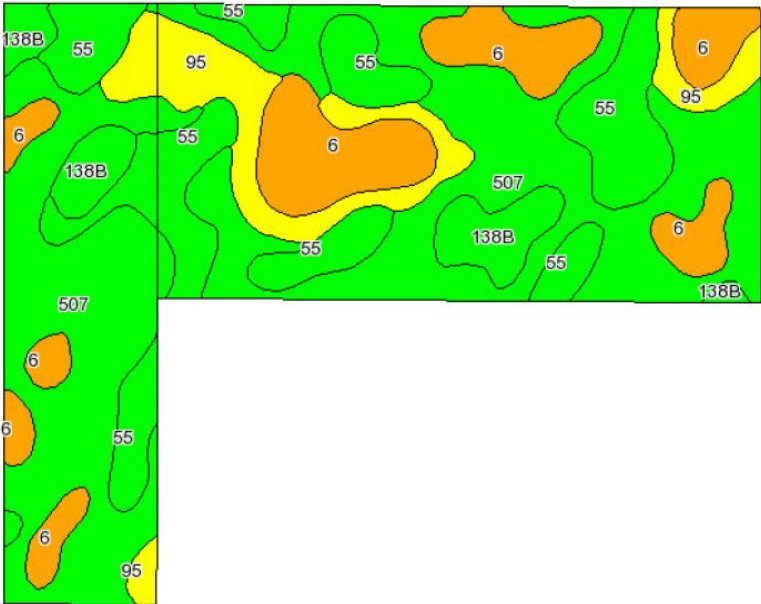


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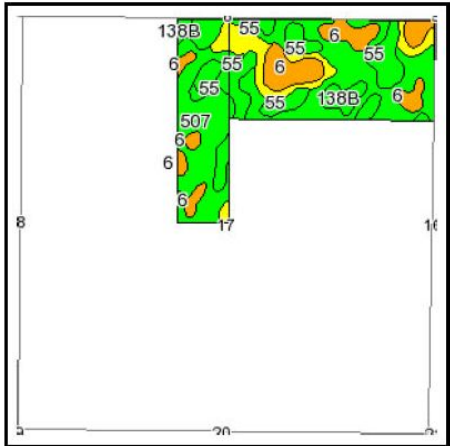


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AERIAL & SOIL MAP



Fsa borders provided by the Farm Service Agency as of May 23, 2008.
Soils data provided by USDA and NRCS.



State: Iowa
County: Story
Location: 017-085N-022W
Township: Warren
Acres: 116.5
Date: 11/1/2010



Maps provided by:



Code	Soil Description	Acres	Percent of field	CSR Legend	Non-Irr Class	CSR	Com	Soybeans
507	Canisteo clay loam, 0 to 2 percent slopes	54.6	46.9%		IIw	84	203	55
55	Nicollet loam, 1 to 3 percent slopes	24.1	20.7%		I	94	217	59
6	Okoboji silty clay loam, 0 to 1 percent slopes	18.9	16.2%		IIIw	59	170	46
95	Harps loam, 1 to 3 percent slopes	11.9	10.2%		IIw	66	179	48
138B	Clarion loam, 2 to 5 percent slopes	7	6.0%		Ile	86	206	56
Weighted Average						80.3	198.3	53.7

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