



340 Tower Park Drive P.O. Box 2396
Waterloo, IA 50704-2396

Ph: 319-234-1949 • Fax: 319-234-2060

WE ARE PLEASED TO PRESENT A FARMLAND AUCTION

225 Acres m/l
Delaware County, Iowa

OWNER: Robert Paul Krogmann

LAND LOCATION: 7 miles north of Manchester, east of Highway 13.

RE TAXES: 2009-2010, payable 2010-2011 - \$4,768 net, on 224.4 taxable acres, \$21.25 per acre.

POSSESSION/CLOSING: December 20, 2010

FSA INFO: #1347 - Total Cropland 218

Crop	Base Acres	Direct Payment Yield	Counter Cyclical Payment Yield
Corn	133.5	123	123
Beans	38.8	44	44

SOILS: Soil map included.

AVERAGE CSR: 73.8 Per AgriData or 74.0 Per Assessor

BUILDINGS: None

CRP: None

MANURE EASEMENT: None

GRAIN STORAGE: None

WELL: None

HIGHLY ERODIBLE

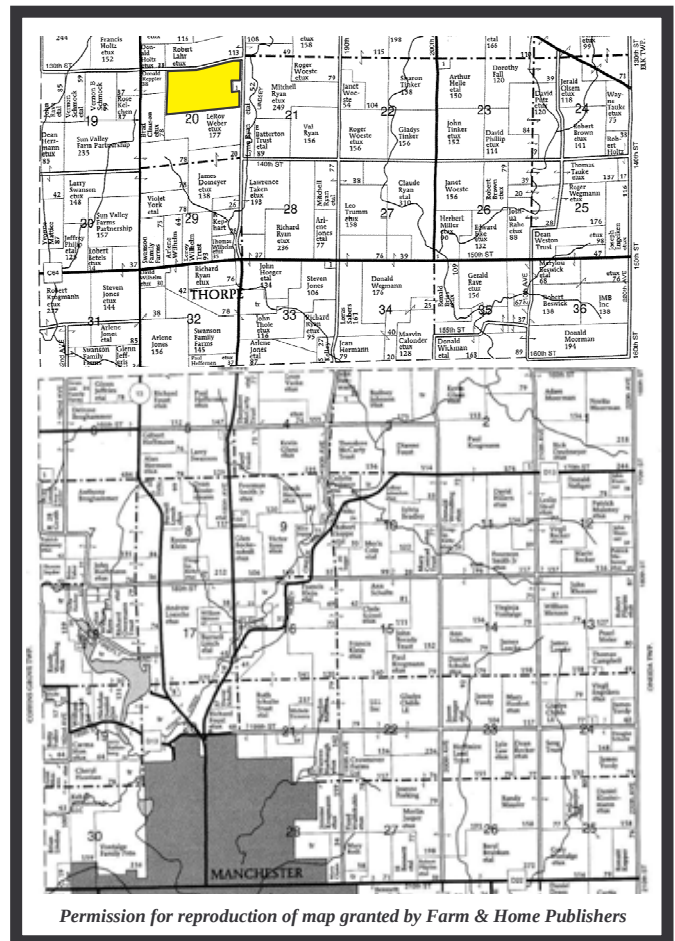
CLASSIFICATION: All land is classified as Highly Erodible Land (HEL).

COMMENTS: Open lease for 2011 crop year. 192 average proven yield. Tile Map and Soil Tests available with our complete information brochure.

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

METHOD OF SALE: Sealed bids due by 5:00 p.m., November 23, 2010 at Hertz Farm Management Inc., P.O. Box 2396, Waterloo, IA 50704. Top bidders will be notified November 24, 2010 and will have the opportunity to raise their bid at 11:00 a.m., Tuesday, November 30, 2010 at our **Strawberry Point Office – 120 W. Mission St., Strawberry Point, IA, 52076.**

TERMS: Sealed bids must include the SEALED BID FORM and earnest money check made payable to Hertz Real Estate Services in the amount of 10% of total bid price to be considered. Additional earnest money equal to 10% of the final purchase price to be paid by successful Buyer at auction. The earnest money deposit of successful Buyer will be deposited into an interest bearing FDIC insured trust account, and interest earned thereon shall accrue to Buyer. All unsuccessful Bidders will receive their undeposited check by mail at the address enclosed on the Bid Form with the check marked VOID. **Successful bidder is purchasing with NO contingencies of any kind and must be prepared for cash settlement of their purchase. Final settlement and payments of the balance of purchase price by cashier's check or wire transfer at closing.**

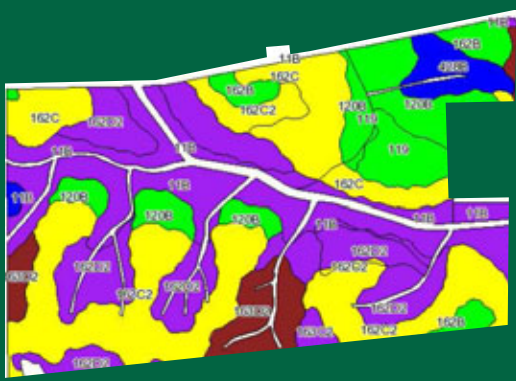
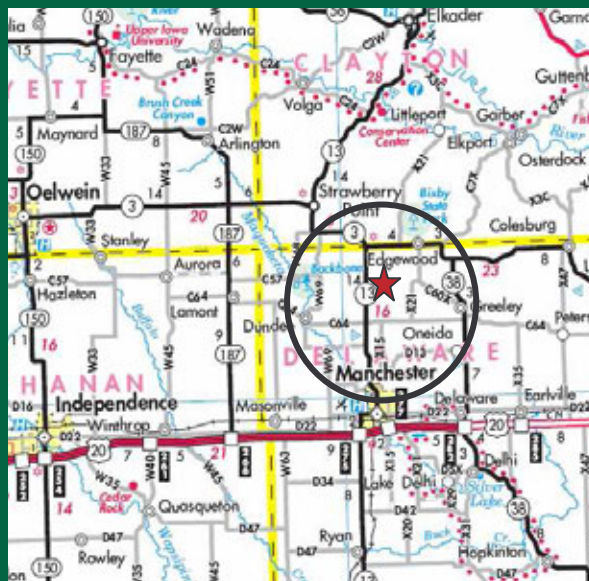
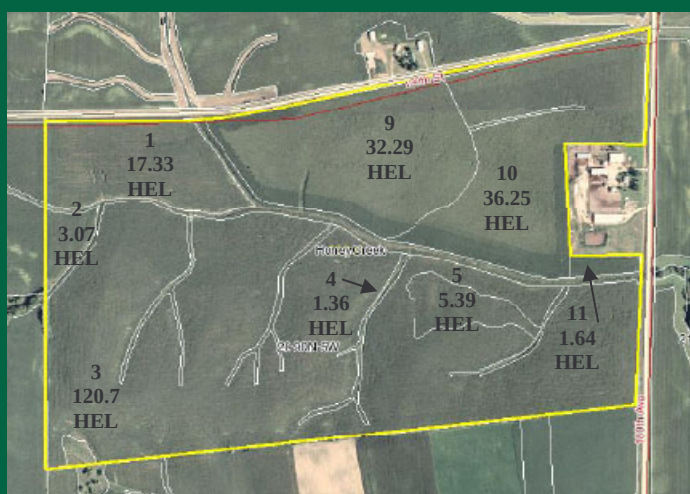


**10 years
of Proven
Corn Yields**

Year	Average (Bushels/acre)
2001	191
2002	219
2003	205
2004	188
2005	191
2006	189
2007	192
2008	161
2009	217
2010	182

**192
Average
Yield**

Aerial • Location • Soils Map Information



Code	Soil Description	Acres	Percent of field	CSR Legend	Non-Irr Class	CSR	Corn	Soybeans
162C2	Downs silt loam, 5 to 9 percent slopes, moderately eroded	53.3	24.6%		IIIe	73	187	50
162D2	Downs silt loam, 9 to 14 percent slopes, moderately eroded	42.4	19.6%		IIIe	63	173	47
11B	Colo-Ely complex, 2 to 5 percent slopes	37.4	17.3%		IIIe	68	180	49
162C	Downs silt loam, 5 to 9 percent slopes	23.1	10.7%		IIIe	75	189	51
120B	Tama silt loam, 2 to 5 percent slopes	21	9.7%		IIIe	95	216	58
163D2	Fayette silt loam, 9 to 14 percent slopes, moderately eroded	12.8	5.9%		IIIe	58	166	45
162B	Downs silt loam, 2 to 5 percent slopes	8.5	3.9%		IIIe	90	210	57
119	Muscataine silt loam, 1 to 3 percent slopes	7.3	3.4%		I	100	223	60
428B	Ely silty clay loam, 2 to 5 percent slopes	6.9	3.2%		IIIe	88	207	56
163C2	Fayette silt loam, 5 to 9 percent slopes, moderately eroded	2.3	1.1%		IIIe	68	180	49
177B	Saunder loam, 2 to 5 percent slopes	0.9	0.4%		IIIe	58	166	45
120C	Tama silt loam, 5 to 9 percent slopes	0.8	0.4%		IIIe	80	196	53
Weighted Average						73.8	187.8	50.7

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