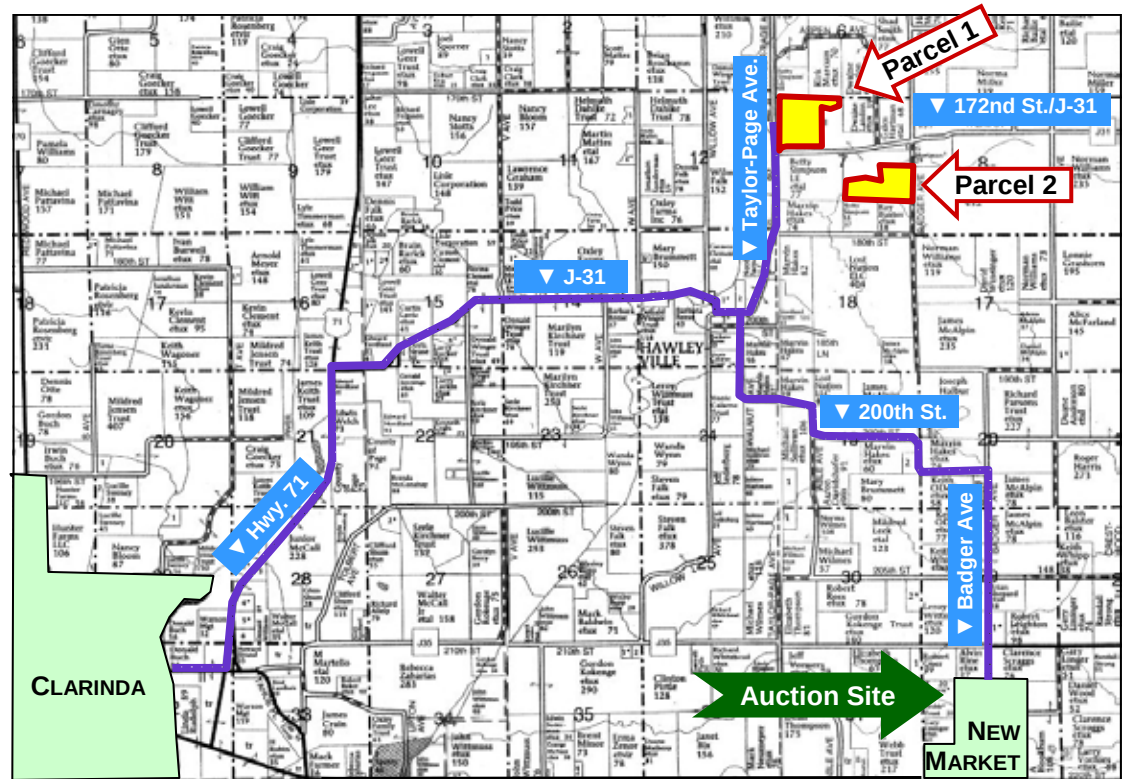


FARM REAL ESTATE AUCTION
95.23 and 61.5 Acres, m/l - Taylor County, Iowa
Wednesday, November 17, 2010 at 1:00 p.m.
Sale held at the New Market Community Center
512 Main St., New Market, Iowa



Map reproduced with permission of Farm & Home Publishers, Ltd.

LOCATION: Properties are located approx. 4½ miles north of New Market or approx. 5 miles northeast of Clarinda.

LEGAL DESCRIPTION:
Parcel 1 - Parcel "B" in NE¼ NW¼; Parcel "A" in NW¼ NW¼; Parcel "A" in SW¼ NW¼ and Parcel "B" in SE¼ NW¼ all in Section 7, T69N, R35W of the 5th p.m. (Dallas Twp.)
Parcel 2 - Parcel "A" of NE¼ SE¼ & Parcel "A" of NW¼ SE¼ all in Section 7, T69N, R35W of the 5th p.m. (Dallas Twp.)

METHOD OF SALE: **SELLER:** Shirlie J. Ramsdell Revocable Trust

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

AGENCY: Hertz Farm Management, Inc. and their representatives are agents of the Seller.

INFORMATION ON PARCELS OFFERED:	PARCEL 1	PARCEL 2
Real Estate Tax (estimated pending final survey)		
Taxable Acres:	95.23	61.5
*Taxes Payable 2010-2011	\$1,249 (\$13.12/net tax. ac.)	\$391.32 (\$6.36/net tax. ac.)
FSA Data - Farm Number 183 (Final cropland and base acres will be determined by local FSA office after survey)		
Crop Acres	81	0
Land Description	2nd Bottomland	Level to rolling timberland with ditch dissecting
Improvements	None	None
Drainage	Slow to normal	-
Water & Well Data	Well in NW corner	Well in NW¼ SE¼ near fence line from north going west
Primary Soils (Soil Maps on back)	Wabash, Colo & Nevin	Nodaway, Colo-Judson-Nodaway & Mystic
CSR per AgriData, Inc. 2008	74.3	54.5

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 17, 2010. Final settlement will require certified check or wire transfer. Closing and possession will occur December 17, 2010, subject to the existing lease which expires March 1, 2011. Taxes will be prorated to January 1, 2011.

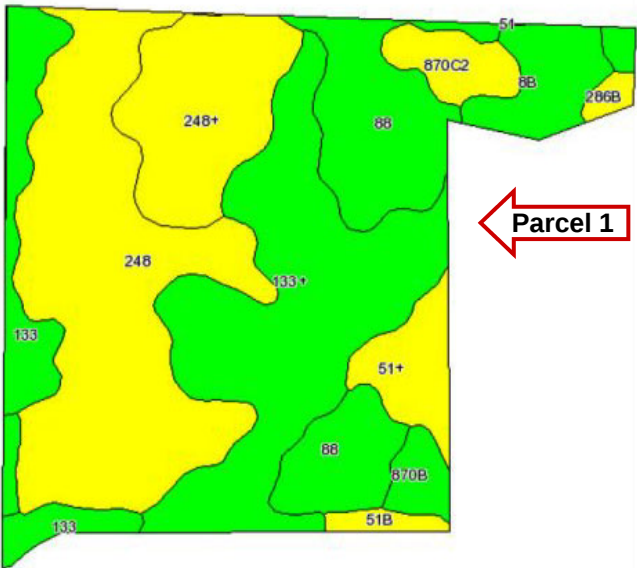
For additional information, contact J. Kelly Tobin:

2056 Forest Ave., New Market, IA 51646
Telephone: 712-585-3369 (office) or 712-370-0321 (cell)
www.hfmgt.com



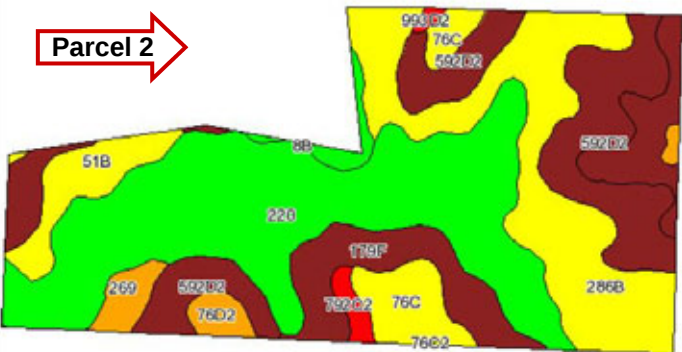
The information in this brochure is from sources deemed to be reliable but it cannot be guaranteed by Hertz Real Estate Services, Inc. or its staff.

AERIAL & SOIL MAPS (property borders are an approximate representation)



Parcel 1

Code	Soil Description	Acres	Percent of field	CSR Legend	Non-Irr Class	CSR	Corn	Soybeans
248	Wabash silty clay loam, 0 to 1 percent slopes	27.3	28.5%		Illw	60	153	41
133+	Colo silt loam, overwash, 0 to 2 percent slopes	23.1	24.3%		llw	85	187	50
88	Nevin silty clay loam, 0 to 2 percent slopes	13.1	13.7%		I	90	194	52
248+	Wabash silt loam, overwash, 0 to 1 percent slopes	10.2	10.7%		Illw	64	158	43
133	Colo silty clay loam, 0 to 2 percent slopes	6.6	7.0%		llw	80	180	49
8B	Judson silty clay loam, 2 to 5 percent slopes	4.1	4.3%		lle	82	183	49
51+	Vesser silt loam, overwash, 0 to 2 percent slopes	3.7	3.9%		llw	71	168	45
870C2	Sharpsburg silty clay loam, benches, 5 to 9 percent slopes, moderately eroded	2.8	2.9%		llle	67	162	44
870B	Sharpsburg silty clay loam, benches, 2 to 5 percent slopes	1.7	1.8%		lle	87	189	51
51B	Vesser silt loam, 2 to 5 percent slopes	0.9	0.9%		llw	65	160	43
220	Nodaway silt loam, 0 to 2 percent slopes	0.6	0.6%		llw	85	187	50
286B	Colo-Judson-Nodaway complex, 0 to 5 percent slopes	0.6	0.7%		lle	65	160	43
370B	Sharpsburg silty clay loam, 2 to 5 percent slopes	0.5	0.5%		lle	87	189	51
Weighted Average						74.3	172.3	46.3



Parcel 2



Code	Soil Description	Acres	Percent of field	CSR Legend	Non-Irr Class	CSR	Corn	Soybeans
220	Nodaway silt loam, 0 to 2 percent slopes	21.4	34.8%		llw	85	187	50
286B	Colo-Judson-Nodaway complex, 0 to 5 percent slopes	12.1	19.7%		lle	65	160	43
592D2	Mystic silt loam, 9 to 14 percent slopes, moderately eroded	11.4	18.6%		IVe	5	79	21
179F	Gara loam, 18 to 25 percent slopes	4.5	7.4%		VIe	15	92	25
76C	Ladoga silt loam, 5 to 9 percent slopes	3.1	5.1%		llle	67	162	44
51B	Vesser silt loam, 2 to 5 percent slopes	2.7	4.4%		llw	65	160	43
792D2	Armstrong clay loam, 9 to 14 percent slopes, moderately eroded	2.6	4.3%		IVe	13	90	24
76D2	Ladoga silty clay loam, 9 to 14 percent slopes, moderately eroded	1	1.7%		llle	52	142	38
269	Humeston silty clay loam, 0 to 2 percent slopes	1	1.7%		lllw	58	150	41
8B	Judson silty clay loam, 2 to 5 percent slopes	0.7	1.2%		lle	82	183	49
792C2	Armstrong clay loam, 5 to 9 percent slopes, moderately eroded	0.6	0.9%		llle	27	108	29
993D2	Gara-Armstrong complex, 9 to 14 percent slopes, moderately eroded	0.2	0.3%		IVe	31	114	31
Weighted Average						54.5	145.7	39.1

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.

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