

FARM REAL ESTATE AUCTION

75.64 Acres, m/l - Floyd County, Iowa

Thursday, November 11, 2010 at 1:00 p.m.

Sale held at the Greene Public Library

231 W. Traer St., Greene, IA

LOCATION:

FROM GREENE: 2 miles north on Hwy. 14, then 1½ mile west on 290th St.

FROM MARBLE ROCK: 1 mile east on 270th St./B60, then south 2 miles on Jersey Ave (T34 & T26)

LEGAL DESCRIPTION:

S½ SW¼, subject to ROW and except that part lying in Southwest corner - West and South of the public highway, all in Section 22, Township 94 North, Range 17 West of the 5th p.m. (Union Twp.)

METHOD OF SALE:

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

SELLER: Jason M. and Lynn R. Demaray

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

SOIL TYPES: Primary soils are Waukee, Flagler, Saude and Terril. See soil map on back for detail.

CSR: All Tillable Acres = 69.1

Non-CRP Tillable Acres = 77.1

per AgriData Inc. 2008 and ArcView Soils

LAND DESCRIPTION: Level to moderately sloping.

BUILDINGS/IMPROVEMENTS: None

REAL ESTATE TAXES:

Payable in 2010-2011: \$1,388.00

Taxable Acres: 72.64

Tax per Acre: \$19.11

FSA DATA:

Farm Number 6574, Tract Number 11409

Crop Acres: 70.2

	Base	Direct/ Counter-Cyclical
Corn Base:	39.1	112/112
Bean Base:	9.7	30/30

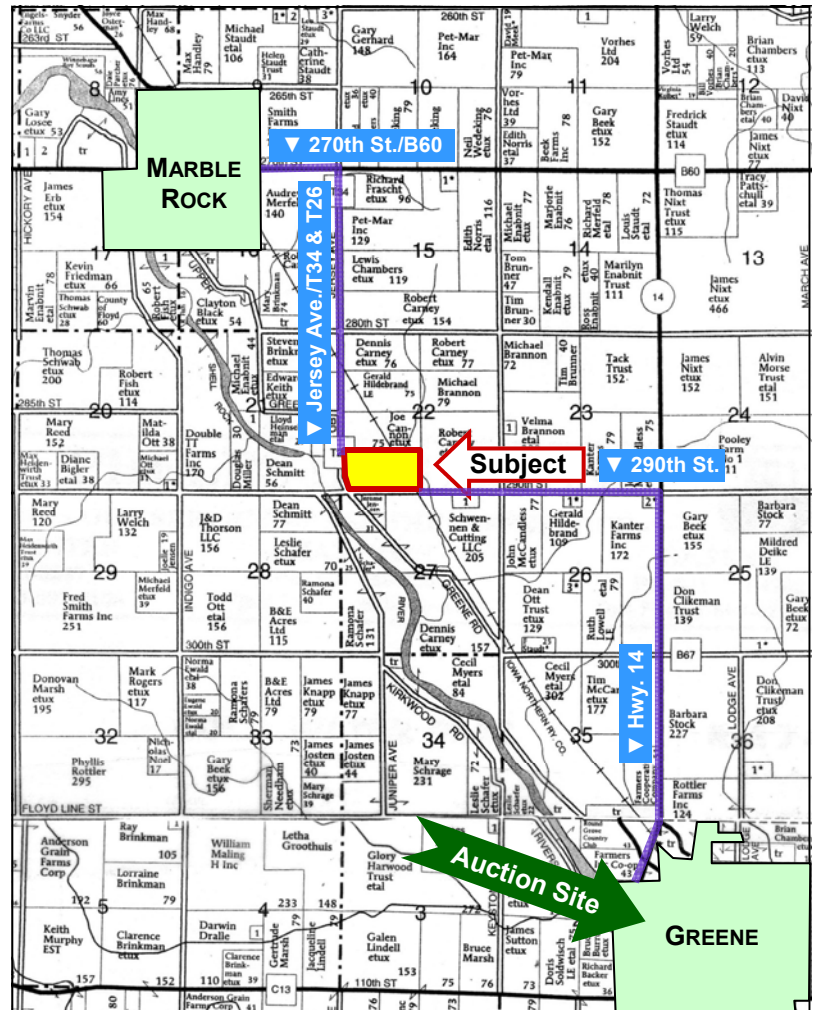
CRP CONTRACTS: There are two Conservation Reserve Program contracts on the property:

- 3.5 Acre contract pays \$262.00 annually, and expires 09/30/2018
- 17.9 Acre contract pays \$1,798.06 annually, and expires 9/30/2015

COMMENTS: Trees on southwest corner and north fenceline have been removed. Immediate possession for fall tillage or fertilizer application.

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 14, 2010. Final settlement will require certified check or wire transfer. Closing and possession will occur December 14, 2010. 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.



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For additional information, contact Marv Huntrods

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

Telephone: 515-382-1500 or 1-800-593-5263

www.hfmgt.com



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AERIAL & SOIL MAPS



Acres Shown: 71.8 Average CSR: 69.1

Soil Label	Soil Name	CSR	Corn Yield	Soybean Yield	Capability Class	%Slope	Acres
178	WAUKEE	79	192	52	2S	0-2%	30.60
284B	FLAGLER	45	146	39	3E	2-5%	8.76
177B	SAUDE	58	163	44	2E	2-5%	7.33
177	SAUDE	63	170	46	2S	0-2%	6.75
27	TERRIL	92	209	56	1	0-2%	4.77
27B	TERRIL	87	202	55	2E	2-5%	4.03
976	RADDLE	95	213	58	1	0-2%	3.08
285C	BURKHARDT	5	92	25	3S	5-9%	2.95
178B	WAUKEE	74	185	50	2E	2-5%	2.33
285B	BURKHARDT	25	119	32	3S	2-5%	1.19
WEIGHTED AVERAGE		69.1	178.3	48.2			

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