



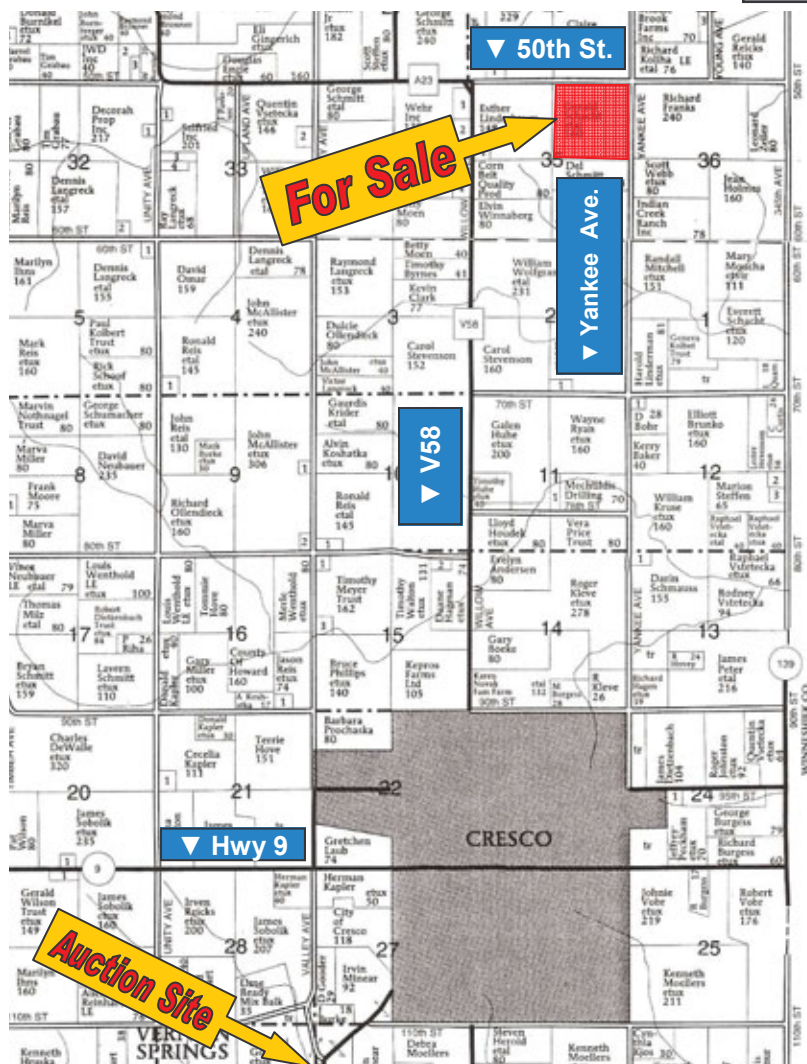
Caring for You and Your Farm

2800 4th Street SW, Suite 7
Mason City, IA 50401

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www.hfmgt.com

HOWARD CO., IA LAND AUCTION

160 Acres, m/l
FRIDAY, NOVEMBER 12, 2010
@ 2 p.m. in Cresco, IA
Cresco Country Club
22005 115th St.



LOCATION: SW TRACT @ INTERSECTION OF YANKEE AVE. & 50TH ST. OR: From the Cresco Intersection of IA Hwy. 9 & County Rd. V58, go 5 miles N on V58 then 0.5 miles E on 50th St. Farm is on S side of 50th St.

LEGAL DESCRIPTION: NE 1/4 in Section 35, T100N, R11W of the 5th P.M., Albion Township, Howard Co., IA. (Exact legal as per abstract.)

REAL ESTATE TAXES: \$3,010 due in Fiscal Year 2010/11; \$19.48 per taxable acre on 154.7 net acres

LAND DESCRIPTION: Level to gently rolling. FSA has classified the cropland as NHEL (Non-Highly Erodible).

DRAINAGE: Natural drainage.

SOILS: Predominate soil types are Racine, Floyd, Kenyon, Bassett, Clyde, and Clyde-Floyd complex. Average CSR is 77.8 on 151.1 cropland acres as per AgriData, Inc. A soil map is included on page two of this brochure.

IMPROVEMENTS: Building site in northeast corner has been vacant for many years.

SELLER: Schacht Family

FSA DATA: Farm No. 4374 Tract No. 1508

Cropland 151.1 acres m/l

Corn Base 86.1 acres m/l Program Yield 99 & 99 bu./ac. (D.P. & C.P., respectively)

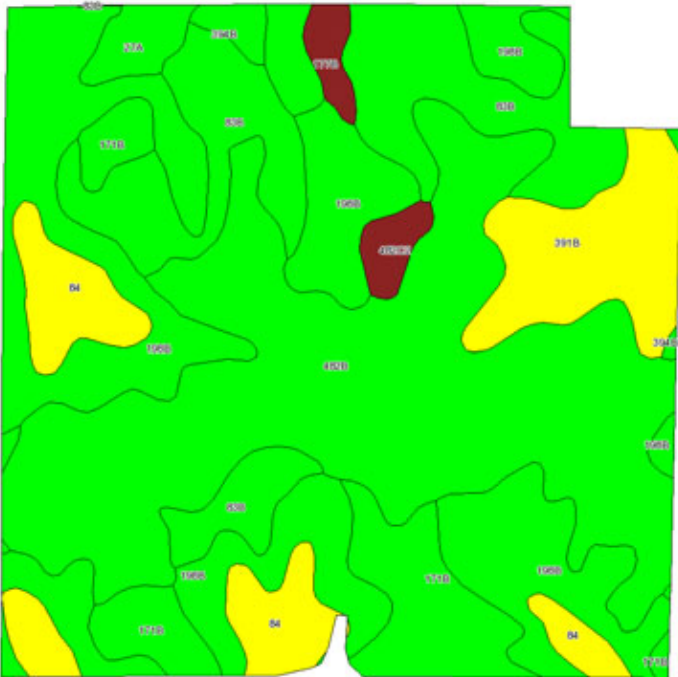
Soybean Base 64.1 acres m/l Program Yield 29 & 29 bu./ac. (D.P. & C.P., respectively)

TERMS: Ten percent down by the high bidder on the day of the sale; balance of purchase price due at closing on or about December 20, 2010. Buyer will sign a Real Estate Purchase Agreement on the day of sale providing for the full settlement no later than December 20, 2010. Seller will pay all taxes that will be delinquent if not paid in calendar year 2010 and the March 2011 payment. Buyer will receive credit at closing for an amount equal to the March 2011 property taxes that will be delinquent if not paid by October 1, 2011. Buyer will pay the taxes due in September 2011 and all subsequent taxes. Buyer is purchasing the property as is and there will be no contingencies on the sale.

Aerial Photo



Soils Map



Map Symbol	Soil Type	CSR*	Acres
482B	Racine loam, 2 to 5% slopes	78	51.0
198	Floyd loam, 1 to 4% slopes	78	39.0
83B	Kenyon loam, 2 to 5% slopes	83	22.2
171B	Bassett loam, 2 to 5% slopes	78	11.4
84	Clyde silty clay loam	73	10.1
391B	Clyde-Floyd complex, 1 to 4% slopes	70	9.8
27A	Terril loam, 0 to 2% slopes	92	3.6
482C2	Racine loam, 5 to 9% slopes, mod. Eroded	61	1.5
177B	Saude loam, 2 to 5% slopes	58	1.4
394B	Ostrander loam, 2 to 5% slopes	83	1.1
Total		77.8	151.1

POSSESSION: Possession will be given on or about December 20, 2010, or earlier on cropland acres. Subject to lease that is terminated effective at the end of February 28, 2011.

Hertz Real Estate Services will conduct the sale closing and will provide closing statements to the Buyer and Seller. Seller reserves the right to reject any and all bids.

Announcements made the day of the sale take precedent over printed materials.

AGENTS: HERTZ FARM MANAGEMENT, INC./HERTZ REAL ESTATE SERVICES, and its representatives are agents for the Seller. 2800 4th St. SW, Mason City, IA 50401 Ph: 641-423-9531 Fax: 641-423-7363 Email: syoung@mc.hfmgt.com

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