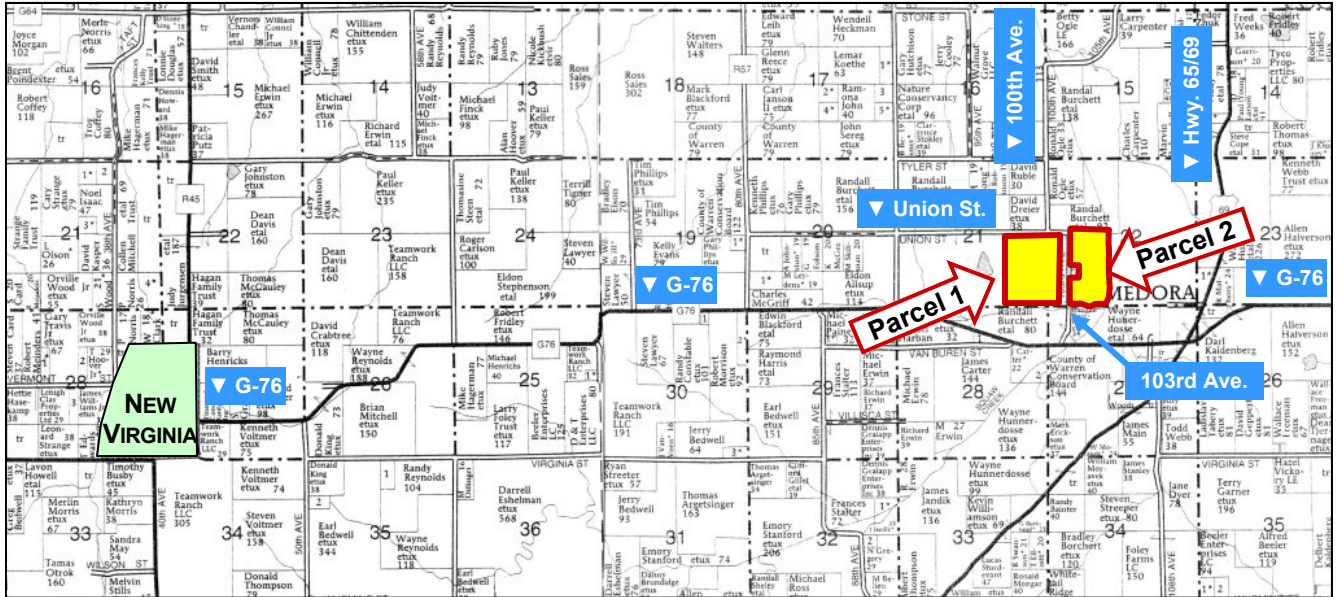


FARM REAL ESTATE AUCTION

121.8 and 73.4 Acres, m/l - Warren County, Iowa
Wednesday, November 3, 2010 at 10:00 a.m.

Sale held at the American Legion Hall

105 W. 1st Ave., Indianola, IA



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

LOCATION: 10 miles south of Indianola on Hwy. 65/69 to Medora, 1 mile west on G76, then ½ mile north on 103rd Ave. - OR- 6 miles east of New Virginia on G76 and ½ mile north on 103rd Ave.

LEGAL DESCRIPTION:

Parcel 1 - E½ SE¼ Section 21; and W. 19 Ac. SE¼ SW¼, and W. 20.85 ac. NE¼ SW¼ Section 22, all in T-74-N, R-24-W of the 5th P.M. (Squaw Twp.)

Parcel 2 - W½ SW¼, except Parcel "A" in Section 22, T-74-N, R-24-W of the 5th p.m. (Squaw Twp.)

METHOD OF SALE:

- Parcel 1 will be offered, then Parcel 2. Parcels will not be offered in combination.
- Sellers reserve the right to refuse any and all bids.

INFORMATION ON PARCELS OFFERED:

	Parcel 1	Parcel 2
Gross Acres:	121.8	73.4
Taxable Acres:	118.33	71.25
Net Taxes:	\$1,218 (\$10.29/Net Tax. Ac.)	\$912 (\$12.80/Net. Tax. Ac.)

FSA DATA on Farm #1371, Tract 1740*:

Crop Acres - 138.2 HEL

Corn Base of 33.6 ac. with Direct & Counter Cyclical Yields of 125 bu.

Wheat Base of 11.4 ac. with Direct & Counter Cyclical Yields of 41 bu.

Oat Base of 3.0 ac. with Direct & Counter Cyclical Yields of 60 bu.

*FSA cropland and base acres for individual tracts will be determined by local FSA office.

CRP CONTRACTS:

 2011 CRP Payments will be prorated to December 3, 2010.

Parcel 1: CP21 - 14.26 acres at \$140.00/ac. Annual income of \$1,990. Contract expires 9/30/11.

CP1 & CP10 - 37.4 acres at \$88.00/ac. Annual income of \$3,291. Contract expires 9/30/15.

Parcel 2: CP21 - 3.38 acres at \$140.00/ac. Annual income of \$477. Contract expires 9/30/11.

COMMENTS: Nice pond on Parcel 1. Several good potential building sites.

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 3, 2010. Final settlement will require certified check or wire transfer. Closing and possession will occur December 3, 2010, subject to the existing lease which expires February 28, 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 Marv Huntrods:

415 S. 11th St. • PO Box 500, Nevada, IA 50201
Telephone: 515-382-1500 or 1-800-593-5263
www.hfmgt.com



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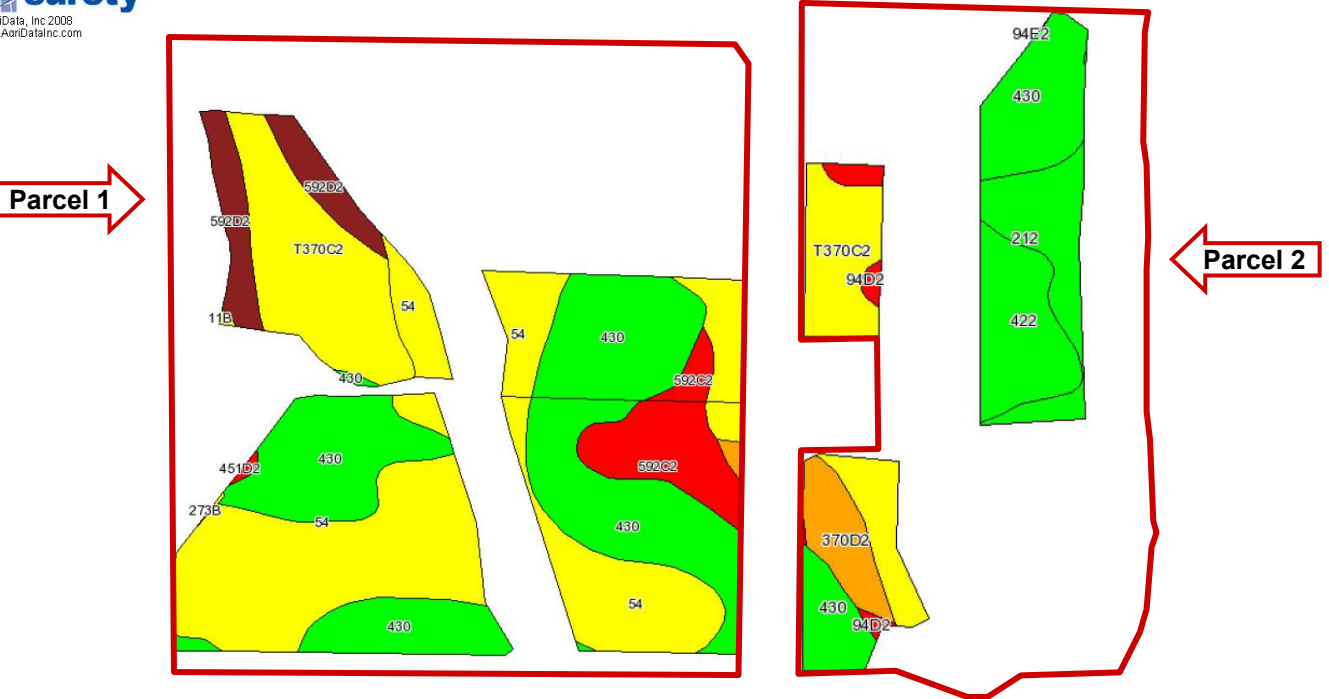
AERIAL & SOIL MAPS



Maps provided by:



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



PARCEL 1 - 58.4 Acres		Average CSR on Tillable Acres 67.2						
Code	Soil Description	Acres	Percent of field	CSR Legend	Non-Irr Class	CSR	Corn	Soybeans
430	Ackmore silt loam, 0 to 2 percent slopes	20.9	35.7%		IIw	83	190	51
54	Zook silty clay loam, 0 to 2 percent slopes	20.2	34.6%		IIw	70	173	47
T370C2	Sharpsburg silty clay loam, benches, 5 to 9 percent slopes, moderately eroded	9.3	16.0%		IIIe	67	183	50
592C2	Mystic silt loam, 5 to 9 percent slopes, moderately eroded	4.2	7.2%		IIIe	22	108	29
592D2	Mystic silt loam, 9 to 14 percent slopes, moderately eroded	3.3	5.6%		IVe	10	92	25
220	Nodaway silt loam, 0 to 2 percent slopes	0.2	0.3%		I	85	193	52
370D2	Sharpsburg silty clay loam, 9 to 14 percent slopes, moderately eroded	0.2	0.3%		IIIe	57	155	42
451D2	Caleb loam, 9 to 14 percent slopes, moderately eroded	0.1	0.2%		IVe	38	129	35
Weighted Average						67.2	171.2	46.3

PARCEL 2 - 24.8 Acres		Average CSR on Tillable Acres 76.2						
Code	Soil Description	Acres	Percent of field	CSR Legend	Non-Irr Class	CSR	Corn	Soybeans
430	Ackmore silt loam, 0 to 2 percent slopes	6.5	26.2%		IIw	83	190	51
T370C2	Sharpsburg silty clay loam, benches, 5 to 9 percent slopes, moderately eroded	6.1	24.7%		IIIe	67	183	50
422	Amana silt loam, 0 to 2 percent slopes	4.7	18.8%		IIw	85	193	52
212	Kennebec silt loam, 0 to 2 percent slopes	4.2	17.0%		I	91	201	54
370D2	Sharpsburg silty clay loam, 9 to 14 percent slopes, moderately eroded	2.5	10.0%		IIIe	57	155	42
94D2	Mystic-Caleb complex, 9 to 14 percent slopes, moderately eroded	0.8	3.1%		IVe	25	112	30
Weighted Average						76.2	184.4	49.8

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