



Caring for You and Your Farm

2800 4th Street SW, Suite 7

Mason City, IA 50401

Ph.: 641-423-9531 Fax: 641-423-7363

www.hfmgt.com

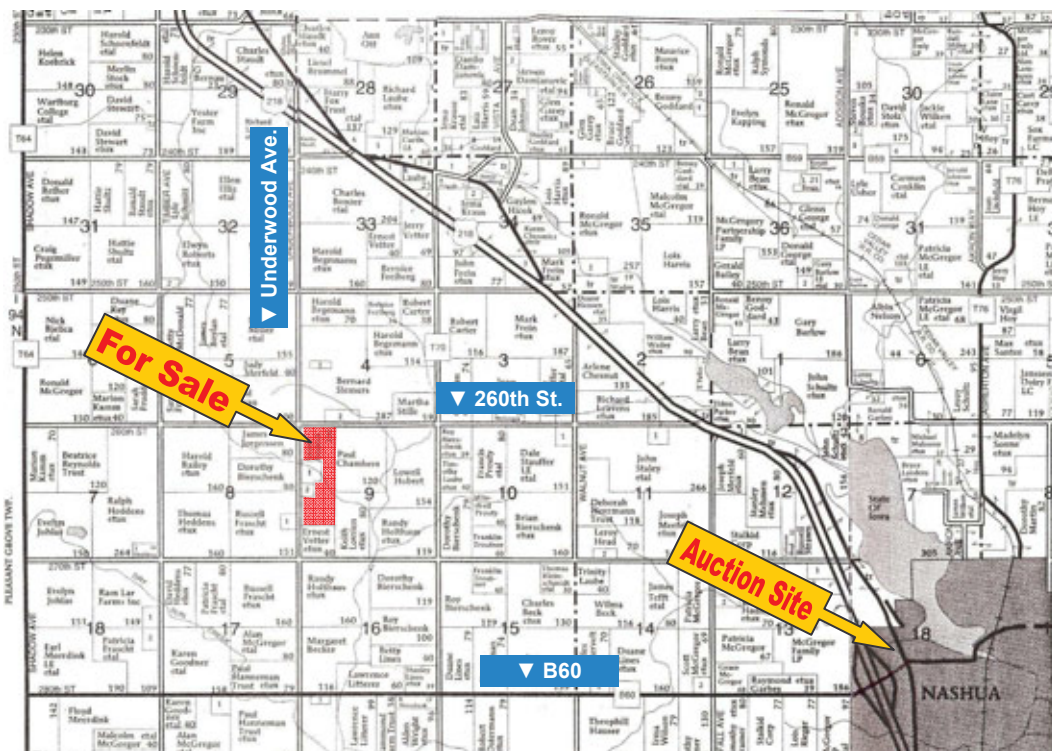
FLOYD CO., IA LAND AUCTION

110 Acres, m/l

FRIDAY, NOVEMBER 12, 2010

@ 10 a.m. in Nashua, IA

**Welcome Center– 10 Amherst Blvd.
(NE of Hwy 218/B60 Interchange)**



LOCATION: SE TRACT @ INTERSECTION OF UNDERWOOD AVE. & 260TH ST. OR: From the Nashua Interchange of IA. Hwy. 27/US Hwy. 218 & County Rd. B60, go 4 miles west on B60 then 1.25 miles N on Underwood Ave. Farm is on E side of Underwood Ave.

LEGAL DESCRIPTION: W1/2 NW1/4, except 10 acre-parcel containing the building site, & NW1/4 SW1/4 in Section 9, T94N, R15W of the 5th P.M., Riverton Township, Floyd Co., IA. (Exact legal as per abstract.)

SELLER: Lester Fredrick Estate

REAL ESTATE TAXES: \$2,196 due in Fiscal Year 2010/11; \$20.54 per taxable acre.

Gross Acres	110.00 m/l
Road	3.10 m/l
Net Taxable	106.90 m/l

FSA DATA: Farm No. 3264

Cropland 105.7 acres m/l

Corn Base 60.3 acres m/l Program Yield 115 & 115 bu./ac. (D.P. & C.P., respectively)

Soybean Base 45.4 acres m/l Program Yield 35 & 35 bu./ac. (D.P. & C.P., respectively)

LAND DESCRIPTION: Level to gently rolling.

DRAINAGE: Natural and tile drainage. See tile map on page two of this brochure.

SOILS: Predominate soil types are Kenyon, Tripoli, Saude, Rockton, Oran, Terril, and Readlyn. Average CSR is 75.7 on 105.7 cropland acres as per AgriData, Inc. A soil map is included on page two of this brochure.

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 15, 2010. Buyer will sign a Real Estate Purchase Agreement on the day of sale providing for the full settlement no later than December 15, 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.

A hand-drawn map of a rectangular area, possibly a field or a piece of land. The map is oriented with North (N) at the top, indicated by a compass rose. The top boundary is labeled "Lester Fredrick" on the left and "Karl Finger" on the right. The left boundary is labeled "N+6 L". The map shows several lines and points, likely representing a survey or a path. A dashed line runs horizontally across the middle of the map. A small rectangular area on the left is labeled "Buildings". The map is drawn on a grid of dots.

Map Symbol	Soil Type	CSR*	Acres
171B	Bassett loam 2 to 5%	79	3.7
471B	Oran loam 2 to 5%	79	3.4
214C	Rockton loam 20 to 30" to limestone	38	3.3
394C	Ostrander loam 5 to 9%	69	2.9
84	Clyde silty clay loam	77	2.1
198	Floyd loam 0 to 2%	79	1.5
198B	Floyd loam 2 to 5%	74	0.7
391B	Clyde-Floyd complex 1 to 4%	73	0.3
399B	Readlyn loam 2 to 5%	84	0.2
Total		75.7	105.7

POSSESSION: Possession will be given on or about December 15, 2010, or earlier on cropland acres. Subject to lease that is terminated effective at the end of February 28, 2011.

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

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.