

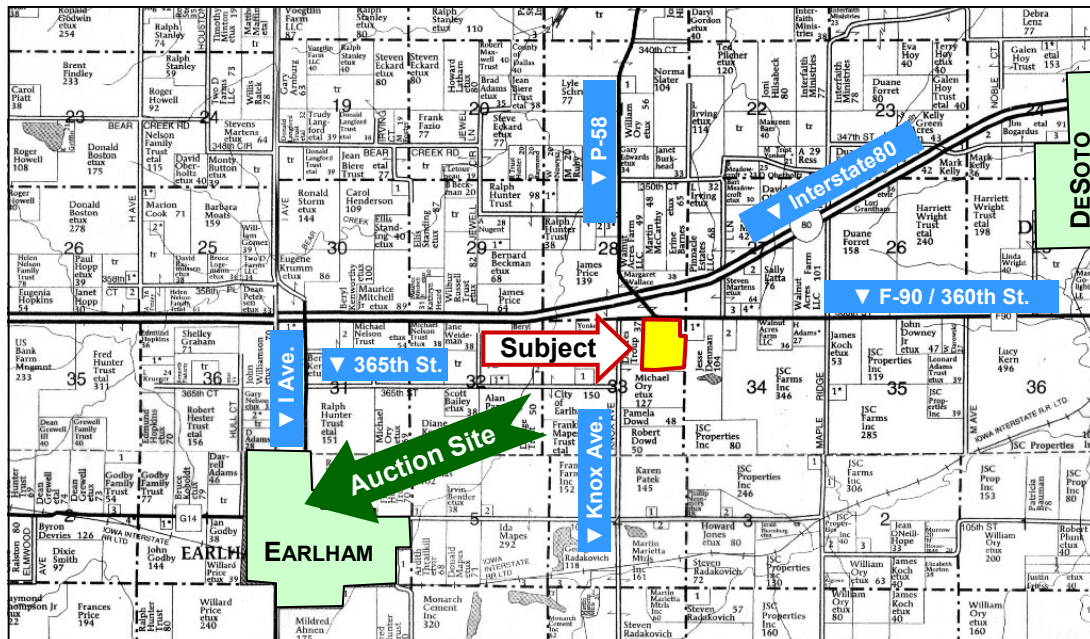
FARM REAL ESTATE AUCTION

78.7 Acres, m/l - Dallas County, Iowa

Tuesday, November 9, 2010 at 1:30 p.m.

Sale held at the Earlham Community Center

150 E. 1st St., Earlham, IA



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

LOCATION: From Earlham go north 1/2 mile; then east on 365th St. 2½ miles; then north ½ mile on Knox Ave; then ¼ mile east on 360th St./F-90. Property is on the south side of 360th St.

LEGAL DESCRIPTION: Part of the NE¼ Section 33, Township 78 North, Range 28 West of the 5th p.m. (Adams Township)

METHOD OF SALE:

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

SELLER: Margaret Jordan Estate

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

SOIL TYPES: Primary soils are Sharpsburg and Macksburg See soil map on back for detail.

CSR: 87.2 **SOURCE:** AgriData, Inc. 2008

LAND DESCRIPTION: Gently rolling cropland

DRAINAGE: Good surface drainage and some tile, but no maps available. Farm has no hydric soils (wetlands) per NRCS.

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 9, 2010. Final settlement will require certified check or wire transfer. Closing and possession will occur December 9, 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.

BUILDINGS/IMPROVEMENTS: None

WATERWELL INFORMATION: None

REAL ESTATE TAXES:

Payable in 2010-2011: \$2,194

Taxable Acres: 77.25

Tax per Acre: \$28.40

FSA DATA:

Farm Number 6042, Tract Number 574

Crop Acres: 76.1 NHEL acres

Corn Base: 39.4 Acres

Corn Direct & Counter-Cyclical Yields: 119 bu.

Bean Base: 36.7 Acres

Bean Direct & Counter-Cyclical Yields: 36 bu.

COMMENTS: Tenancy has been terminated and buyer will have full possession for the 2011 crop year.

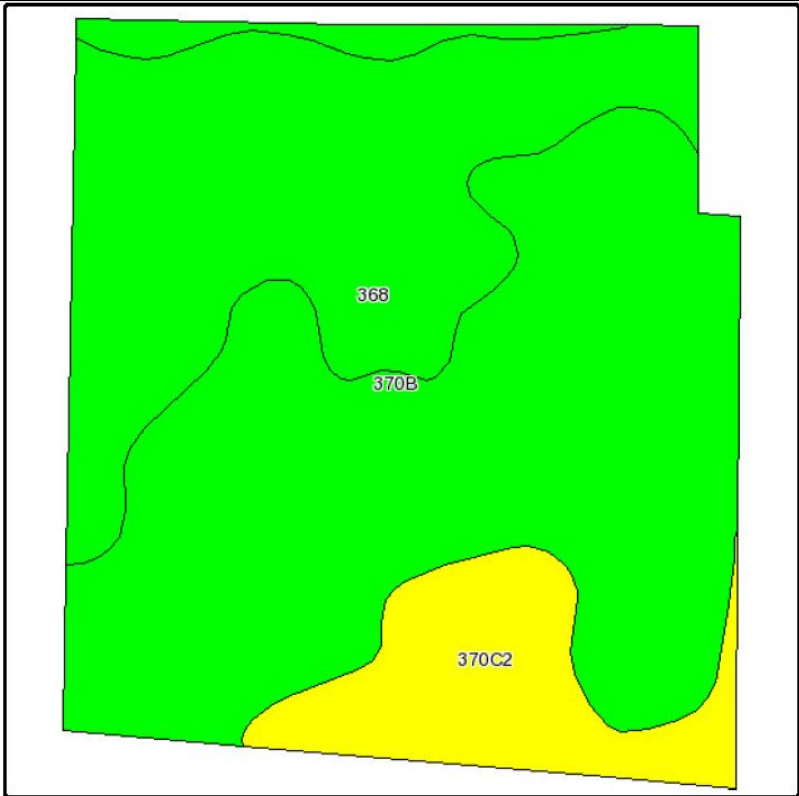
For additional information, contact Jerry Lage:

415 S. 11th St. • PO Box, Nevada, IA 50201
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www.hfmgt.com

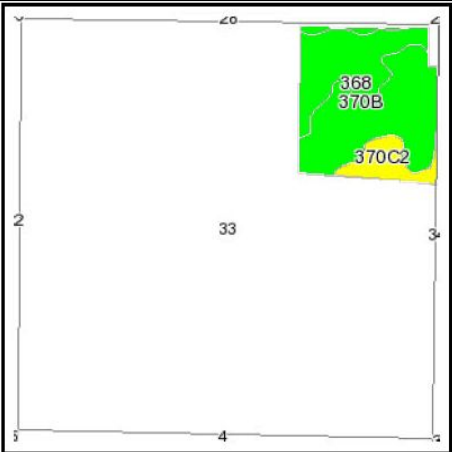


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AERIAL & SOIL MAP



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



State: **Iowa**
County: **Dallas**
Location: **033-078N-028W**
Township: **Adams**
Acres: **76.1**
Date: **9/21/2010**



Maps provided by:

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Code	Soil Description	Acres	Percent of field	CSR Legend	Non-Irr Class	CSR	Corn	Soybeans
370B	Sharpsburg silty clay loam, 2 to 5 percent slopes	41.3	54.3%		Ile	87	202	55
368	Macksburg silty clay loam, 0 to 2 percent slopes	25.3	33.2%		I	95	213	58
370C2	Sharpsburg silty clay loam, 5 to 9 percent slopes, moderately eroded	9.5	12.5%		IIle	67	175	47
Weighted Average						87.2	202.3	55

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