

FARM REAL ESTATE AUCTION

168 and 116 Acres, m/l - Pottawattamie County, IA

Wednesday, September 29, 2010 at 10:30 a.m.

Sale held at the Community Center

129 Harrison St., Oakland, IA

PROPERTY LOCATION: From Carson: Go 4 miles east on Hwy. 92; 1 mile north on 450th St.; 3/4 miles east on Cottonwood Rd; and 3/4 mile north on 460th St. (See Map)

LEGAL DESCRIPTION:

Parcel 1 - N½ SW¼ Except acreage site, S½ NW¼ and everything east of Jordan Creek in the NE¼ NW¼ all in Section 35, Township 75 North, Range 39 West of the 5th p.m. (Center Twp.)

Parcel 2 - S½ NE¼, NE¼ SE¼ all in Section 34, Township 75 North, Range 39 West of the 5th p.m. (Center Twp.)

METHOD OF SALE:

- Parcels will be sold Individually. They will not be combined,
- Sellers reserve the right to refuse any and all bids.

SELLER: Eblen/Nosal

AGENCY: Hertz Farm Management, Inc. and their representatives are agents of the Seller.

SOIL TYPES: Primary soils are Judson, Marshall, Exira and Colo. See soil maps on back for detail.

CSR per AgriData, Inc. 2008

Parcel 1 = 69.1

Parcel 2 = 65.0

BUILDINGS/IMPROVEMENTS: Parcel 2 - Two 8,000 bu. drying bins; Three storage bins with 14,000 bu. capacity. Total of 30,000 bu. capacity.

WATER/WELL INFORMATION: Parcel 2 - Has a well easement on it for acreage in Section 35. Acreage is currently vacant.

REAL ESTATE TAXES:

	<u>Parcel 1</u>	<u>Parcel 2</u>
Net Taxable Acres:	168.13	116.0
Net Taxes:	\$3,406.00 (\$20.25/Net Ac.)	\$2,508.00 (\$21.62/Net. Ac.)

FSA DATA:

Farm Number 149, Tract 675	Crop Acres 155.2*	Crop Acres 105.7*
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Corn Base: 161.5, Yields 129/129

Bean Base: 87.6; Yields 34/34

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

CRP CONTRACT:

Parcel 1 - 6.5 acres in CRP, with annual income of \$1,289.00, expiring 9/30/2018

Parcel 2 - 2.8 acres in CRP, with annual income of \$471.00, expiring 9/30/2016

COMMENTS: Parcel 1 - Creek crossing is to be maintained until 7/14/2029.

Parcel 2 - Terraces are to be maintained until 7/14/2029.

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 November 30, 2010. Final settlement will require certified check or wire transfer. Closing and possession will occur November 30, 2010, subject to the existing lease which expires March 1, 2011. Taxes will be prorated to November 30, 2010.

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 Randy Piittmann:

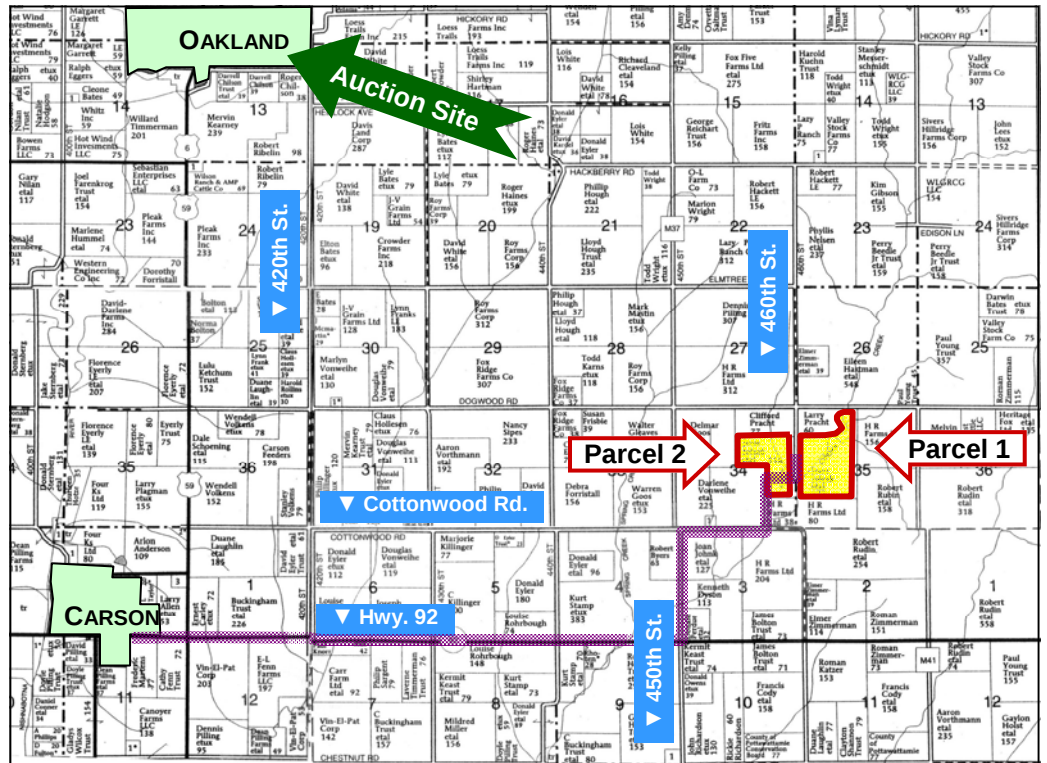
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The information in this brochure is from sources deemed to be reliable but it cannot be guaranteed by Hertz Farm Management, Inc. or its staff.



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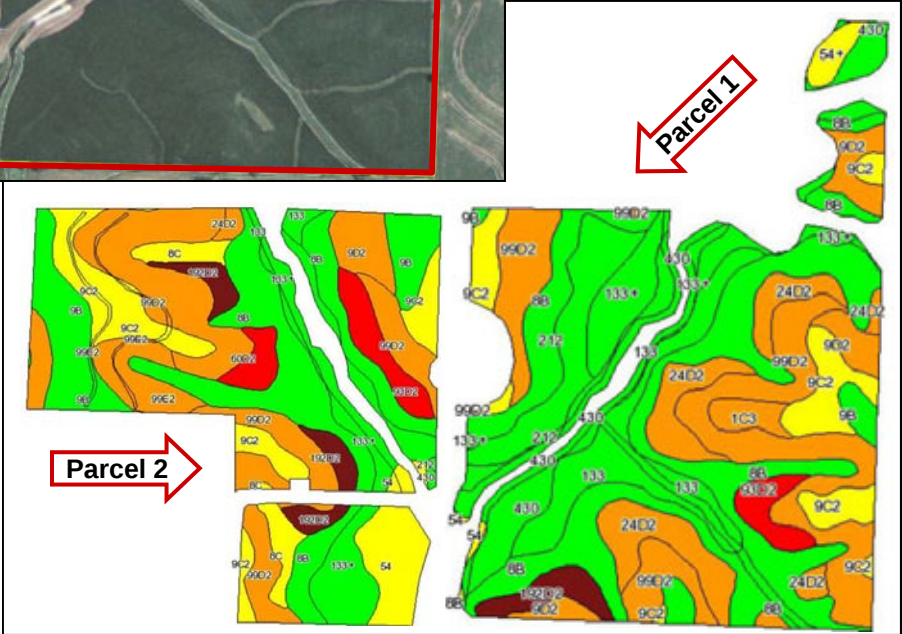
AERIAL & SOIL MAPS



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



Maps provided by:



Parcel 1 - 157.6 Acres, m/I - CSR 69.1								
Code	Soil Description	Acres	Percent of field	CSR Legend	Non-Irr Class	CSR	Corn	Soybeans
8B	Judson silt loam, 2 to 5 percent slopes	38.9	24.6%		Ile	82	193	52
99D2	Exira silty clay loam, 9 to 14 percent slopes, moderately erode	27.3	17.3%		IIle	54	155	42
24D2	Shelby clay loam, 9 to 14 percent slopes, moderately eroded	15.3	9.7%		IIle	48	147	40
430	Ackmore silt loam, 0 to 2 percent slopes	13.2	8.3%		IIw	83	194	52
133	Colo silty clay loam, 0 to 2 percent slopes	12.9	8.2%		IIw	80	190	51
9C2	Marshall silty clay loam, 5 to 9 percent slopes, moderately eroded	10.8	6.9%		IIle	67	172	46
133+	Colo silt loam, overwash, 0 to 2 percent slopes	10.3	6.5%		IIw	85	197	53
212	Kennebec silt loam, 0 to 2 percent slopes	9.2	5.8%		I	86	198	53
9D2	Marshall silty clay loam, 9 to 14 percent slopes, moderately eroded	6.2	4.0%		IIle	57	159	43
192D2	Adair silty clay loam, 9 to 14 percent slopes, moderately eroded	3.3	2.1%		IVe	15	102	28
93D2	Shelby-Adair complex, 9 to 14 percent slopes, moderately eroded	3	1.9%		IIle	25	116	31
9B	Marshall silty clay loam, 2 to 5 percent slopes	2.9	1.8%		Ile	83	194	52
1C3	Ida silt loam, 5 to 9 percent slopes, severely eroded	2.2	1.4%		IIle	50	150	41
54+	Zook silt loam, overwash, 0 to 2 percent slopes	1.8	1.2%		IIw	75	183	49
54	Zook silty clay loam, 0 to 2 percent slopes	0.4	0.3%		IIw	70	177	48
Weighted Average						69.1	175.4	47.3

Parcel 2 - 105.6 Acres, m/I - CSR 65.0								
Code	Soil Description	Acres	Percent of field	CSR Legend	Non-Irr Class	CSR	Corn	Soybeans
99D2	Exira silty clay loam, 9 to 14 percent slopes, moderately erode	23.8	22.6%		IIle	54	155	42
8B	Judson silt loam, 2 to 5 percent slopes	18.9	17.9%		Ile	82	193	52
9C2	Marshall silty clay loam, 5 to 9 percent slopes, moderately eroded	11.4	10.8%		IIle	67	172	46
133+	Colo silt loam, overwash, 0 to 2 percent slopes	11.2	10.6%		IIw	85	197	53
9B	Marshall silty clay loam, 2 to 5 percent slopes	10.8	10.3%		Ile	83	194	52
54	Zook silty clay loam, 0 to 2 percent slopes	8.3	8.0%		IIw	70	177	48
99E2	Exira silty clay loam, 14 to 20 percent slopes, moderately eroded	4.4	4.2%		IVe	45	143	39
192D2	Adair silty clay loam, 9 to 14 percent slopes, moderately eroded	4.2	3.9%		IVe	15	102	28
93D2	Shelby-Adair complex, 9 to 14 percent slopes, moderately eroded	3.9	3.7%		IIle	25	116	31
8C	Judson silt loam, 5 to 9 percent slopes	3.7	3.5%		IIle	67	172	46
9D2	Marshall silty clay loam, 9 to 14 percent slopes, moderately eroded	3.4	3.2%		IIle	57	159	43
60D2	Malvern silty clay loam, 9 to 14 percent slopes, moderately eroded	2	1.9%		IVe	25	116	31
133	Colo silty clay loam, 0 to 2 percent slopes	0.7	0.7%		IIw	80	190	51
24D2	Shelby clay loam, 9 to 14 percent slopes, moderately eroded	0.6	0.6%		IIle	48	147	40
430	Ackmore silt loam, 0 to 2 percent slopes	0.2	0.2%		IIw	83	194	52
212	Kennebec silt loam, 0 to 2 percent slopes	0.1	0.1%		I	86	198	53
Weighted Average						65	170	45.8

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