



FARM REAL ESTATE AUCTION

160 Acres more or less

Clinton County, Iowa

Thursday, September 23, 2010 at 10:00 a.m.

Sale held at Lost Nation American Legion

Street Address of: 511 Main Street, Lost Nation, IA 52254

FARM LOCATION: From Lost Nation: ½ mile east on Highway 136 and ¼ mile north on 150th Avenue.

LEGAL DESCRIPTION: SE ¼ Section 23, Township 83 North, Range 1 East of the 5th P.M., Clinton County, Iowa.

FSA INFORMATION: Farm #1785 – Tract #330

Farmland	156.0 Acres
Cropland	154.9 Acres
Corn Base	105.7 Acres
Direct and Counter Cyclical Corn Yield	121/121 Bushels/Acre
Soybean Base	8.2 Acres
Direct and Counter Cyclical Soybean Yield	40/40 Bushels/Acre

This farm is classified as Highly Erodible Land (HEL).

AVERAGE CSR:* ArcView Software indicates a CSR of 68.5 on the tillable acres.

REAL ESTATE TAXES: 2009-2010, payable 2010-2011 – \$4,214.00 – net – \$26.67 per taxable acre. There are 158.0 taxable acres.

POSSESSION: At closing, subject to a 2010 cash rent lease.

DATE OF CLOSING: November 19, 2010.

WELLS: The farm has two wells at the building site. One is abandoned and the other well does not have electrical service.

BUILDINGS: Old corn crib.

METHOD OF SALE: This property will be offered at public auction as one parcel containing 160 acres. The bids will be dollars per acre and will be multiplied by 160 acres to determine the total sales price. Sellers reserve the right to refuse any and all bids.

**CSR is an index of soil productivity with a range from 5 to 100, the higher the index, the more productive the soil.*

The information gathered for this brochure is from sources deemed reliable, but cannot be guaranteed by Hertz Real Estate Services or its staff. All acres are considered more or less.

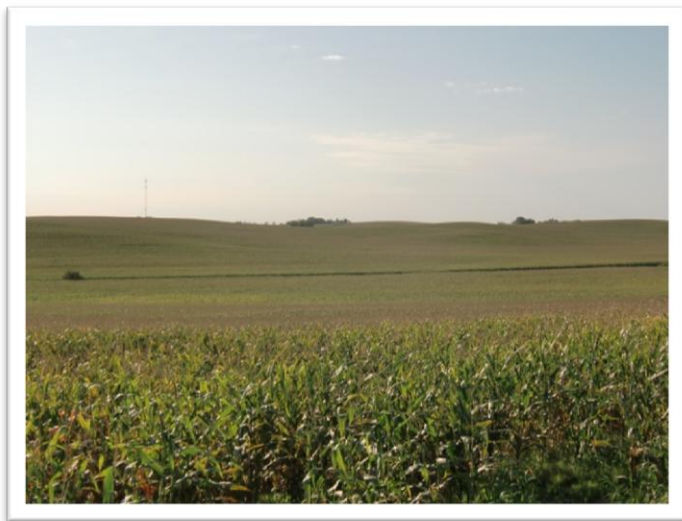
- TERMS:** 10% down payment required the day of sale. Successful bidder is purchasing with no financing contingencies and must be prepared for cash settlement of their purchase. Final settlement and payment of the balance of the purchase price by cashier's check or wire transfer on November 19, 2010.
- ANNOUNCEMENTS:** Property information provided herein was obtained from sources deemed reliable, but the Auctioneer makes no guarantees as to its accuracy. All prospective bidders are urged to fully inspect the property, its condition and to rely on their own conclusions. Any announcements made auction day by the Auctioneer will take precedence over any previous printed material or oral statements. Bidding increments are solely at the discretion of the Auctioneer. All acreage figures are based on information currently available, but they are not guaranteed.
- AGENCY:** Hertz Real Estate Services and Hertz Farm Management and their representatives are Agents of the Seller.
- SELLER:** Frazier Family Trust.
- BROKERS COMMENTS:** This is a good rolling crop farm located near US Highway 136. Farmers and Investors don't miss this one!

Jamie R. Nabb, Farm Manager
jnabb@mtv.hfmgt.com

Troy R. Louwagie, ALC
tlouwagie@mtv.hfmgt.com

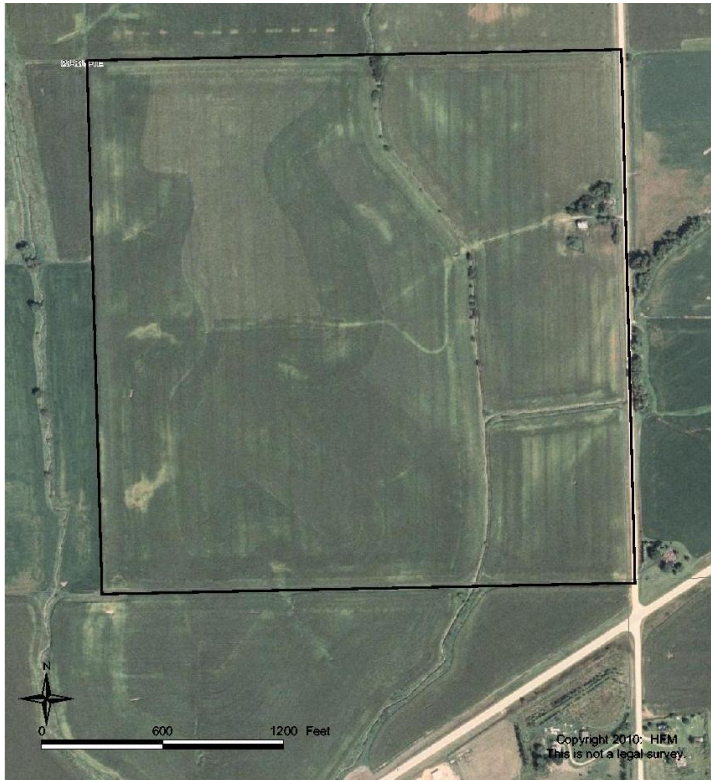
For additional information contact:

HERTZ REAL ESTATE SERVICES/HERTZ FARM MANAGEMENT, Inc.
P.O. Box 50, Mt. Vernon, IA 52314
Telephone: 319-895-8858

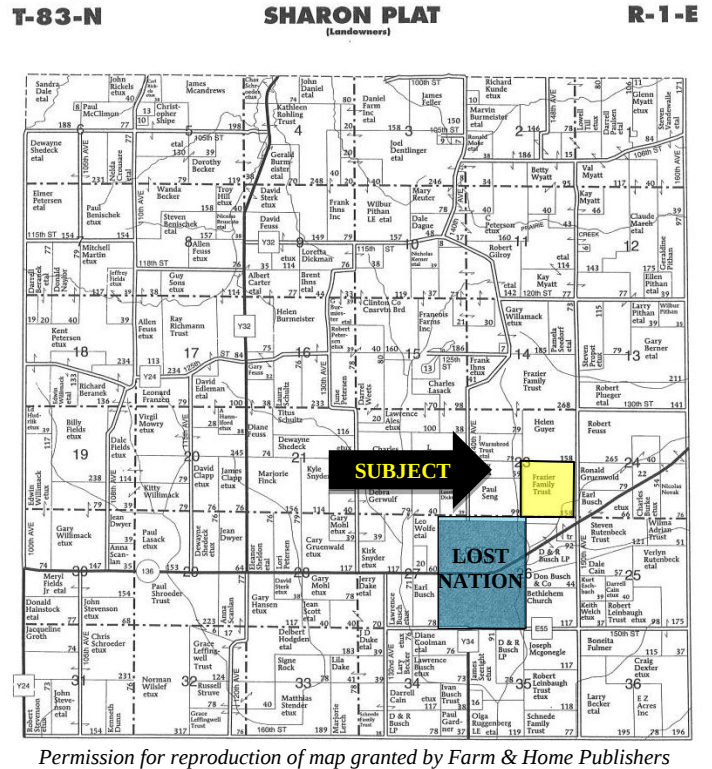


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Aerial Map



Plat Map

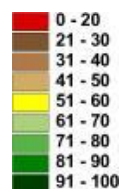


CSR: Calculated using ArcView 3.2 software

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Measured Tillable Acres	154.9	Average CSR	68.5	Corn Yield	Soybean Yield	Acres
Soil Label	Soil Name	CSR				
11B	Colo-Ely complex, 2 to 5 percent	68	174	47	49.46	
120B	Tama silt loam, 2 to 5 percent sk	95	210	57	0.04	
120C	Tama silt loam, 5 to 9 percent sk	80	190	51	15.13	
1291	Atterberry silt loam, benches, 1 to	80	190	51	0.39	
162C	Downs silt loam, 5 to 9 percent s	75	183	49	16.78	
162C2	Downs silt loam, 5 to 9 percent s	73	181	49	15.12	
162D2	Downs silt loam, 9 to 14 percent	63	167	45	55.13	
163D2	Fayette silt loam, 9 to 14 percent	58	160	43	2.42	
179D2	Gara loam, 9 to 14 percent slope	43	140	38	0.41	



WE ARE PLEASED TO OFFER THESE SERVICES

APPRAISALS ✦ REAL ESTATE SALES ✦ FARM MANAGEMENT

FOR MORE INFORMATION EMAIL: TLOUWAGIE@MTV.HFMGT.COM OR JNABB@MTV.HFMGT.COM

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