

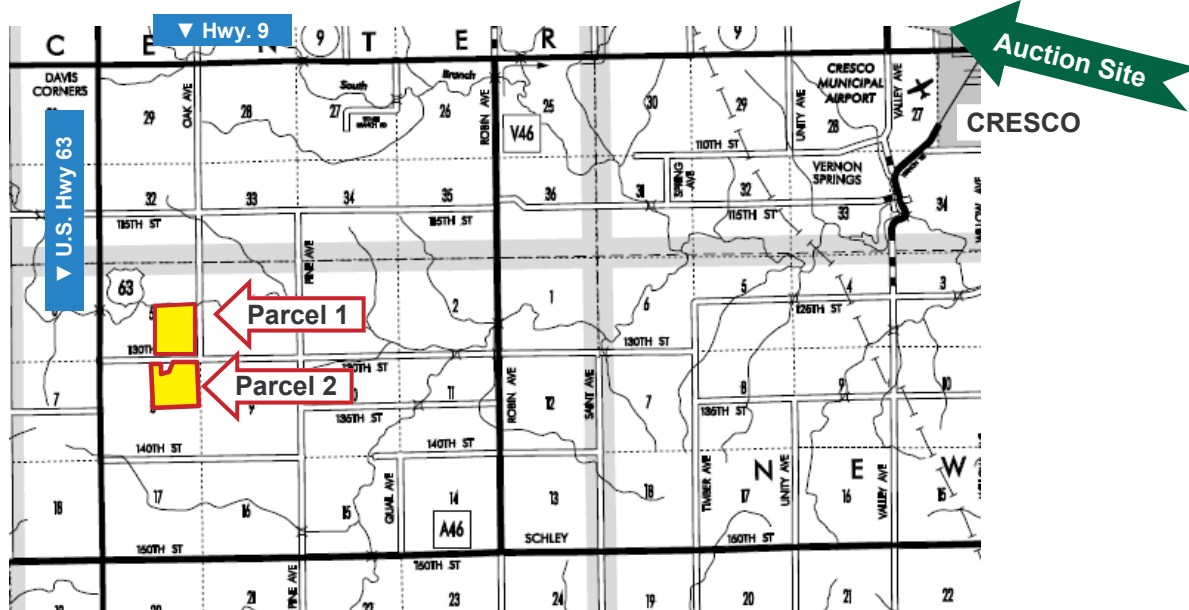
FARM REAL ESTATE AUCTION

315 Acres, mll, in 2 parcels– Howard County, Iowa

Wednesday, September 22, 2010 at 10:00 a.m.

Expo Center — Howard Co. Fairgrounds — Cresco, IA.

(Follow Auction Signs on Hwy. 9 North on 7th St. West in Cresco)



LOCATION: Properties are located 3 miles South of Davis Corners (Jct. of US Hwy 63 & IA Hwy 9) then 1/2 mile East on 130th St. — Parcel 1 is on the north side of 130th and Parcel 2 is on the south side of 130th.

LEGAL DESCRIPTION:

Parcel 1 - SE1/4 Section 5, Township 98 North, Range 12 West of the 5th P.M. (Paris Twp).

Parcel 2 - (*abbreviated legal description*) NE¼, less building site, Section 8, Township 98 North, Range 12 West of the 5th P.M. (Paris Twp.)

METHOD OF SALE:

- Parcels will be sold individually
- Sellers reserve the right to refuse any and all bids.

SELLER: Albert Prochaska Farms, Inc.

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

SOIL TYPES: See soil maps on back for detail.

Parcel 1 Primary Soils: Clyde, Schley, Floyd, Oran, & Kenyon
Parcel 2 Primary Soils: Floyd, Clyde, Schley, & Dickinson

CSR: Parcel 1 = 73.2
Parcel 2 = 69.8

CSR SOURCE: AgriData, Inc. 2008. and Arcview

LAND DESCRIPTION: Parcel 1: Level to gently rolling. Cropland rated NHEL (Non-Highly Erodible Land). See Tile Map on page 3.

Parcel 2: Level to gently sloping. Cropland rated HEL (Highly Erodible Land) because of a small area of C slope that was in CRP at one time. No CRP at this time on Parcel 2.

CRP CONTRACT: Parcel 1: Contract #1364
5.8 acres @ \$133.95/ac until 9/30/2013. Buyer shall assume all rights and responsibilities of this contract.

BUILDINGS/IMPROVEMENTS: None

WELL INFORMATION: No wells

COMMENTS: An opportunity to purchase family-owned farmland offered at public sale for the first time in many decades.

INFORMATION ON PARCELS OFFERED:

Gross Acres: *(Parcel 2—Subject to bldg. site survey)
Taxable Acres:
Net Taxes:
Tax per Net Taxable Acre:

Parcel 1

160.0
150.0 (+ 5 Acres in Forest Reserve)
\$2,778.00
\$18.52

Parcel 2

155.0* (Estimated)
152.0* (Estimated)
\$2,752.00* (Estimated)
\$18.11*

FSA Data:

Farm Number 1345; Tract #1217
Crop Acres
Corn Base
Corn Yields
Bean Base
Bean Yields

Parcel 1

(Apportioned)
146.2 NHEL
73.5
Direct 139/C.C. 148
72.7
Direct 36/C.C. 43

Parcel 2

(Apportioned)
153.5 HEL
77.2
Direct 139/C.C. 148
76.3
Direct 36/C.C. 43

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 1, 2010. Final settlement will require wire transferred funds. Closing and possession will occur December 1, 2010, subject to the existing lease which expires March 1, 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:

Sterling Young
PO Box 1568, Mason City, IA 50402-1568
Telephone: 641-423-9531

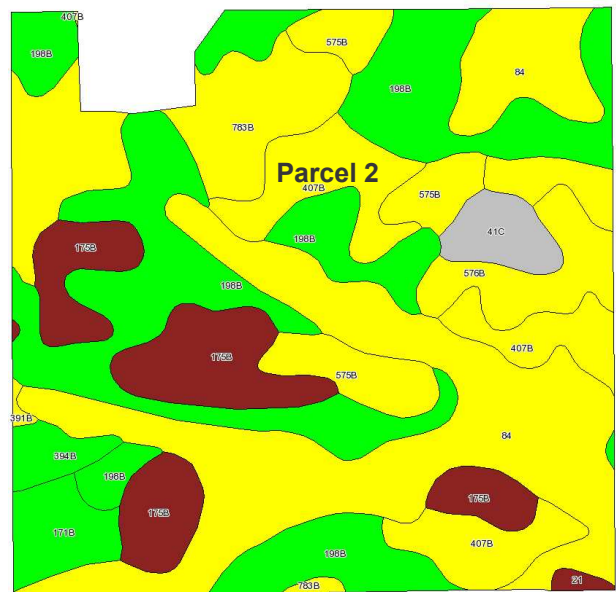
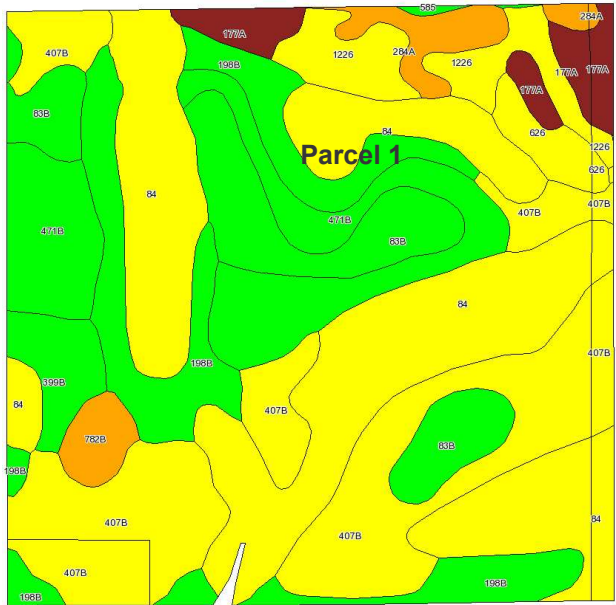
Marv Huntrods
PO Box 500, Nevada, IA 50201
Telephone: 800-593-5263

www.hfmgt.com



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.

AERIAL & SOIL MAPS



Code	Parcel 1 Soil Description	Acres	Percent of field	CSR Legend	CSR	Corn	Soybeans
84	Clyde silty clay loam	46.3	29.70%		73	183	49
407B	Schley silt loam, 1 to 4 percent slopes	34.6	22.10%		70	179	48
198B	Floyd loam, 1 to 4 percent slopes	19.4	12.50%		78	189	51
471B	Oran loam, 2 to 5 percent slopes	17.5	11.20%		78	189	51
83B	Kenyon loam, 2 to 5 percent slopes	14.1	9.00%		83	196	53
1226	Law ler loam, 24 to 40 inches to sand and gravel, 0 to 2 percent slope	7.1	4.50%		70	179	48
177A	Saude loam, 0 to 2 percent slopes	5.0	3.20%		63	169	46
399B	Readlyn loam, 2 to 5 percent slopes	3.6	2.30%		83	196	53
284A	Saude sandy loam, 0 to 2 percent slopes	3.5	2.30%		50	152	41
626	Hayfield loam, 0 to 2 percent slopes, rarely flooded	2.5	1.60%		65	172	46
782B	Donnan loam, 2 to 5 percent slopes	2.2	1.40%		50	152	41
585	Spillville-Colo complex	0.2	0.20%		85	199	54
Weighted Average					73.2	183.1	49.2

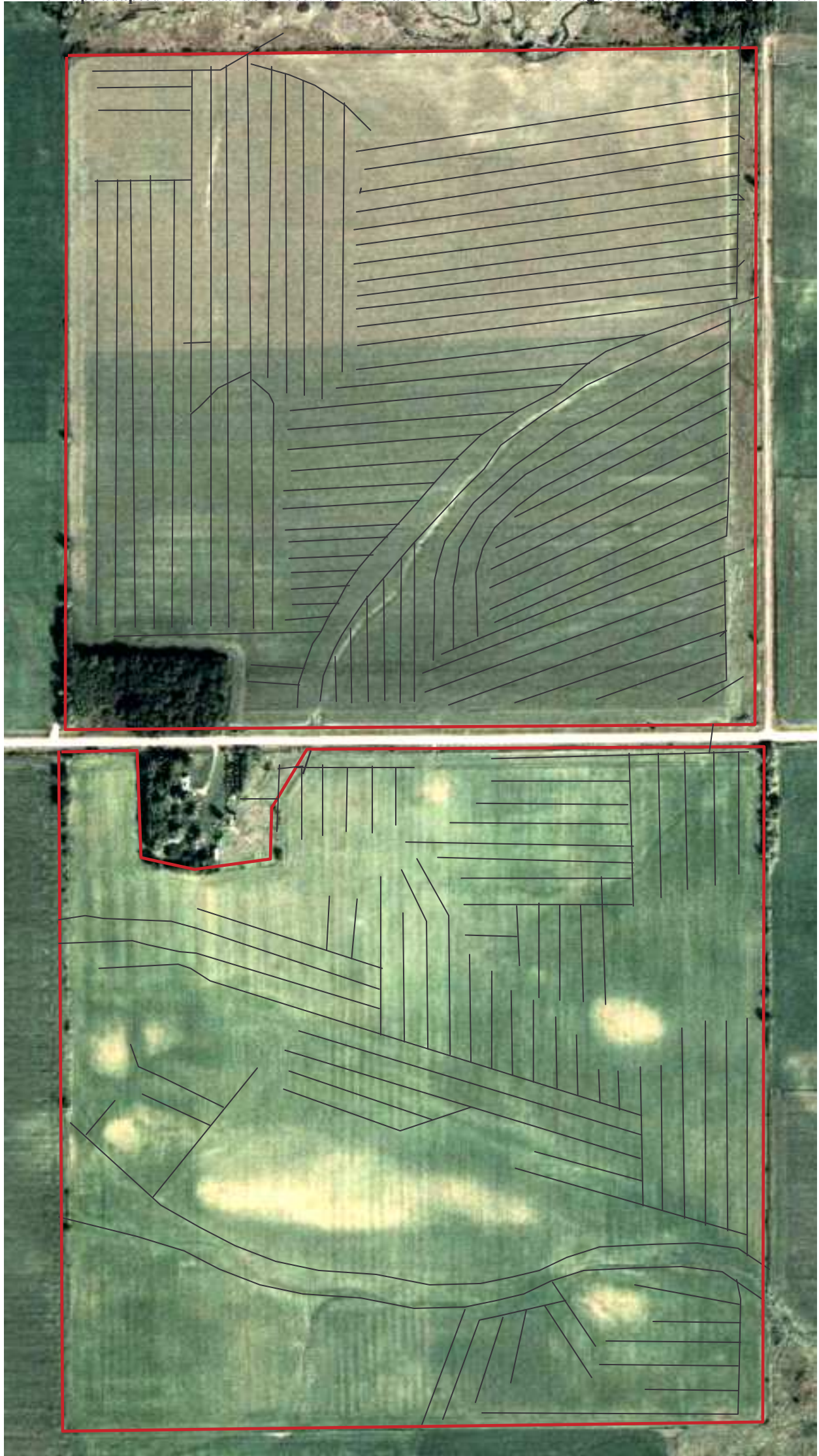
Code	Parcel 2 Soil Description	Acres	Percent of field	CSR Legend	CSR	Corn	Soybeans
198B	Floyd loam, 1 to 4 percent slopes	42.5	27.70%		78	189	51
84	Clyde silty clay loam	39.8	25.90%		73	183	49
407B	Schley silt loam, 1 to 4 percent slopes	16.6	10.80%		70	179	48
175B	Dickinson fine sandy loam, 2 to 5 percent slopes	16.5	10.70%		55	158	43
783B	Cresco loam, 2 to 5 percent slopes	14.3	9.30%		65	172	46
575B	Dickinson-Ostrander complex, 2 to 5 percent slopes	8.2	5.30%		67	174	47
576B	Dickinson-Racine complex, 2 to 5 percent slopes	5.7	3.70%		65	172	46
171B	Bassett loam, 2 to 5 percent slopes	3.9	2.60%		78	189	51
41C	Sparta loamy fine sand, 5 to 9 percent slopes	3.2	2.10%		25	118	32
394B	Ostrander loam, 2 to 5 percent slopes	2.1	1.30%		83	196	53
21	Muck, shallow	0.5	0.30%		60	165	45
391B	Clyde-Floyd complex, 1 to 4 percent slopes	0.2	0.10%		70	179	48
Weighted Average					69.8	178.2	47.9

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DRAINAGE MAPS

Tile maps adapted from available records of Howard Co. NRCS and drainage contractor Sovereigns, Inc.



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