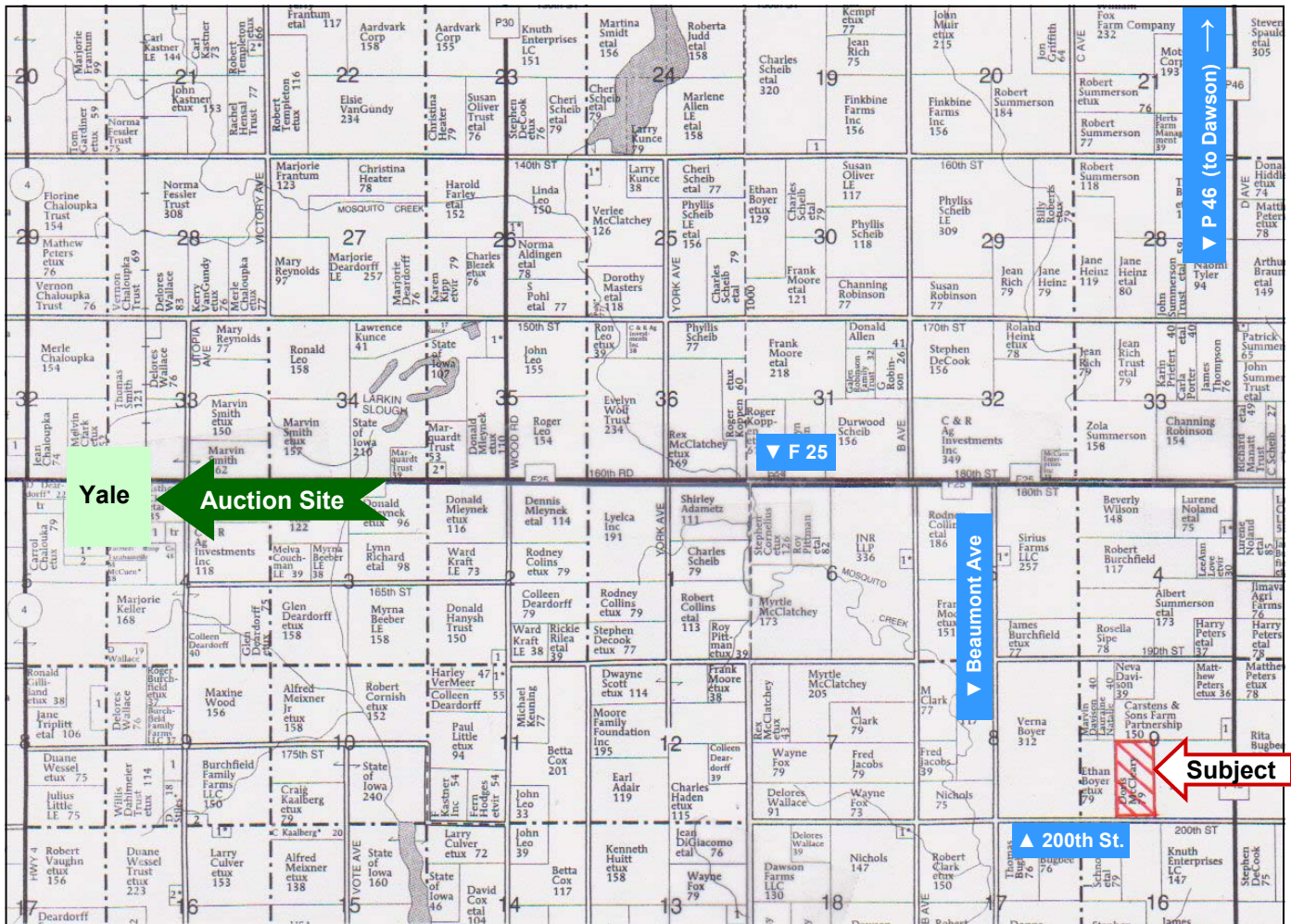


FARM REAL ESTATE AUCTION

80.0 Acres, m/l - Dallas County, Iowa
Thursday, September 9, 2010 at 10:00 a.m.

Sale held at the Yale Community Building
Yale, Iowa



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

LOCATION: 5½ miles southeast of Yale or 6½ miles southwest of Dawson on the north side of 200th St.

LEGAL DESCRIPTION: E½ SW¼ Section 9, Township 80, Range 29 (Lincoln Twp.)

METHOD OF SALE:

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

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

SOIL TYPES: Primary soils are Canisteo, Nicollet and Clarion. See soil maps on back for detail.

CSR: 85.3 **SOURCE:** Agri Data

LAND DESCRIPTION: Undulating to gently rolling

FSA DATA:

Farm Number: 1295, Tract 1606

Crop Acres: 78.4 NHEL

Base/Yields	Direct	Counter-Cyclical
-------------	--------	------------------

Corn Base:	39.6	132/132
------------	------	---------

Bean Base:	38.8	35/35
------------	------	-------

DRAINAGE: Natural plus some tile

BUILDINGS/IMPROVEMENTS: None

WATER/WELL INFORMATION: None

REAL ESTATE TAXES:

Payable in 2010 - 2011: \$2,930

Taxable Acres: 79

Tax per Acre: \$37.09

SELLER: Patricia Bohlmann Revocable Trust

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 18, 2010. Final settlement will require certified check or wire transfer. Closing and possession will occur November 18, 2010, subject to the existing lease which has been terminated and 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.

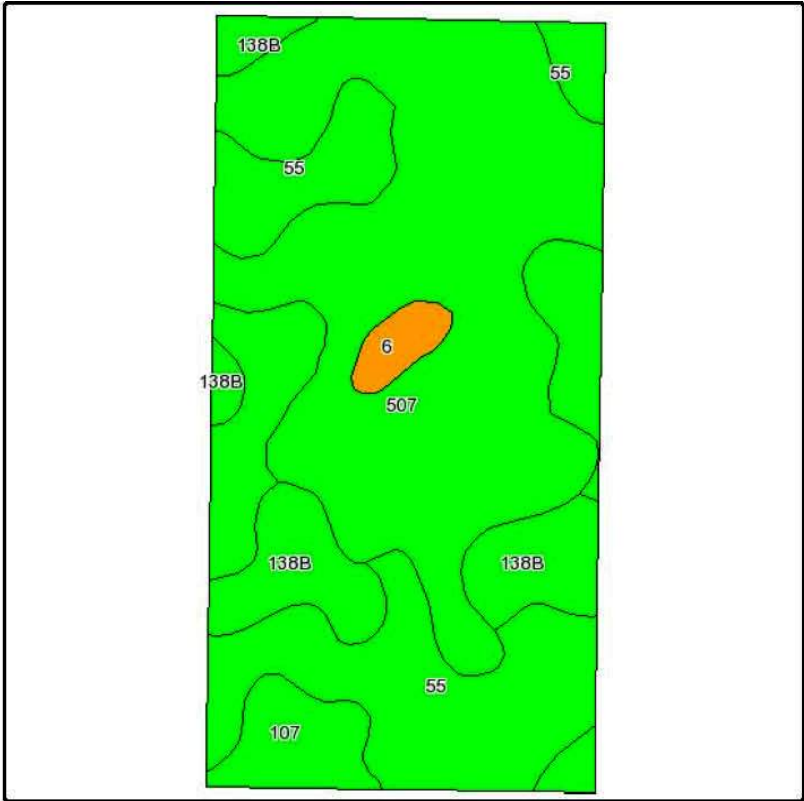
For additional information, contact Jerry Lage:

415 S. 11th St., Nevada, Iowa 50201
Telephone: 515-382-1500
www.hfmgt.com

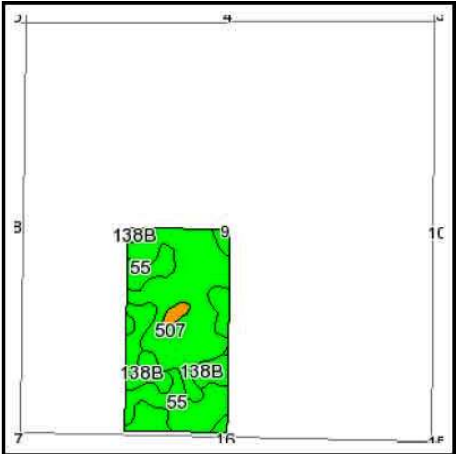


The information in this brochure is from sources deemed to be reliable but it cannot be guaranteed by Hertz Real Estate Services, Inc. or its staff.

AERIAL & SOIL MAPS



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: 009-080N-029W
Township: Lincoln
Acres: 78.4
Date: 7/27/2010



Maps provided by:



Code	Soil Description	Acres	Percent of field	CSR Legend	Non-Irr Class	CSR	Corn	Soybeans
507	Canisteo silty clay loam, 0 to 2 percent slopes	38.4	49.0%		IIw	82	196	53
55	Nicollet loam, 1 to 3 percent slopes	26.1	33.3%		I	92	209	56
138B	Clarion loam, 2 to 5 percent slopes	9	11.4%		Ile	84	198	53
107	Webster silty clay loam, 0 to 2 percent slopes	3.5	4.4%		IIw	87	202	55
6	Okoboji silty clay loam, 0 to 1 percent slopes	1.4	1.8%		IIIw	59	165	45
Weighted Average						85.3	200.1	53.9

WE ARE PLEASED TO OFFER THESE SERVICES

Sales • Acquisition • Auctions • Investment Analysis • Exchanging • Farm and Ranch Management • Appraisals