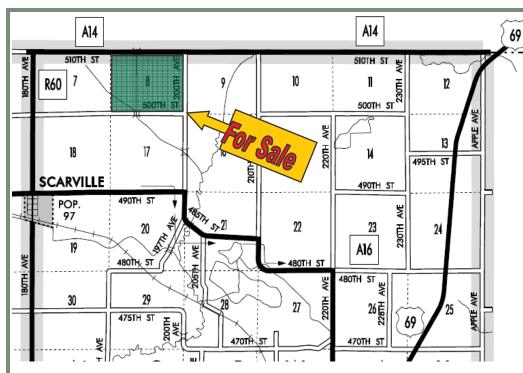


LAND FOR SALE

We Are Pleased to Present

463.61 Acres, m/l Norway Township - Winnebago Co., Iowa



LOCATION:

From Intersection of US Hwy 69 and A-14 on the IA-MN border, go W 4 miles on A-14. From Scarville, IA go 1.7 miles N on R-60 to A-14 and then 1 mile E.

LEGAL DESCRIPTION:

Frl. Section 8, Township 100 North, Range 23, West of the 5th P.M., Norway Township, Winnebago County, Iowa.

PRICE/TERMS:

\$1,650,000 - \$3,559.05/Acre 10% Down with balance due in cash at closing. Settlement to be before December 31, 2010.

POSSESSION: Possession after 2010 grain crops have been harvested. Farm is operating under a 75/25 Modified Crop Share Lease in 2010. Lease will be terminated effective March 1, 2011.

REAL ESTATE TAXES: Payable in 2009-10 463.61 Taxable Acres - \$6,858.00 or \$14.79/Acre

FSA DATA: FSA Farm #: 3881 Tracts 2880 & 2881 Combined

			Difect Payment	Counter Cyclical
Cropland Acres: 480.7	<u>Crop</u>	Base Acres	<u>Yield</u>	Payment Yield
Effective Cropland Acres: 433.3	Corn	305.3	115 Bu./Ac.	115 Bu./Ac.
	Beans	127.7	28 Bu./Ac.	28 Bu./Ac.

CRP Acres: 47.4 in 3 Contracts: #1685—18.3 Ac. \$3,260/Yr. until 9/30/2023 #1686— 9.1 Ac. \$1,627/Yr. until 9/30/2023

#1188—20.0 Ac. \$2,744/Yr. until 9/30/2017

SOIL TYPES: Primary soils are Mayer, Ridgeport, and Linder. CSR of 52.8 per AgriData, Inc. See soil map on back for details.

TOPOGRAPHY/DRAINAGE: Level to gently sloping. Drainage ditch provides outlet for tile. Tile maps available upon request.

For additional information, contact Sterling Young at PH: 641-423-9531 2800 4th Street SW, Ste. #7, Mason City, IA 50401-1596 E-Mail: syoung@mc.hfmgt.com Website: www.hfmgt.com

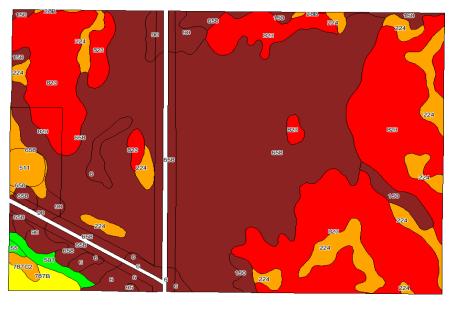
The information gathered for this brochure is from sources deemed reliable, but cannot be guaranteed by Hertz Real Estate Services or its staff.

REID # 020-0296

2009 AERIAL PHOTO



SOIL MAP & KEY



Code	Soil Description	Acres	CSR	Corn	Beans
658	Mayer loam	234.2	62	173	47
823	Ridgeport sandy loam	152.7	37	139	38
224	Linder loam	35.1	50	157	42
90	Okoboji mucky silt loam	14.1	59	169	46
6	Okoboji silty clay loam	13.6	57	166	45
150	Hanska loam	12.0	58	167	45
511	Blue Earth mucky silt loam	7.2	54	162	44
787B	Vinje silty clay loam	5.0	66	178	48
507	Canisteo clay loam	3.7	78	194	52
787C2	Vinje silty clay loam	1.9	50	157	42
55	Nicollet loam	0.6	88	208	56
95	Harps loam	0.3	62	173	47
28B	Dickman sandy loam	0.3	36	138	37
Weighted Average			52.8	161	43.6