



**340 Tower Park Drive P.O. Box 2396
Waterloo, IA 50704-2396
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WE ARE PLEASED TO PRESENT FARMLAND AUCTION

**306 Acres m/l
Buchanan County, Iowa**

OWNER: John A. White Family Trust and
Kaye White Revocable Trust

AUCTION TIME AND LOCATION: Tuesday, June 15,
10:00 a.m. at Heartland Acres, 2600 Swan Lane Blvd.
Independence, Iowa

FARM DIRECTIONS: Farm is on the north end of
Independence city limits and a half mile east of Highway
150. Look for Hertz signs.

RE TAXES: 2008-2009, payable 2009-2010, (Estimated)
Field A - \$1,586 net, on 73 taxable acres m/l.
Field B - \$1,706 net, on 83 taxable acres m/l.
Fields A & B - \$3,292 net, on 156 taxable acres m/l.
Field C - \$2,900 net, on 150 taxable acres m/l.
Fields A, B & C - \$6,192 net, on 306 taxable acres m/l.

POSSESSION/CLOSING: Negotiable, on or before
December 1, 2010. Buyers will have the right to access
cropland for purposes of tillage, fertilizer/chemical
application prior to closing.

FSA INFO: #5251 - Total Cropland 289.3

Crop	Base Acres	Direct Payment Yield	Counter Cyclical Payment Yield
Corn	148.1	136	136
Beans	106.9	34	34
Wheat	32.3	37	37

DRAINAGE: Extensive amount of tile installed. Maps
available upon request.

SOILS: Soil map included.

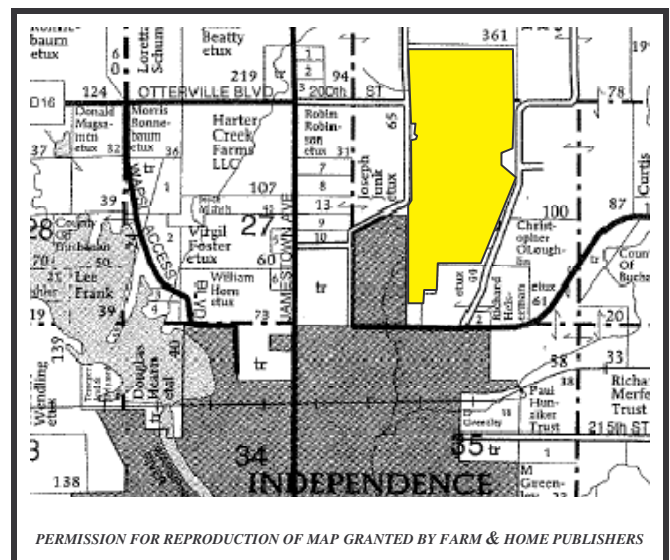
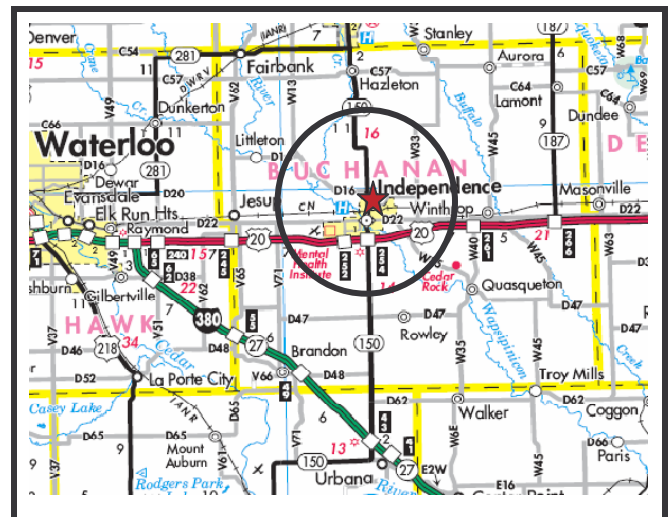
AVERAGE CSR: Field A – 84.1, Field B – 84.0, Fields
A&B- 84.1, Field C- 78.9, Fields A, B & C combined – 81.5

BUILDINGS: None

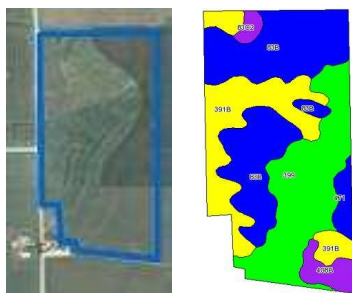
METHOD OF SALE: The bids will be dollars per acre
and will be multiplied by the acres in each parcel to
determine the total sales price. Sellers reserve the right to
refuse any or all bids.

This property will sell in the manner resulting in the
highest total price.

TERMS: Highest bidders for each parcel of real estate to
pay 10% of the purchase price to Hertz Real Estate Trust
Account the day of the sale. Successful bidders are
purchasing with NO contingencies of any kind and must
be prepared for cash settlement of their purchase. Final
settlement and payments of the balance of purchase price
by cashier's check or wire transfer at closing.



*The information gathered for this brochure is from sources deemed reliable,
but cannot be guaranteed by Hertz Farm Management, Inc. or its staff.*



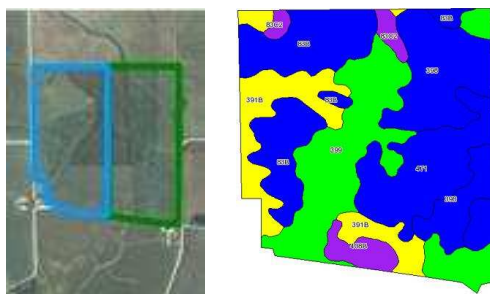
Parcel 1 – Field A – 73 acres m/l – 84.1 CSR

Code	Soil Description	Acres	Percent of field	CSR Legend	Non-Irr Class	CSR	Corn	Soybeans
83B	Kenyon loam, 2 to 5 percent slopes	28.8	38.4%		Ile	86	202	55
399	Readlyn loam, 1 to 3 percent slopes	21.9	29.2%		I	91	209	56
391B	Clyde-Floyd complex, 1 to 4 percent slopes	17.6	23.5%		Ilw	76	189	51
408B	Olin fine sandy loam, 2 to 5 percent slopes	3.2	4.3%		Ile	67	176	48
471	Oran loam, 1 to 3 percent slopes	2.3	3.1%		I	86	202	55
83C2	Kenyon loam, 5 to 9 percent slopes, moderately eroded	1.2	1.6%		Ille	69	179	48
Weighted Average						84.1	199.7	54



Parcel 2 – Field B – 83 acres m/l – 84.0 CSR

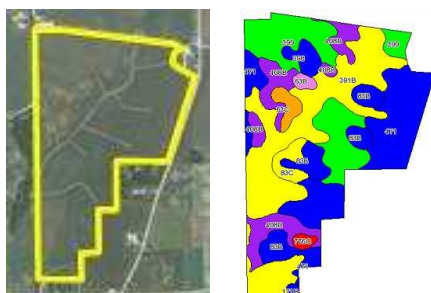
Code	Soil Description	Acres	Percent of field	CSR Legend	Non-Irr Class	CSR	Corn	Soybeans
398	Tripoli clay loam, 0 to 2 percent slopes	29.2	38.7%		Ilw	81	195	53
471	Oran loam, 1 to 3 percent slopes	22.8	30.4%		I	86	202	55
399	Readlyn loam, 1 to 3 percent slopes	15.4	20.6%		I	91	209	56
391B	Clyde-Floyd complex, 1 to 4 percent slopes	3.2	4.2%		Ilw	76	189	51
83C2	Kenyon loam, 5 to 9 percent slopes, moderately eroded	2	2.7%		Ille	69	179	48
83B	Kenyon loam, 2 to 5 percent slopes	1.5	2.1%		Ile	86	202	55
408B	Olin fine sandy loam, 2 to 5 percent slopes	1	1.4%		Ile	67	176	48
Weighted Average						84	199.4	54



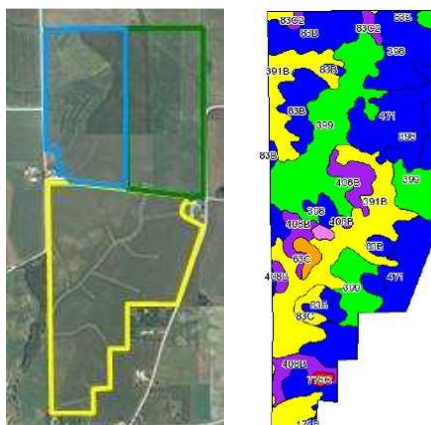
Parcel 3 – Fields A & B – 156 acres m/l – 84.1 CSR

Code	Soil Description	Acres	Percent of field	CSR Legend	Non-Irr Class	CSR	Corn	Soybeans
399	Readlyn loam, 1 to 3 percent slopes	37.7	25.1%		I	91	209	56
83B	Kenyon loam, 2 to 5 percent slopes	30.1	20.1%		Ille	86	202	55
398	Tripoli clay loam, 0 to 2 percent slopes	28.6	19.1%		Ilw	81	195	53
471	Oran loam, 1 to 3 percent slopes	25.3	16.9%		I	86	202	55
391B	Clyde-Floyd complex, 1 to 4 percent slopes	20.8	13.7%		Ilw	76	189	51
408B	Olin fine sandy loam, 2 to 5 percent slopes	4.6	3.1%		Ile	67	176	48
83C2	Kenyon loam, 5 to 9 percent slopes, moderately eroded	3.2	2.1%		Ille	69	179	48
Weighted Average						84.1	199.6	54

Parcel 4 – Field C – 150 acres m/l – 78.9 CSR



Code	Soil Description	Acres	Percent of field	CSR Legend	Non-Irr Class	CSR	Corn	Soybeans
391B	Clyde-Floyd complex, 1 to 4 percent slopes	46.3	29.9%		Ilw	76	189	51
471	Oran loam, 1 to 3 percent slopes	34.4	22.2%		I	86	202	55
399	Readlyn loam, 1 to 3 percent slopes	29.4	18.9%		I	91	209	56
408B	Olin fine sandy loam, 2 to 5 percent slopes	18.1	11.7%		Ile	67	176	48
83B	Kenyon loam, 2 to 5 percent slopes	12.9	8.3%		Ille	86	202	55
83C	Kenyon loam, 5 to 9 percent slopes	3.9	2.5%		Ille	71	182	49
398	Tripoli clay loam, 0 to 2 percent slopes	3.7	2.4%		Ilw	81	195	53
63C	Chelsea loamy fine sand, 5 to 9 percent slopes	3	1.9%		IVs	21	114	31
63B	Chelsea loamy fine sand, 2 to 5 percent slopes	1.3	0.9%		IVs	36	135	36
776C	Lilah sandy loam, 2 to 9 percent slopes	1.3	0.9%		IVs	8	97	26
171B	Bassett loam, 2 to 5 percent slopes	0.8	0.5%		Ile	81	195	53
Weighted Average						78.9	192.7	52.1



Parcel 5 – Fields A, B & C – 306 acres m/l – 81.5 CSR

Code	Soil Description	Acres	Percent of field	CSR Legend	Non-Irr Class	CSR	Corn	Soybeans
399	Readlyn loam, 1 to 3 percent slopes	69.4	22.8%		I	91	209	56
391B	Clyde-Floyd complex, 1 to 4 percent slopes	68.2	22.4%		Ilw	76	189	51
471	Oran loam, 1 to 3 percent slopes	56.4	18.5%		I	86	202	55
83B	Kenyon loam, 2 to 5 percent slopes	43.9	14.4%		Ille	86	202	55
398	Tripoli clay loam, 0 to 2 percent slopes	31.9	10.4%		Ilw	81	195	53
408B	Olin fine sandy loam, 2 to 5 percent slopes	22	7.2%		Ile	67	176	48
83C	Kenyon loam, 5 to 9 percent slopes	3.9	1.3%		Ille	71	182	49
83C2	Kenyon loam, 5 to 9 percent slopes, moderately eroded	3.1	1.0%		Ille	69	179	48
63C	Chelsea loamy fine sand, 5 to 9 percent slopes	3	1.0%		IVs	21	114	31
776C	Lilah sandy loam, 2 to 9 percent slopes	1.3	0.4%		IVs	8	97	26
63B	Chelsea loamy fine sand, 2 to 5 percent slopes	1.3	0.4%		IVs	36	135	36
171B	Bassett loam, 2 to 5 percent slopes	0.8	0.2%		Ile	81	195	53
Weighted Average						81.5	196	53

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