

FARM REAL ESTATE AUCTION

115 Acres, m/l- Story County, Iowa
Offered in 2 Tracts (80 Ac. & 35 Ac.) and in Combination
Friday, April 9, 2010 at 10:00 a.m.

Sale held at Gates Memorial Hall • 825 15th St., Nevada, Iowa 50201

LOCATION: Go one mile east of Nevada on Hwy. 30; south 3 miles on S-27; one mile west on 272nd St. and then 1½ miles south on 640th Ave.

LEGAL DESCRIPTION:

Parcel 1 - 80 Ac. m/l: S½ SW¼ Sec. 4, T82N, R22W of the 5th P.M. (Indian Creek Twp.)

Parcel 2 - 35 Ac. m/l: NW¼ NW¼ Sec. 9 EXCEPT Acreage of 4.25 acres, m/l, (subject to survey), all in T82N, R22W of the 5th P.M. (Indian Creek Twp.)

METHOD OF SALE:

- To be offered as Parcel 1, then Parcel 2 and then combination of Parcel 1 and Parcel 2. The real estate will sell in the manner resulting in the highest total price.
- Buyer of Parcel 2 will have First Right of Refusal to purchase acreage, which is not being auctioned.
- Sellers reserve the right to refuse any and all bids.

SELLER: Grace Erickson, et al

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

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

CSR: Parcel 1 - 83.6; Parcel 2 - 77.0

SOURCE: AgriData, Inc. 2008

LAND DESCRIPTION:

Parcel 1 - Level to moderately sloping
Parcel 2 - Level to moderately steep

DRAINAGE: Natural, plus tile

WATER/WELL INFORMATION: Rural water on east side of 640th Ave. and to acreage along 295th St.

LEASE: Open lease for 2010

REAL ESTATE TAXES:

	Parcel 1	Parcel 2
Payable in 2009-2010:	\$1,396.00	500.00*
Taxable Acres:	79.0	33.0*
Tax per Acre:	\$17.67	\$15.15*

*Estimated, subject to survey and acreage split off

FSA DATA (BOTH TRACTS):

Farm Number: 678 / 864 Crop Acres: 102.8 (HEL)

Base/Yields Direct Counter-Cyclical

Corn Base: 53.0 113 124

Bean Base: 49.8 31 37

If the property is sold in tracts, FSA cropland and base acres for individual tracts will be determined by local FSA office.

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 May 10, 2010. Final settlement will require certified check or wire transfer. Closing will occur May 10, 2010. Taxes will be prorated to May 10, 2010. Possession upon signing of Purchase Agreement.

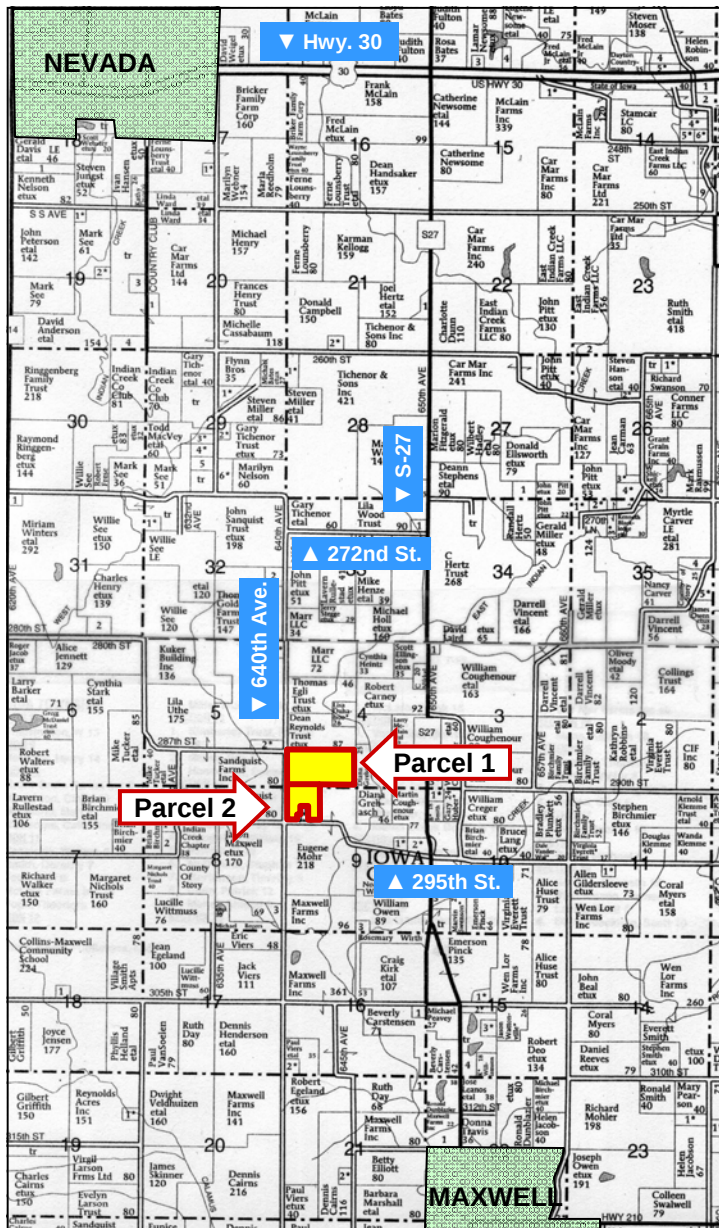
ANNOUNCEMENTS: Information provided herein was obtained from sources deemed reliable but the Auctioneer makes no guarantees as to its accuracy. Prospective bidders are urged to fully inspect the property and to rely on their own conclusions. Announcements made the day of the auction will take precedence 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 Marv Huntrods

PO Box 500 • Nevada, IA 50201
Telephone: 515-382-1500
www.hfmgt.com

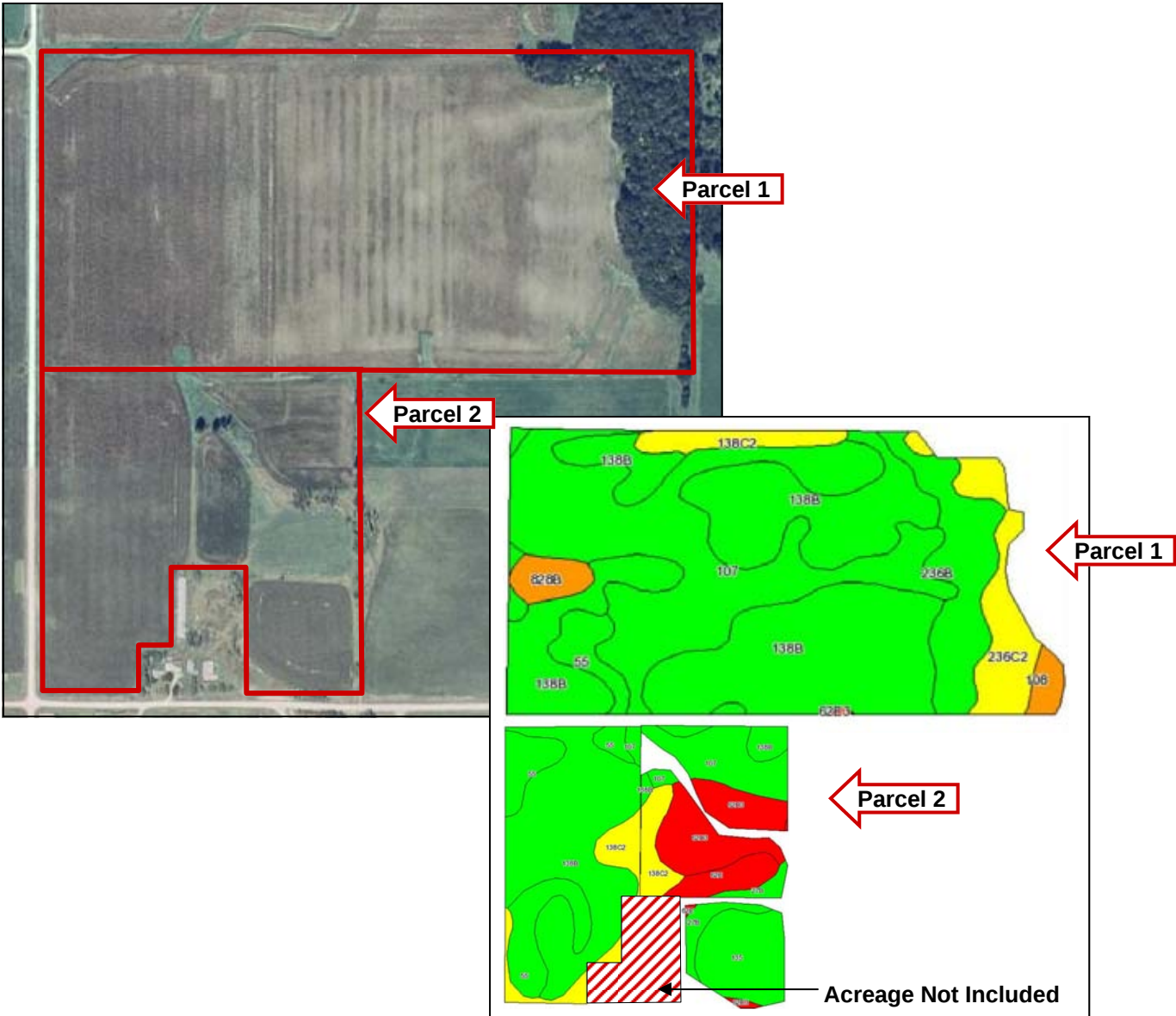


The information in this brochure is from sources deemed to be reliable but it cannot be guaranteed by Hertz Real Estate Services, Inc. or its staff.



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

AERIAL & SOIL MAPS



PARCEL 1 Acres: 71.8, m/l Average CSR: 83.6

Code	Soil Description	Acres	Percent of field	CSR Legend	Non-Irr Class	CSR	Corn	Soybeans
138B	Clarion loam, 2 to 5 percent slopes	31.6	44.1%		Ile	86	206	56
107	Webster clay loam, 0 to 2 percent slopes	22	30.7%		IIw	89	210	57
236B	Lester loam, 2 to 5 percent slopes	6.7	9.3%		Ile	81	199	54
236C2	Lester loam, 5 to 9 percent slopes, moderately eroded	4.8	6.7%		IIIe	63	175	47
55	Nicollet loam, 1 to 3 percent slopes	2.2	3.1%		I	94	217	59
138C2	Clarion loam, 5 to 9 percent slopes, moderately eroded	1.9	2.6%		IIIe	68	182	49
828B	Zenor sandy loam, 2 to 5 percent slopes	1.6	2.2%		IIIe	52	160	43
108	Wadena loam, 24 to 32 inches to sand and gravel, 0 to 2 percent slopes	0.9	1.3%		IIs	57	167	45
62E3	Storden loam, 14 to 18 percent slopes, severely eroded	0.1	0.1%		VIe	28	128	35
Weighted Average						83.6	202.8	55

PARCEL 2 Acres: 31.0, m/l Average CSR: 77.0

Code	Soil Description	Acres	Percent of field	CSR Legend	Non-Irr Class	CSR	Corn	Soybeans
138B	Clarion loam, 2 to 5 percent slopes	11	35.2%		Ile	86	206	56
55	Nicollet loam, 1 to 3 percent slopes	4	12.9%		I	94	217	59
62D3	Storden loam, 9 to 14 percent slopes, severely eroded	3.9	12.7%		IVe	39	143	39
135	Coland clay loam, 0 to 2 percent slopes	3.4	11.1%		IIw	84	203	55
107	Webster clay loam, 0 to 2 percent slopes	3.2	10.2%		IIw	89	210	57
138C2	Clarion loam, 5 to 9 percent slopes, moderately eroded	3	9.6%		IIIe	68	182	49
62E	Storden loam, 14 to 18 percent slopes	1.3	4.3%		IVe	33	135	36
27B	Terril loam, 2 to 5 percent slopes	1.1	3.7%		Ile	86	206	56
62E3	Storden loam, 14 to 18 percent slopes, severely eroded	0.1	0.3%		VIe	28	128	35
Weighted Average						77	193.9	52.6



Maps provided by:

©AgriData, Inc 2008
www.AgriDataInc.com

FSA borders on soil maps were provided by the Farm Service Agency as of May 23, 2008. Borders were adjusted to allow for survey of acreage site. Soils data provided by USDA and NRDS.



WE ARE PLEASED TO OFFER THESE SERVICES
Sales • Acquisition • Auctions • Investment Analysis • Exchanging • Farm and Ranch Management • Appraisals