

FARM REAL ESTATE AUCTION

116.15 Acres, m/l - Story County, Iowa

Wednesday, January 16, 2013 at 10:00 a.m.

Sale held at the Moose Lodge

644 W 190th St., Ames, IA 50010

LOCATION: 1 mile north of Ames on west side of Hwy. 69.

LEGAL DESCRIPTION: E½ SE¼ Part of Parcel "N" and W½ SE¼ Except Tract, all in Section 15, Township 84 North, Range 24 West of the 5th p.m. (Franklin Twp.) *Exact legal to be taken from abstract.*

METHOD OF SALE:

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

SELLER: William C. and Barbara E. Fulcher

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

SOIL TYPES & PRODUCTIVITY:

Primary soils are Webster, Clarion and Nicollet. See soil map on back for detail.

- **CSR** 79.7 per County Assessor, based on net taxable acres
- **CSR:** 80.7 per AgriData, Inc. 2012, based on FSA crop acres

LAND DESCRIPTION: Level to moderately sloping

DRAINAGE: Natural plus tile. No maps available at this time.

BUILDINGS/IMPROVEMENTS: None

REAL ESTATE TAXES:

Taxes Payable 2012-2013: \$3,094

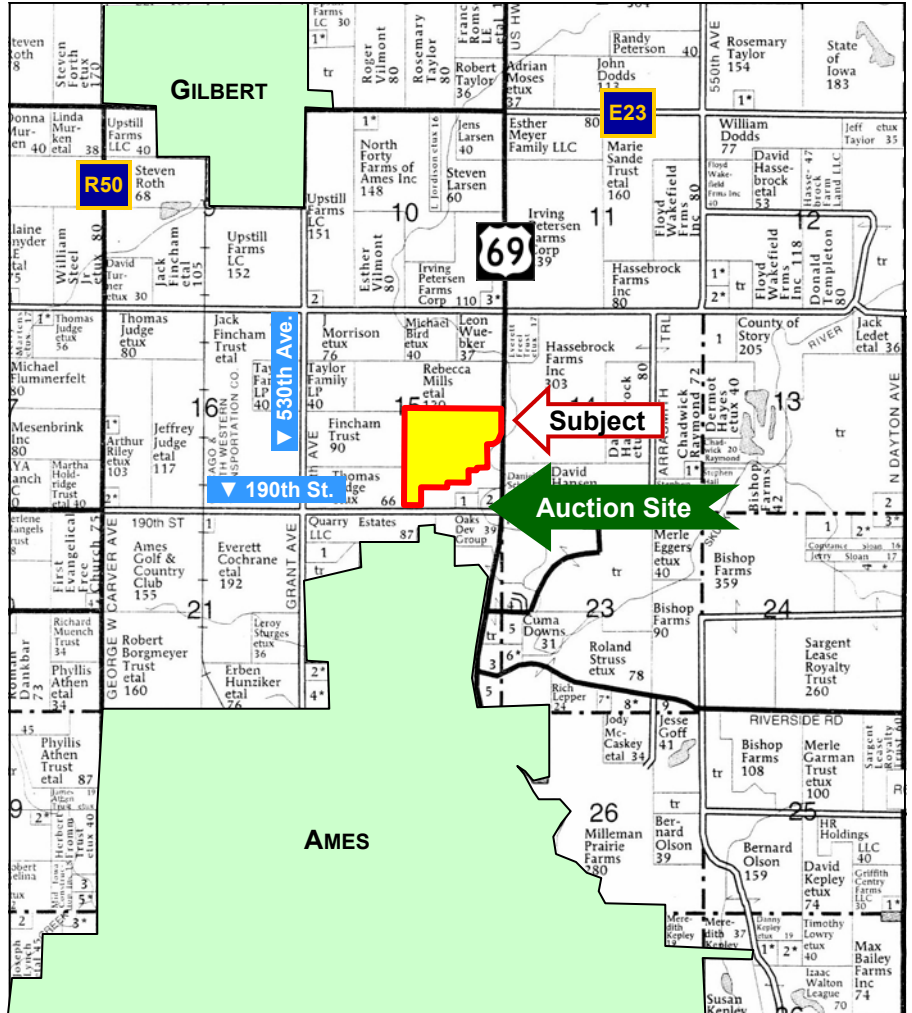
Taxable Acres: 114.45

Tax per Acre: \$27.03

LEASE: Excellent cash rent lease in place for 2013. Call agent for details.

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 February 19, 2013. Final settlement will require certified check or wire transfer. Closing and possession will occur February 19, 2013, subject to the existing cash lease which expires February 28, 2014. Taxes will be prorated to January 1, 2013.

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.



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FSA DATA:

Farm Number 6259, Tract 11273

Crop Acres: 112.1 NHEL (Non-Highly Erodible Land), including 0.7 ac. in CRP

Base/Yields	Direct	Counter-Cyclical
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Corn Base: 72.4	119	119
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Bean Base: 35.9	30	30
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CRP CONTRACT: 0.7 acres enrolled in CRP contract pays \$113 annually and expires 9/30/2014.

For additional information, contact:

Marv Huntrods
(MarvH@Hertz.ag)

Randy Hertz
(Randy.Hertz@Hertz.ag)

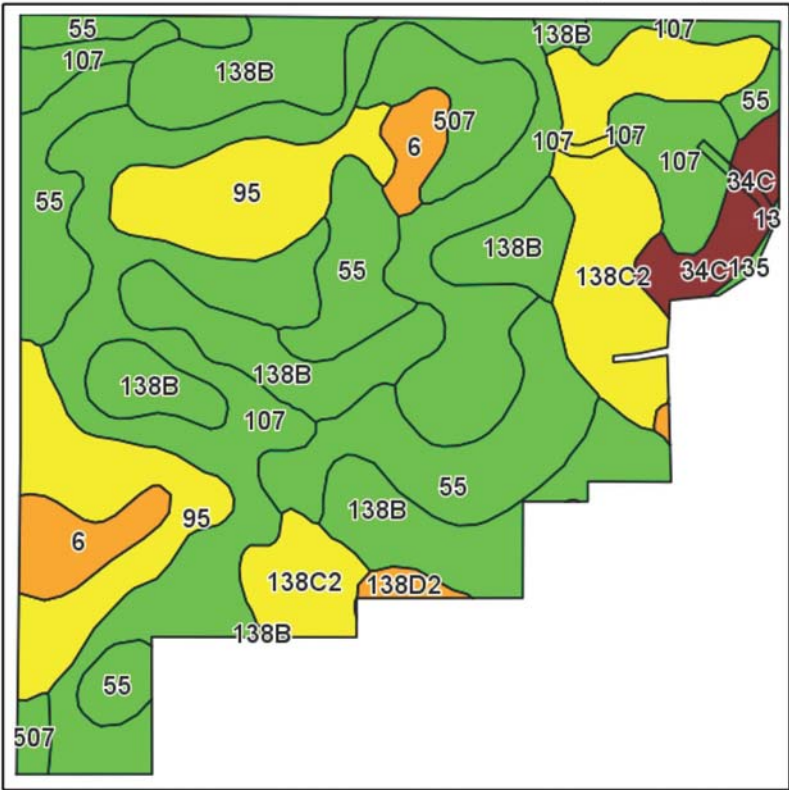
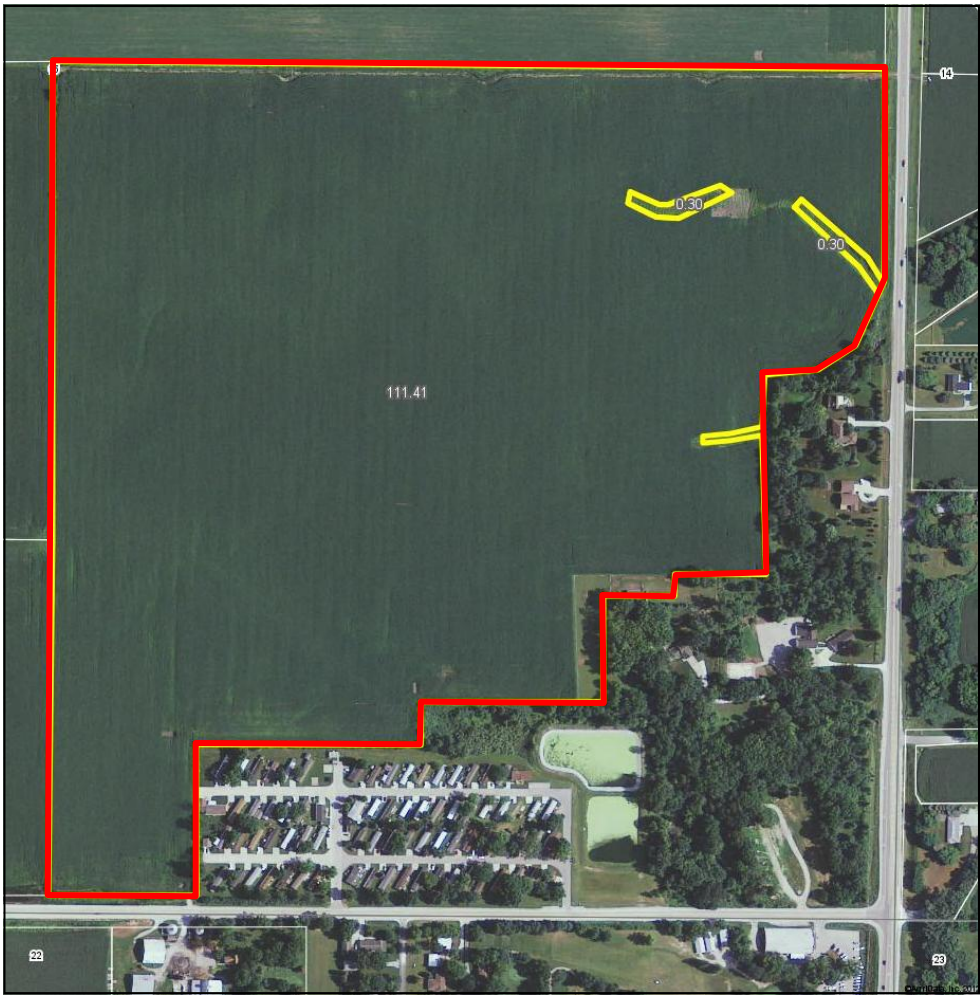
415 S. 11th St., PO Box 500, Nevada, IA 50201-0500
Telephone: 515-382-1500 or 800-593-5263

www.Hertz.ag

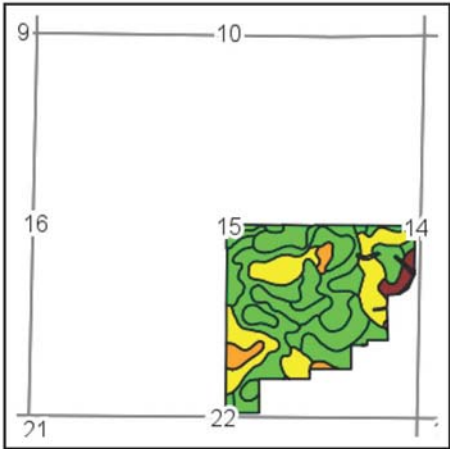


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AERIAL & SOIL MAPS



Field borders provided by Farm Service Agency as of 5/21/2008.
Soils data provided by USDA and NRCS.



State: Iowa
County: Story
Location: 15-84N-24W
Township: Franklin
Acres: 112
Date: 12/12/2012



Maps provided by:



Code	Soil Description	Acres	Percent of field	CSR Legend	Non-Irr Class	CSR*
107	Webster clay loam, 0 to 2 percent slopes	33.1	29.6%		IIw	89
138B	Clarion loam, 2 to 5 percent slopes	20.7	18.5%		IIe	86
55	Nicollet loam, 1 to 3 percent slopes	18.9	16.9%		I	94
95	Harps loam, 1 to 3 percent slopes	13.4	12.0%		IIw	66
138C2	Clarion loam, 5 to 9 percent slopes, moderately eroded	13.1	11.7%		IIIe	68
507	Canisteo clay loam, 0 to 2 percent slopes	4.7	4.2%		IIw	84
6	Okoboji silty clay loam, 0 to 1 percent slopes	4.1	3.7%		IIIw	59
34C	Estherville sandy loam, 2 to 9 percent slopes	3	2.7%		IVe	14
138D2	Clarion loam, 9 to 14 percent slopes, moderately eroded	0.8	0.7%		IIIe	58
135	Coland clay loam, 0 to 2 percent slopes	0.2	0.2%		IIw	84
Weighted Average						80.7

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