

FARM REAL ESTATE AUCTION

80 Acres, m/l - Mitchell County, Iowa

Friday, November 2, 2012 at 1:00 p.m.

Sale held at the St. Ansgar American Legion

137 W. 4th St., St. Ansgar, Iowa

LOCATION: One mile south of St. Ansgar on T26, 2 miles west on 410th St., then 1/4 mile south on Dancer Ave.

LEGAL DESCRIPTION: S½ NW¼ Section 34, T-99-N, R-18-W of the 5th P.M., (Newburg Twp.)

METHOD OF SALE:

- Parcel will be sold as single tract of land.
- Seller reserves the right to refuse any and all bids.

SELLER: Kermit Dieterich, Randall Andersen, Jennifer Paddick

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

SOIL TYPES & PRODUCTIVITY: Primary soils are Atkinson and Ostrander. See soil maps on back for detail.

- **CSR:** 83.37 per County Assessor, based on net taxable acres
- **CSR:** 84.3 per AgriData, Inc. 2012, based on FSA crop acres
- **CSR2:** 73.7 per AgriData, Inc. 2012, based on FSA crop acres (see back for CSR/CSR2 information)

LAND DESCRIPTION: Level to gently sloping

DRAINAGE: Drainage District #10. Natural plus private tile.

BUILDINGS/IMPROVEMENTS: Outbuildings and cribs

WATER/WELL INFORMATION: None known

REAL ESTATE TAXES:

Taxes Payable 2012-2013 \$1,722

Taxable Acres: 79

Tax per Acre: \$21.80

FSA DATA:

Farm Number 682, Tract 1149

Crop Acres: 73.7 NHEL

Base/Yields	Direct/Counter-Cyclical
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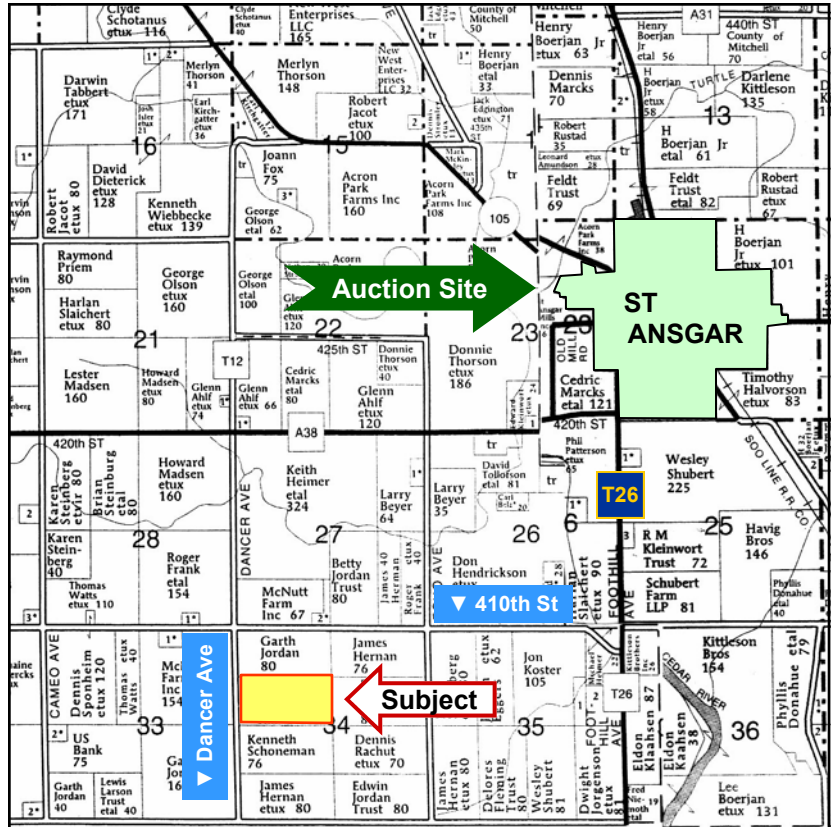
Corn Base: 38.4	114/127
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Bean Base: 34.0	34/41
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Oat Base: 1.3	64/56
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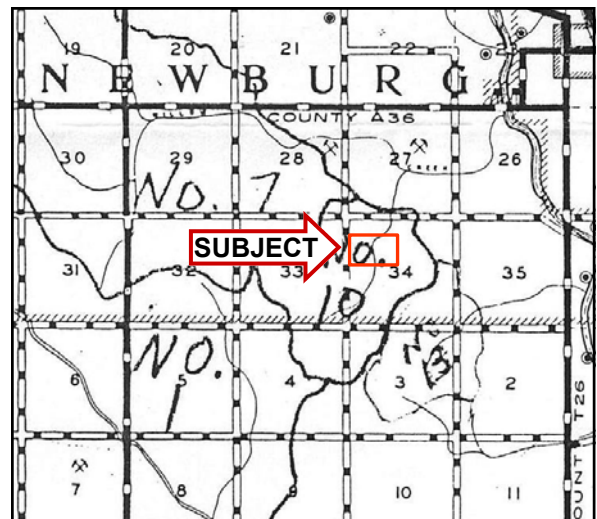
TERMS AND POSSESSION: 10% down payment required the day of sale. Successful bidders are purchasing with no financing contingencies and must be prepared for cash settlement of their purchase on December 7, 2012. Final settlement will require certified check or wire transfer. Closing and possession will occur December 7, 2012, subject to the existing lease which expires March 1, 2013. 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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DRAINAGE MAP



For additional information, contact Marv Hüntrods:

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Telephone: 515-382-1500 or 800-593-5263
www.Hertz.ag



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AERIAL & SOIL MAPS

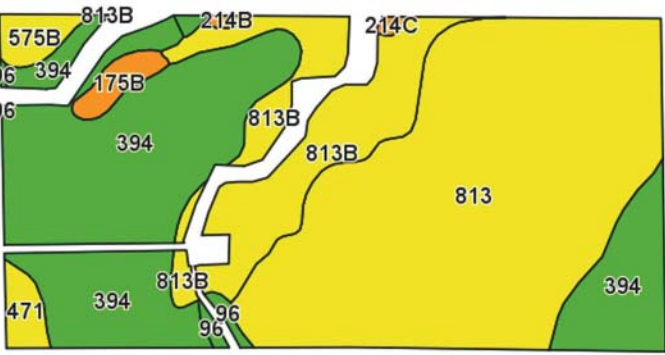
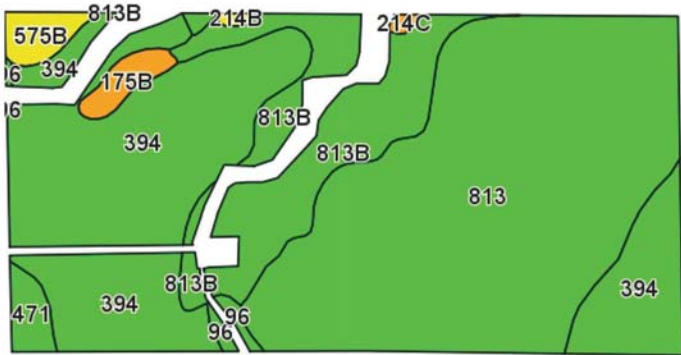


Maps provided by:
surety
CUSTOMIZED ONLINE MAPPING
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CSR/CSR2 UPDATE: The State of Iowa has historically used Corn Suitability Rating (**CSR**) as its soil productivity index. To better recognize soil type variability, the USDA Natural Resources Conservation Services (NRCS) is in the process of reclassifying soil map units in various Iowa counties. In recognition of this change and in an effort to make the CSR more consistent across the state, Iowa State University has developed a new formula called **CSR2**, which does not directly correlate to the previous CSR values, but *replaces* them. There may be a significant difference between the old CSR value and the new CSR2 value on any given farm. We are providing both CSR and CSR2 soil maps during this transition period to illustrate any changes. For additional information regarding CSR2, please see the link on our website at www.HERTZ.ag.

CSR

CSR2



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

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Code	Soil Description	Non-Irr Class	AC	% of Field	CSR Legend	CSR	CSR2 Legend	CSR2
813	Atkinson loam, 0 to 2 percent slopes	I	34.4	46.7%		85		69
394	Ostrander loam, 0 to 2 percent slopes	I	24.6	33.3%		88		86
813B	Atkinson loam, 2 to 5 percent slopes	Ile	10.5	14.2%		80		64
575B	Dickinson-Ostrander complex, 2 to 5 percent slopes	IIle	1.2	1.6%		65		66
175B	Dickinson fine sandy loam, 2 to 5 percent slopes	IIle	1	1.4%		55		48
471	Oran loam, 0 to 2 percent slopes	I	1	1.4%		83		79
96	Turlin silt loam, 0 to 2 percent slopes	IIw	0.5	0.7%		85		83
214C	Rockton loam, moderately deep, 5 to 9 percent slopes	IIle	0.2	0.2%		45		41
27	Terril loam, 0 to 2 percent slopes	I	0.2	0.2%		92		88
214B	Rockton loam, moderately deep, 2 to 5 percent slopes	Ile	0.1	0.2%		65		46
Weighted Average						84.3		73.7

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