

FARM REAL ESTATE AUCTION

140 Acres, m/l - Worth County, Iowa

Tuesday, October 23, 2012 at 2:00 P.M.

Sale held at the Kensett Community Center

300 Willow Street, Kensett, Iowa

LOCATION: 5 miles northeast of Hanlontown or 20 miles northwest of Mason City.

LEGAL DESCRIPTION: SE1/4 except parcel deeded to State for highway, Section 8, T98, R21, Danville Township, Worth County, Iowa.

METHOD OF SALE:

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

SELLER: Thomas and Polly Tatton, Trustees for Thomas and Polly Tatton Revocable Trust and Doris Sawin Estate.

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

SOIL TYPES & PRODUCTIVITY: Primary soils are Clarion Loam and Webster-Nicollet. See soil maps on page 2 for detail.

- **CSR:** 76.6 per County Assessor, based on net taxable acres
- **CSR:** 76.8 per AgriData, Inc. 2012, based on FSA crop acres
- **CSR2:** 76.2 per AgriData, Inc. 2012, based on FSA crop acres (see page 2 for CSR/CSR2 information)

LAND DESCRIPTION: Bare land with rolling topography.

DRAINAGE: Tile map on page 2 provided by owner. Part of the farm is located in county drainage district #10 and part is in district #48.

BUILDINGS/IMPROVEMENTS: None

WATER/WELL INFORMATION: None

REAL ESTATE TAXES:

Taxes Payable 2012-2013: \$3,166.00

Taxable Acres: 138.4

Tax per Acre: \$22.88

FSA DATA:

Farm Number: 5762

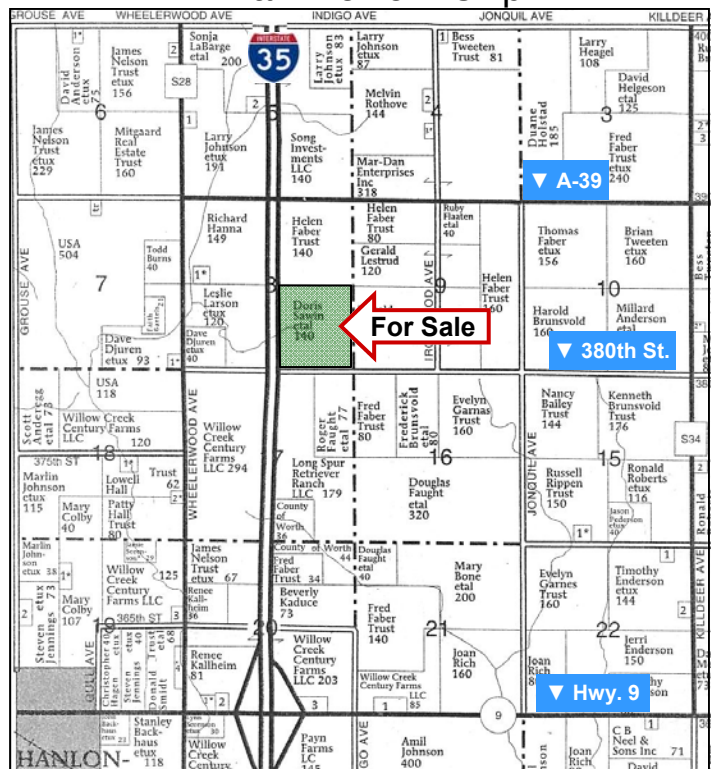
Tract Number: 886

Crop Acres: 137.5

Base/Yields	Direct	Counter-Cyclical
Corn Base: 74.1 ac.	119 bu./ac.	119 bu./ac.
Bean Base: 63.4 ac.	29 bu./ac.	29 bu./ac.



Danville Township



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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 November 27, 2012. Final settlement will require certified check or wire transfer. Closing and possession will occur November 27, 2012, subject to the existing lease, which expires March 1, 2013. Taxes will be prorated to December 31, 2012.

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 Sterling Young or Gary Loos

2800 4th Street SW, Suite 7, Mason City, IA, 50401

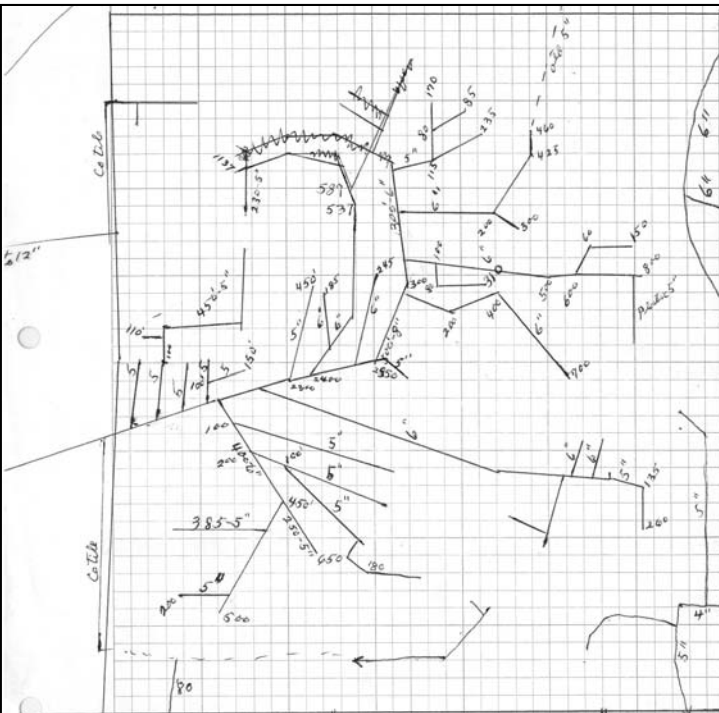
Telephone: 641-423-9531

www.HERTZ.ag



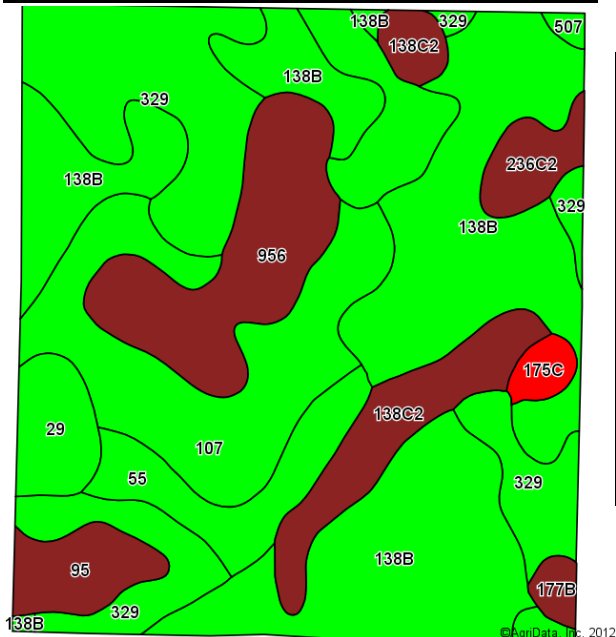
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AERIAL, SOIL & TILE MAPS



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.aq.

CSR



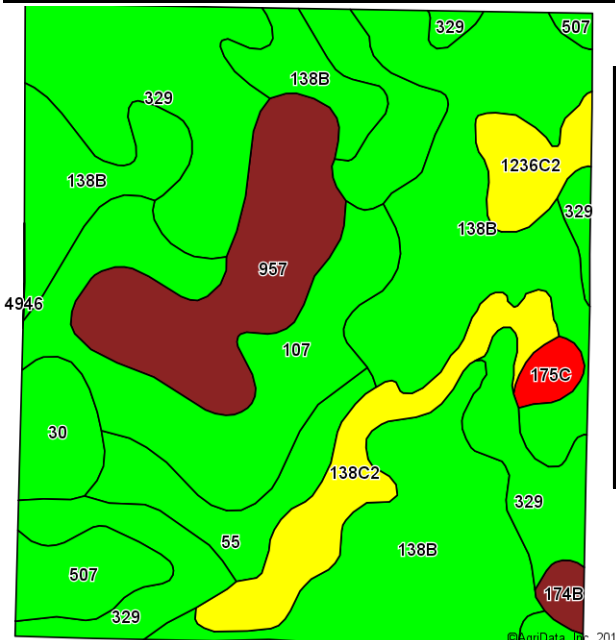
Symbol	Soil Type	Acres	CSR
138B	Clarion loam, 2 to 5% slopes	47.5	80
329	Webster-Nicollet comp., 1 to 3% slopes	29.2	83
107	Webster silty clay loam, 0 to 2% slopes	18.3	83
956	Okoboji-Harps complex, 0 to 3% slopes	12.9	57
138C2	Clarion loam, 5 to 9% slopes, mod. eroded	8.8	64
55	Nicollet loam, 1 to 3% slopes	6.6	88
29	Clarion-Nicollet loams, 1 to 3% slopes	4.0	85
95	Harps loam, 1 to 3% slopes	4.0	62
236C2	Lester loam, 5 to 9% slopes, mod. eroded	2.9	59
175C	Dickinson fine sandy loam, 5 to 9% slopes	1.3	40
177B	Saude loam, 2 to 5% slopes	1.0	60
507	Canisteo silty clay loam, 0 to 2% slopes	1.0	78
Total		137.5	76.8



Maps provided by:



CSR2



Symbol	Soil Type	Acres	CSR2
138B	Clarion loam, 2 to 5% slopes	46.9	81
329	Webster-Nicollet complex, 1 to 3% slopes	30.3	79
107	Webster silty clay loam, 0 to 2% slopes	17.1	77
957	Harps-Okoboji complex, 0 to 3% slopes	14.1	60
138C2	Clarion loam, 5 to 9% slopes, mod. eroded	8.2	72
55	Nicollet loam, 1 to 3% slopes	5.9	79
507	Canisteo silty clay loam, 0 to 2% slopes	5.1	79
30	Nicollet-Clarion complex, 1 to 3% slopes	3.9	81
1236C2	Angus loam, 5 to 9% slopes, mod. eroded	3.7	66
175C	Dickinson fine sandy loam, 5 to 9% slopes	1.3	41
174B	Bolan loam, 2 to 5% slopes	1.0	57
Total		137.5	76.2

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