



Caring for You and Your Farm

2800 4th Street SW, Suite 7

Mason City, IA 50401

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www.hfmgmt.com

HOWARD CO., IA LAND AUCTION

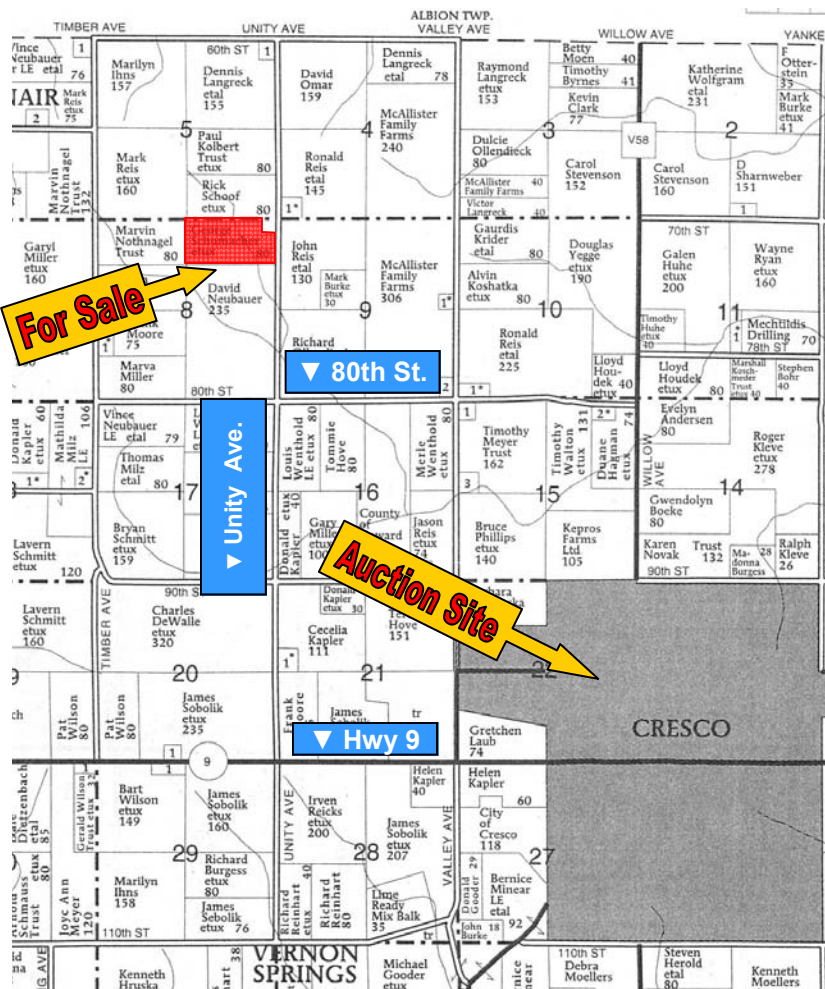
75 Acres, m/l

WEDNESDAY, SEPTEMBER 12, 2012

@ 10 a.m. in Cresco, IA 52136

Featherlite Center — Howard Co.

Fairgrounds @ 314 W 7th Street



Map used by permission from Farm and Home Publishers

LOCATION: AT THE INTERSECTION OF UNITY AVE. & IA HWY #9 (1.5 W OF CRESCO), GO 2.75 MILES N ON UNITY AVE; FARM IS ON W SIDE.

LEGAL DESCRIPTION: N1/2 NE1/4, less 5 ac tract in NE corner, in Section 8, T99N, R11W of the 5th P.M., Vernon Springs Township, Howard Co., IA. (Exact legal as per abstract.)

REAL ESTATE TAXES: \$1,684 due in Fiscal Year 2012/13; \$22.63 per taxable acre on 74.41 net acres

LAND DESCRIPTION: Nearly level to gently rolling. FSA has classified 46.0 cropland acres as NHEL (Non-Highly Erodible) and 28.0 cropland acres as HEL (Highly Erodible).

DRAINAGE: Natural drainage.

SOILS: Predominate soil types are Bassett, Oran, Saude, Clyde, Schley, and Spillville. Average CSR is 75.2 on 74.0 cropland acres as per AgriData, Inc. A soil map is included on page two of this brochure.

IMPROVEMENTS: None

SELLER: Irma L. Schumacher

FSA DATA: Farm No. 2321 Tract No. 8228

Cropland 74.0 acres m/l

Corn Base 41.4 acres m/l Program Yield 99 & 99 bu./ac. (D.P. & C.P., respectively)

Oat Base 7.4 acres m/l Program Yield 56 & 56 bu./ac. (D.P. & C.P., respectively)

(Bases after farm exits CRP on 9/30/12, subject to changes in 2012 Farm Bill)

CRP Contract #990A on 59.7 ac. Expires 9-30-2012

CRP Contract #991A on 14.3 ac. Expires 9-30-2012

TERMS: Ten percent down by the high bidder on the day of the sale; balance of purchase price due at closing on or about October 17, 2012. Buyer will sign a Real Estate Purchase Agreement on the day of sale providing for the full settlement no later than October 17, 2012. Seller will pay all taxes that will be delinquent if not paid in calendar year 2012 and the March 2013 payment. Buyer will receive credit at closing for an amount equal to the March 2013 property taxes that will be delinquent if not paid by October 1, 2013. Buyer will pay the taxes due in September 2013 and all subsequent taxes. Buyer is purchasing the property as is and there will be no contingencies on the sale.

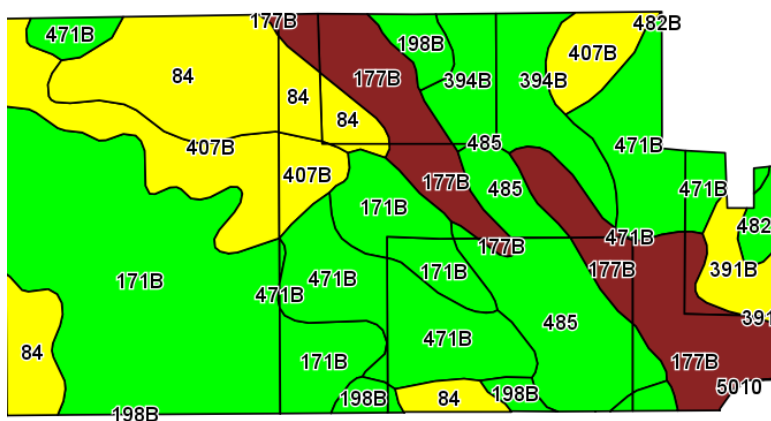
The information gathered for this brochure is from sources deemed reliable, but cannot be guaranteed by Hertz Farm Management, Inc./Hertz Real Estate Services or its staff.

REID #020-333-1

FSA Aerial Photo



Soils Map



Map Symbol	Soil Type	CSR*	Acres
171B	Bassett loam, 2 to 5% slopes	78	20.7
471B	Oran loam, 2 to 5% slopes	78	10.6
177B	Saude loam, 2 to 5% slopes	58	10.2
84	Clyde silty clay loam,	73	9.8
407B	Schley silt loam, 1 to 4% slopes	70	7.3
485	Spillville loam	92	6.4
394B	Ostrander loam, 2 to 5% slopes	83	4.8
198B	Floyd loam, 1 to 4% slopes	78	2.1
391B	Clyde-Floyd complex, 1 to 4% slopes	70	1.5
482B	Racine loam, 2 to 5% slopes	78	0.6
Total		75.2	74.0

POSSESSION: Possession will be given on or about October 17, 2012, or earlier on cropland acres.

Hertz Real Estate Services will conduct the sale closing and will provide closing statements to the Buyer and Seller. Seller reserves the right to reject any and all bids.

Announcements made the day of the sale take precedent over printed materials.

AGENTS: HERTZ FARM MANAGEMENT, INC./HERTZ REAL ESTATE SERVICES, and its representatives are agents for the Seller. 2800 4th St. SW, Mason City, IA 50401 Ph: 641-423-9531 Fax: 641-423-7363 Email: SterlingY@Hertz.ag

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