

LAND FOR SALE WE ARE PLEASED TO PRESENT

73.16 Acres, m/l - Kossuth County, Iowa

LOCATION:

West of Whittemore, Iowa in Section 7

LEGAL DESCRIPTION:

The East Half (E 1/2) of the Northwest Quarter (NW 1/4), except RR Row and except .19 acres to Natural Gas Co. and except part of the tract described by survey recorded in Book 8 Page 282 in Section Seven (7), Township Ninety-Five (95), Range Thirty (30), Kossuth County, Iowa.

PRICE AND TERMS:

• \$731,600

\$10.000/Acre

10% down, balance due in cash at closing.

REAL ESTATE TAX:

2011-2012 Tax Year: \$1,594.00

Taxable Acres: 73.16 Tax per Acre: \$21.79

FSA DATA:

Farm Number: 3079 Crop Acres: 70.6

Base/Yields	Direct	Counter-Cyclical			
Corn Base:	137	137			

Bean Base:

CSR: 77.7

36

36

SCHOOL DISTRICT: Algona Community Schools

LAND DESCRIPTION: Cropland with level to gently sloping topography

SOIL TYPES: Primary soils are Webster and Kossuth.

See soil map on back for detail.

IMPROVEMENTS: NONE

SOURCE: AgriData, Inc. 2012

DRAINAGE: Natural and drainage tile. Farm is located in Kossuth County Drainage District #40. A 12 inch District tile provides outlet to property. See Drainage District map on back for detail.

WATER & WELL DATA: NONE

POSSESSION: The farm is leased for the 2012 crop year. Full possession March 1, 2013. Buyer will be permitted to complete fall fertilization and tillage after harvest of 2012.

Joh Sui Tr. eta 33 etal 50 Edmund Berte 40 Four-L 2101 lames Dahlhauser Subject etux 145 Arthur SOO LINE hau Kollasch P16 Raymond Kollasch etai etus 114 151 Zinnel 40 William Richter

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

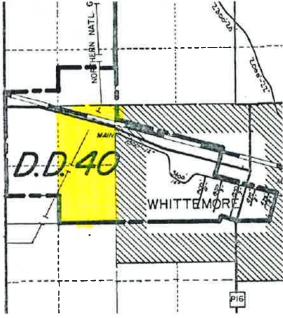
For additional information, contact David Jacobsen/DavidJ@Hertz.ag

PO Box 503, 1101 13th Street North, Humboldt, IA 50548 Telephone: 515-332-1406 www.hfmgt.com

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

AERIAL, DRAINAGE & SOIL MAPS





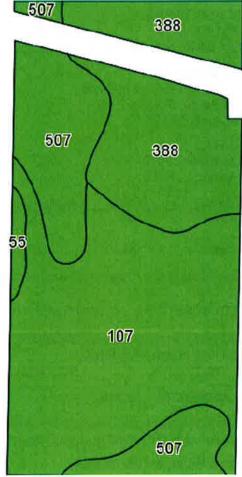
State: County: Kossuth Location: 7-95N-30W Township: Whittemore Acres: 5/29/2012 Date:





Maps provided by:

Field borders provided by Farm Service Agency as of 5/21/2008. Aerial photography provided by Aerial Photograpy Field Office.



Code	Soil Description	Acres	Percent of field		Non-Irr Class	CSR	Com	Soybeans
107	Webster silty clay loam, 0 to 2 percent slopes	35.4	50.3%		llw	80	197	53
388	Kossuth silty clay loam, 0 to 2 percent slopes	19.4	27.4%		llw	75	190	51
507	Canisteo clay loam, 0 to 2 percent slopes	14.8	21.0%	With the state of	llw	75	190	51
55	Nicollet loam, 1 to 3 percent slopes	1	1.4%		J	85	204	55
Weighted Average						77.7	193.9	52.1