

FARM REAL ESTATE AUCTION

90 Acres, m/l - Pocahontas County, Iowa

Wednesday, May 30, 2012 at 2:00 p.m.

Sale held at the V.F.W. Hall

1321 10th Ave, Manson, IA

LOCATION: From Pomeroy: 3 $\frac{3}{4}$ miles east on 640th St./160th St. From Palmer: 5 miles south on 260th Ave. (N-57), then 3/4 mile east on 640th St. Farm lies on the north side of 640th St.

LEGAL DESCRIPTION: East 90 acres of the SE $\frac{1}{4}$, Section 35, Township 90 North, Range 32 West of the 5th p.m. (Bellville Twp.)

METHOD OF SALE:

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

SELLER: Florence E. Walter Estate

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

LAND DESCRIPTION: Level to slightly sloping

SOIL TYPES: Primary soils are Webster, Clarion, and Nicollet See soil maps on back for detail.

CSR: 80.6 per AgriData, Inc.

DRAINAGE: Drainage Districts #22, #160 and Joint 9-13

BUILDINGS/IMPROVEMENTS: None

REAL ESTATE TAXES:

Taxes Payable in 2011-2012: \$1,786
Taxable Acres: 88.46
Tax per Acre: \$20.19

FSA DATA:

Farm Number 5458, Tract 2405 - Wetlands determination not complete

Crop Acres: 88.5

Base/Yields	Direct	Counter-Cyclical
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Corn Base: 44.4	126	144
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Bean Base: 44.1	37	44
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RENT: 2012 Rent will be prorated - first half to Seller, Second half to Buyer

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 June 28, 2012. Final settlement will require certified check or wire transfer. Closing and possession will occur June 28, 2012, subject to the existing lease which expires March 1, 2013. Taxes will be prorated to July 1, 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.

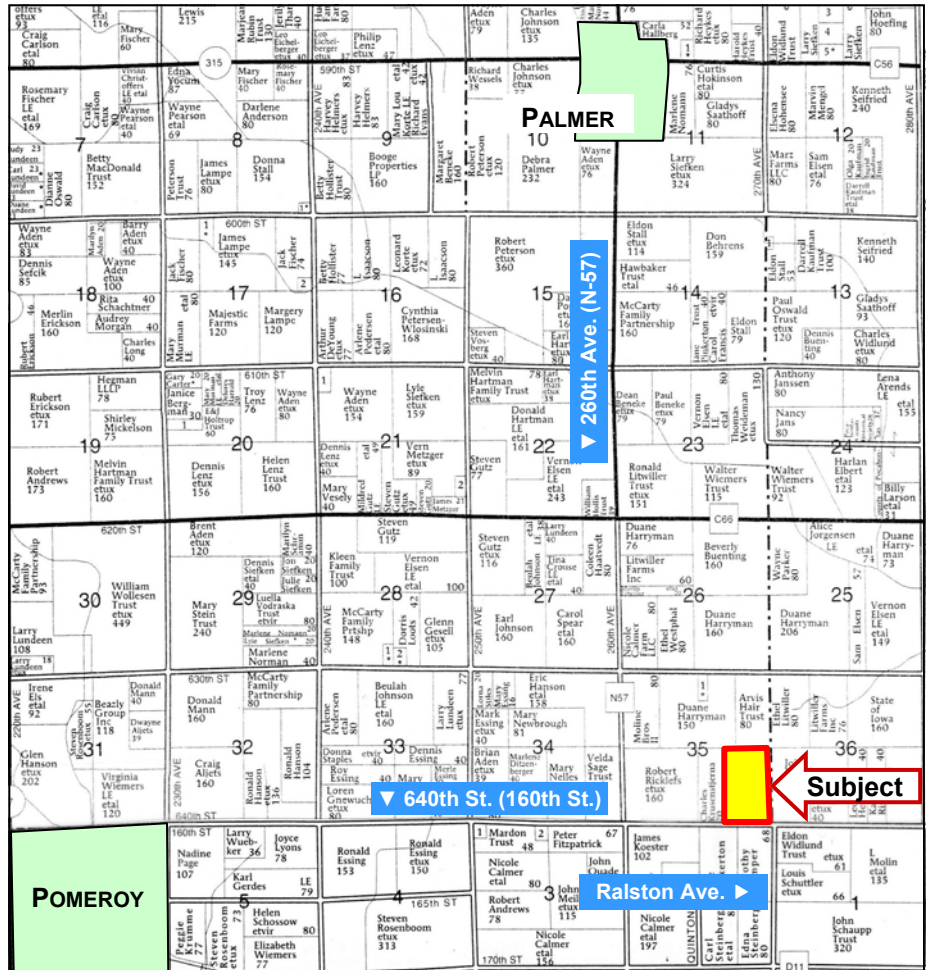
For additional information, contact Kyle Hansen or Marv Huntrods:

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

www.hfmgt.com

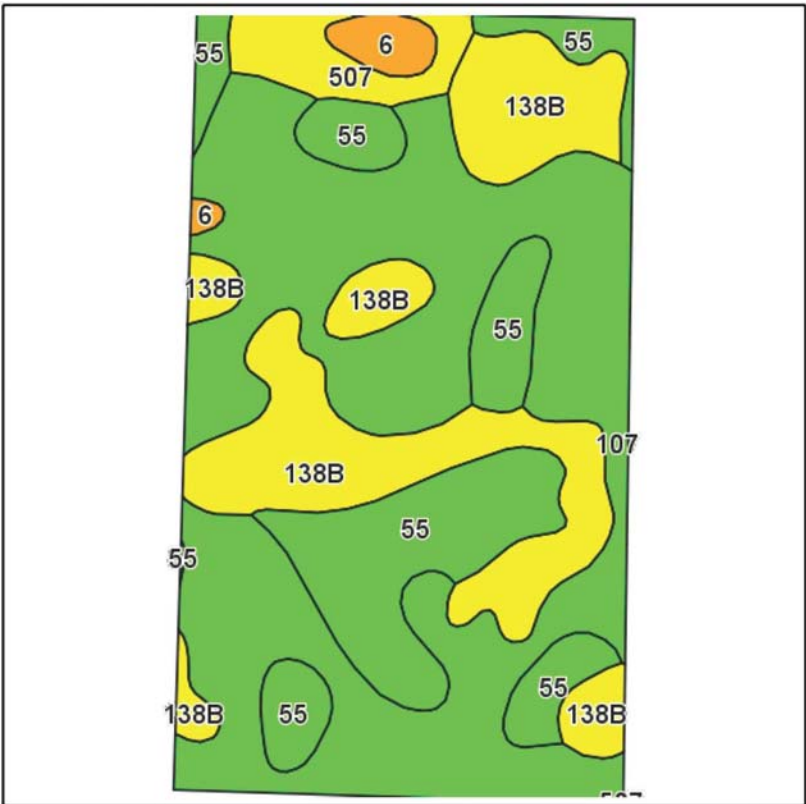


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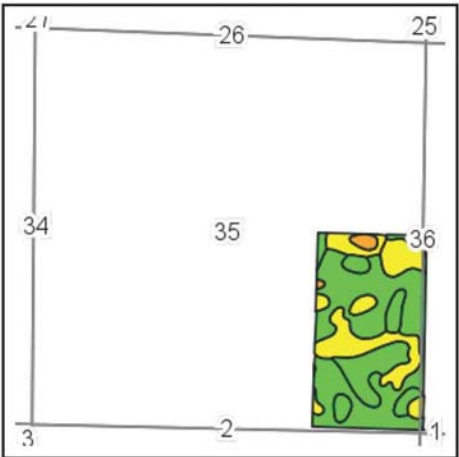


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AERIAL & SOIL MAPS



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



State: Iowa
County: Pocahontas
Location: 35-90N-32W
Township: Bellville
Acres: 88.5
Date: 4/26/2012



Maps provided by:



Code	Soil Description	Acres	Percent of field	CSR Legend	Non-Irr Class	CSR	Corn	Soybeans
107	Webster clay loam, 0 to 2 percent slopes	44.1	49.8%		IIw	81	197	44
138B	Clarion loam, 2 to 5 percent slopes	20.7	23.4%		IIe	78	193	43
55	Nicollet clay loam, 1 to 3 percent slopes	18.6	21.0%		I	86	204	48
507	Canisteo clay loam, 0 to 2 percent slopes	3.6	4.0%		IIw	76	191	44
6	Okoboji silty clay loam, 0 to 1 percent slopes	1.5	1.7%		IIIw	55	162	35
Weighted Average						80.6	196.5	44.4

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