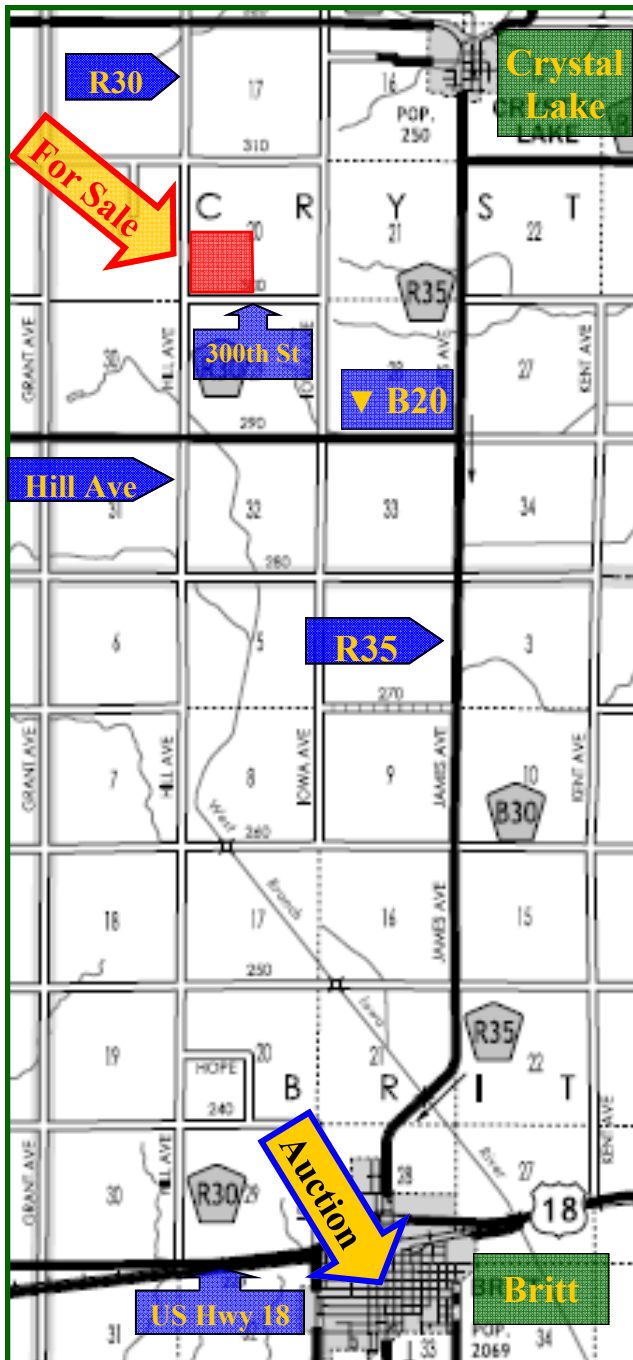




**HANCOCK CO., IA
LAND AUCTION
160 Acres, m/l
10 a.m. Friday, June 8, 2012
City Hall Community Room
170 S Main Ave.
Britt, IA**



LOCATION: From Crystal Lake, IA go S on R35 3 mi. to B20, go W on B20 2 mi. to R30 (Hill Ave.), go N 1 mi. on R30 to 300th St. Farm is on the NE corner. **OR** from Britt, IA at the intersection of US Hwy 18 & R35 go N approx. 6 mi. on R35 to B20; go W 2 mi. on B20 to R30 (Hill Ave), go N 1 mi. to 300th St. Farm is on NE corner.

PROPERTY ADDRESS: 3040 Hill Ave.
Crystal Lake, IA 50432

LEGAL DESCRIPTION: SW1/4 Section 20, Township 97 North, Range 25 West of the 5th P.M., Crystal Township, Hancock County, Iowa. Exact legal as per abstract.

POSSESSION: Possession at closing on or about August 1, 2012, subject to the farm lease. Lease is terminated effective March 1, 2013. The 2012 lease year cash rent will be prorated to date of possession. At closing, Buyer will receive credit for the 2012 first half prorated cash rent from the seller; and on September 1, 2012 the Buyer will receive the 2012 second half cash rent from the tenant.

REAL ESTATE TAXES: Payable in 2011-12
155.41 Taxable Acres - \$2,108 or \$13.56 per Acre
Drainage Assessment total of \$50 was paid in September 2011.

METHOD OF SALE: Property will be offered in one parcel.

SELLER: DTS Investments, LLC

FSA DATA: FSA Farm #2072 Tract #329
Cropland Acres: 135.4

	Crop	Base Acres	Direct Payment Yield	Counter Cyclical Payment Yield
	Corn	78.3	127 Bu./Ac.	127 Bu./Ac.
	Beans	56.2	38 Bu./Ac.	38 Bu./Ac.

Classified as HEL with conservation system being actively applied. Wetland determinations are not complete.

For additional information, contact Sterling Young at PH: 641-423-9531 2800 4th Street SW, Ste. #7, Mason City, IA 50401-1596
E-Mail: sterlingy@hertz.ag Website: www.hfmgmt.com

The information gathered for this brochure is from sources deemed reliable, but cannot be guaranteed by Hertz Real Estate Services/Hertz Farm Management, Inc. or its staff.
REID #020-0331

TOPOGRAPHY/DRAINAGE: Level to rolling. Farm lies in Drainage Districts #28, #75 & #114. Tile main map available upon request.

Hertz Real Estate Services/Hertz Farm Management, Inc. 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 at the auction take precedence over printed materials.

This map displays the spatial distribution of land use and land cover (LULU) in the study area. The map is color-coded and labeled with various codes representing different land use types. The labels include 236F, 511, 236C2, 52C2, 107, 236B, 485B, 562D2, 55, 236B, 274, 236C2, 236F, 211, 485B, 236B, 55, 107, 236C2, 28D2, 348, and 562D2. The map shows a complex pattern of land use, with large areas of 562D2 (red) and 236C2 (green) interspersed with smaller patches of other land use types. The map is bounded by a black line, and the background is white.

Code	Soil Description	Acres	CSR
236B	Lester loam, 2 to 5% slopes	32.4	75
485B	Spillville loam, 2 to 5% slopes	29.8	85
562D2	Stordan clay loam, 5 to 14% slopes, mod. erod	24.4	39
236D2	Lester loam, 9 to 14% slopes, mod. eroded	11.0	49
221	Palms muck, 0 to 1% slopes	9.6	49
511	Blue Earth mucky silt loam, 0 to 1% slopes	8.7	54
236F	Lester loam, 14 to 25% slopes	4.7	21
259	Biscay clay loam, 32 to 40" to sand & gravel	3.5	75
236C2	Lester loam, 5 to 9% slopes, mod. eroded	3.4	59
55	Nicollet loam, 1 to 3% slopes	2.3	88
274	Rolfe silty clay loam, 0 to 1% slopes	2.1	57
107	Webster clay loam, 0 to 2% slopes	1.8	83
52C2	Bode clay loam, 5 to 9% slopes, mod. eroded	1.3	62
348	Fieldon loam, 0 to 2% slopes	0.3	70
28D2	Dickman sandy loam, 5 to 14% slopes, md.erd	0.1	12
Weighted Average		135.4	62.9

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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