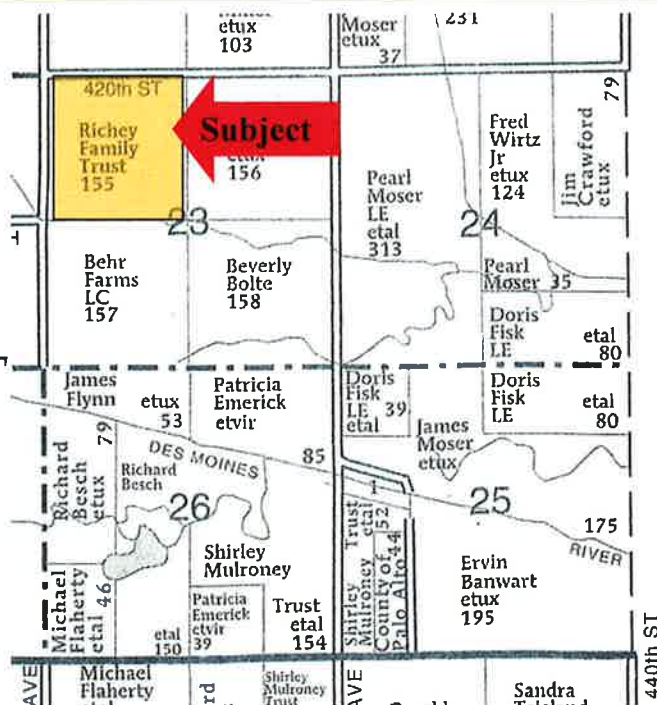




LAND FOR SALE

WE ARE PLEASED TO PRESENT

160 Acres, M/L
Palo Alto County, Iowa

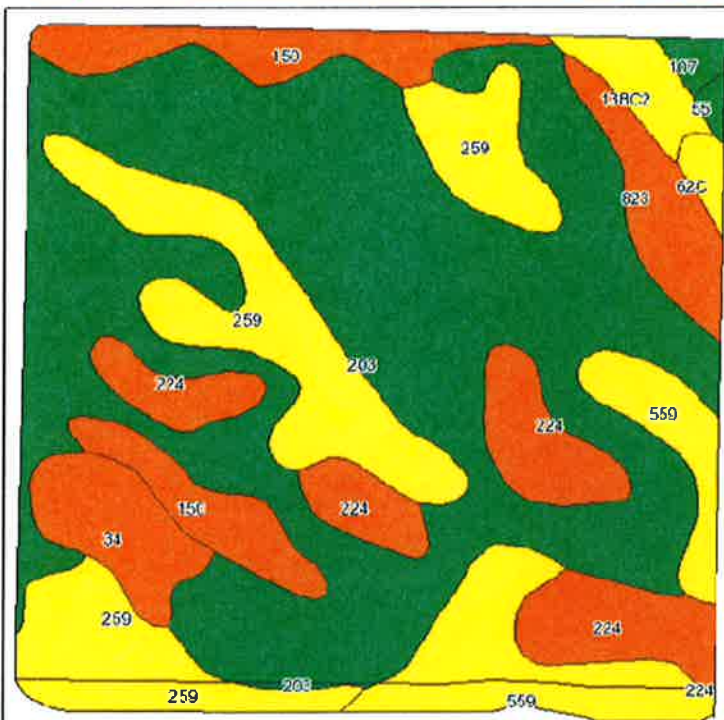
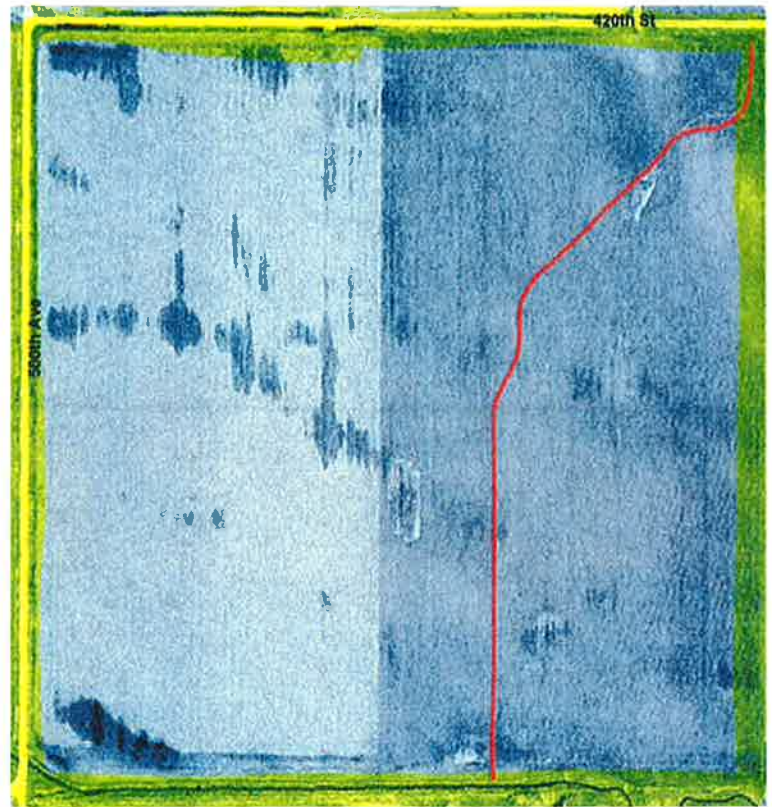
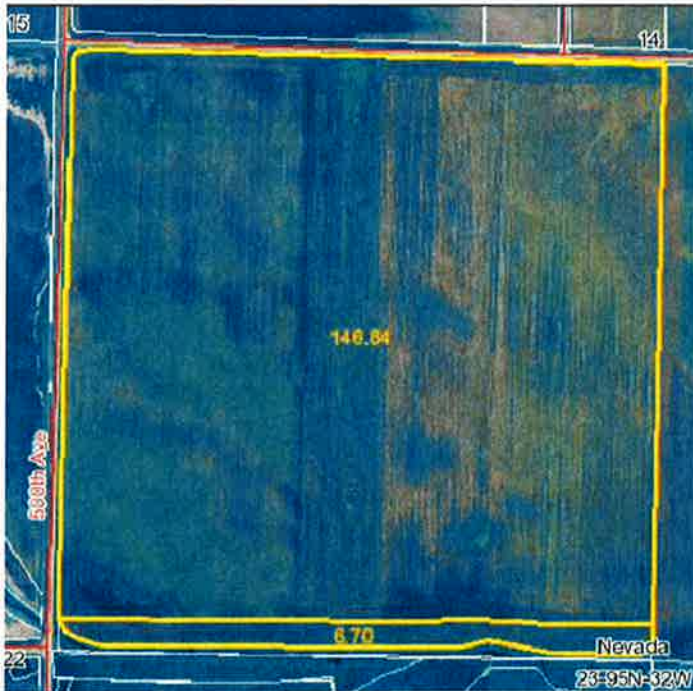


LOCATION:	One half mile north of Rodman on 540th Ave and 4 miles west on 420th Ave. Farm is located on the corner of 420th and 500th Ave.																							
LEGAL DESCRIPTION:	The NW 1/4 of Section 23, Township 95 North, Range 32 West of the Fifth P.M., Palo Alto County, Iowa. 160 Acres (M/L)																							
PRICE AND TERMS:	\$1,000,000 (\$6,250/acre) 10% down, balance due in cash at closing																							
REAL ESTATE TAXES:	Net payable in fiscal year 2011-2012 \$2,684.00 Tax Per Acre on 155.3 Net Taxable Acres \$17.29																							
FSA INFORMATION:	<table> <tr> <th></th><th></th><th></th><th><u>Base</u></th><th><u>Yields</u></th></tr> <tr> <td>Farm Number</td><td>1397</td><td>Corn</td><td>75.5 Acres</td><td>121/121 Bushels</td></tr> <tr> <td>Cropland Acres</td><td>153.5</td><td>Soybeans</td><td>69.0 Acres</td><td>26/26 Bushels</td></tr> <tr> <td>CRP Acres</td><td>6.7 Acres</td><td></td><td></td><td></td></tr> </table>							<u>Base</u>	<u>Yields</u>	Farm Number	1397	Corn	75.5 Acres	121/121 Bushels	Cropland Acres	153.5	Soybeans	69.0 Acres	26/26 Bushels	CRP Acres	6.7 Acres			
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CRP Acres	6.7 Acres																							
CONSERVATION RESERVE PROGRAM:	There are 6.7 acres enrolled in the CRP Filter Strip Program. The contract pays \$153.14 per acre for a total annual payment of \$1,026. The contract expires September 30, 2016.																							
LAND DESCRIPTION:	Cropland with level to gently sloping topography																							
SOIL TYPES:	Primary soils are Cylinder loam and Biscay clay loam. See attached map. CSR: 65.1 per AgriData, Inc. 2008																							
IMPROVEMENTS:	None																							
DRAINAGE:	Natural and some drainage tile. Farm located in D.D. #21 West. Main Ditch No. 21 located along south line of farm. New tile line installed along east side in 2008.																							
POSSESSION:	As agreed, subject to cash lease expiring March 1, 2012.																							
COMMENTS:																								

Humboldt Office 1101 13th St. No. Ste. 2 P.O. Box 503 Humboldt, IA 50548-0503 515-332-1406
FAX 515-332-1205 WWW.HFMGT.COM

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

AERIAL & SOIL MAPS



Fsa borders provided by the Farm Service Agency as of May 20, 2000.
Soil's data provided by USDA and NRCS.

State: Iowa
County: Palo Alto
Location: 023-095N-032W
Township: Nevada
Acres: 153.5
Date: 7/28/2011



Maps provided by:



Code	Soil Description	Acres	Percent of field	CSR Legend	Non-irr Class	CSR	Corn	Soybeans
203	Cylinder loam, deep, 0 to 2 percent slopes	75.0	49.2%		I s	70	190	41
259	Biscay clay loam, deep, 0 to 2 percent slopes	25.3	16.5%		II w	70	182	36
224	Linder loam, 0 to 2 percent slopes	14.4	9.4%		I s	45	148	26
559	Talcot clay loam, deep, 0 to 2 percent slopes	12.9	8.4%		II w	62	171	35
150	Hanska loam, moderately deep, 0 to 2 percent slopes	9.9	6.5%		II w	39	140	21
34	Estherville sandy loam, 0 to 2 percent slopes	5.4	3.5%		II s	28	125	17
323	Flagler sandy loam, calcareous subsoil variant, 0 to 2 percent slopes	5.1	3.3%		II s	38	138	25
138C2	Carrion loam, 5 to 9 percent slopes, moderately eroded	2.7	1.8%		III o	68	155	40
52C	Storden loam, 5 to 9 percent slopes	1	0.6%		III o	48	152	36
107	Webster silty clay loam, 0 to 2 percent slopes	0.8	0.5%		II w	79	194	43
55	Nicollet loam, 1 to 3 percent slopes	0.4	0.3%		I	84	200	47
Weighted Average						65.1	175.3	36.1