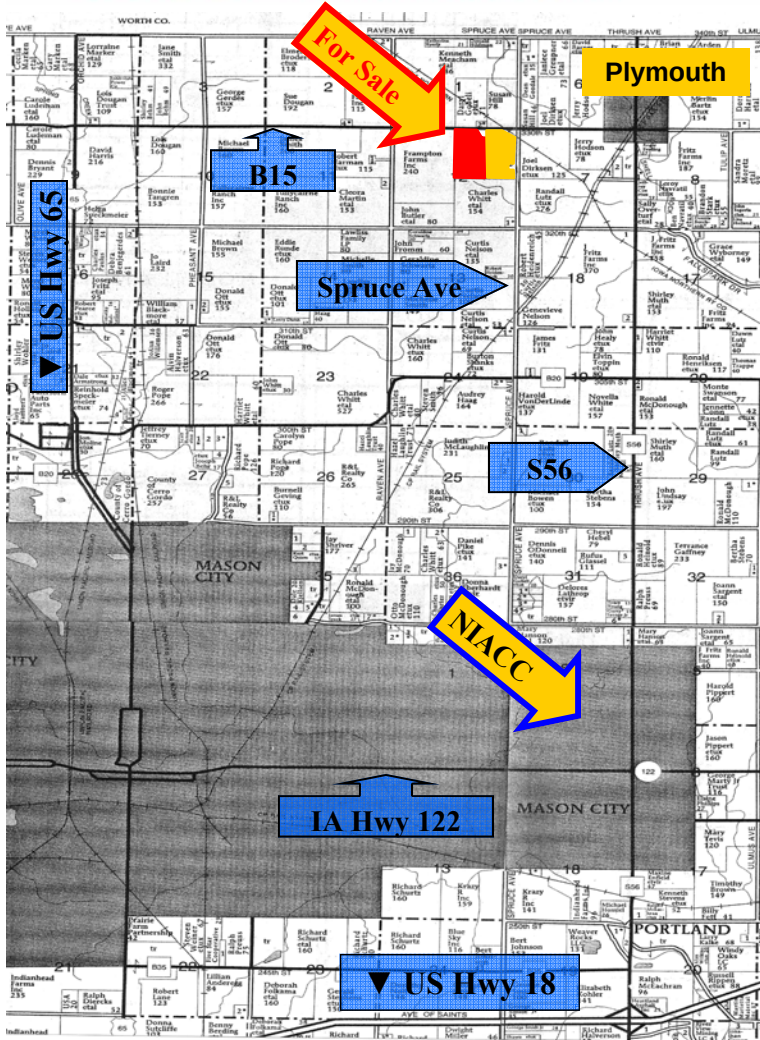




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CERRO GORDO CO., IA LAND AUCTION

77.0 Ac. & 72.8 Ac., m/l
10 a.m. Friday, Sept. 9th, 2011
@ Muse-Norris Conference Center
North Iowa Area Community College
500 College Drive, Mason City, IA

LOCATION: From Jct. of B15 & US Hwy 65 go E 3 mi. on B15. Farms are on S side. **Or** from Jct. of S56 & B15 in Plymouth, IA go W 1 mi. on B15. Farms are SW of the Intersection of B15 and Spruce Ave.

LEGAL DESCRIPTION:

Parcel 1: W1/2 NE1/4 Sec. 12-T97N-R20 exc. Bldg. Site

Parcel 2: E1/2 NE1/4 SW of RR Sec 12-T97N-R20 exc. Bldg. Site.

Both in Lime Creek Twp. Cerro Gordo Co.

SELLERS:

Parcel 1: Dale and Clara Gettis

Parcel 2: Dennis & Ann, Michael & Jean Gettis

SALE ORDER:

Parcel 1: First **Parcel 2:** Second

POSSESSION: Possession at closing on or about Nov. 1, 2011; subject to the cash rent lease that is terminated effective March 1, 2012.

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.

PARCEL 1

FSA DATA: FSA Farm #: 5490 Tract #7384
 Cropland Acres: 75.2
 Corn Base Acres: 66.0
 Corn Yield: Direct & CC 134 bu./ac
 Bean Base Acres: 9.2
 Bean Yield: Direct & CC 40 bu./ac.
 Both Parcels classified as **non-HEL** and do **not** contain a wetland.

PARCEL 2

1526 Tract #1054
 69.4
 44.2
 Direct & CC 119 bu./ac.
 24.4
 Direct & CC 34 bu./ac.

SOIL TYPES:

Kenyon, Floyd, Clyde & Readlyn Floyd, Kenyon, Clyde, Donnan & Bassett

Corn Suitability Rating (CSR):

81 (as per Agri-Data, Inc.) 74

TOPOGRAPHY/DRAINAGE:

Level to gently sloping. Farms have considerable drainage tile. Drainage tile maps are shown on page 2.

REAL ESTATE TAXES:

2010-11 Payable: \$1,882 on 75.37 acres \$1,608 on 70.45 acres

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

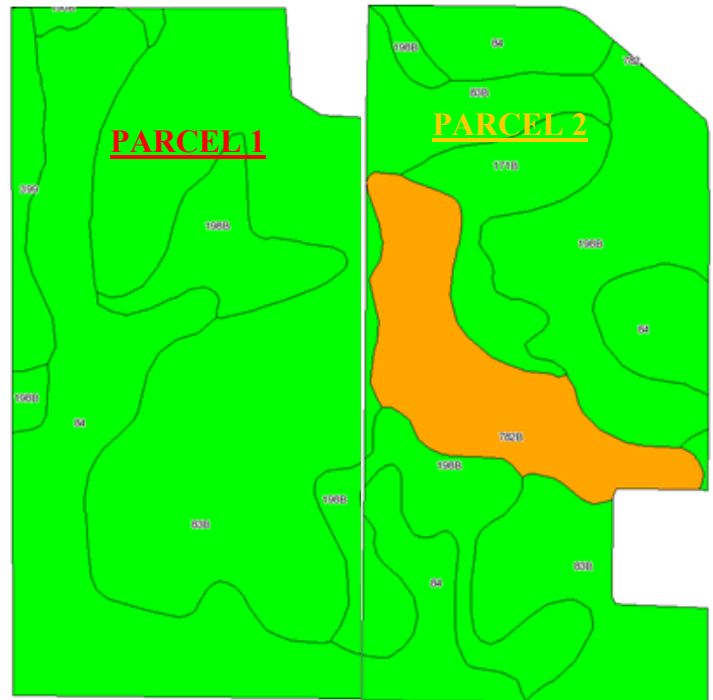
Parcel 1: REID #020-0309 **Parcel 2:** REID #020-0310

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2010 AERIAL PHOTO

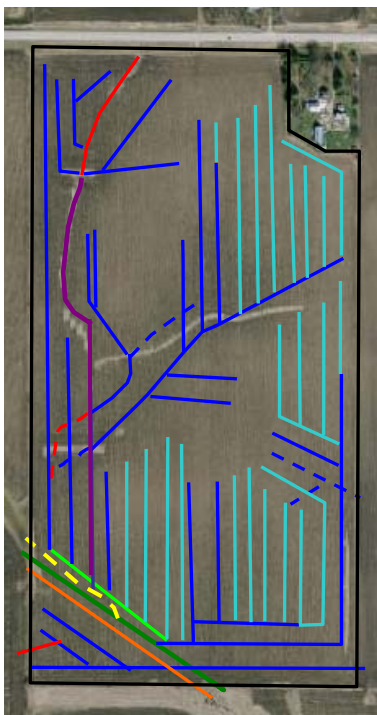


SOIL MAP & KEY



TILE MAPS

PARCEL 1



PARCEL 2



Code	Soil Description - Parcel 1	Acres	CSR
83B	Kenyon loam, 2 to 5 percent slopes	38.8	83
84	Clyde silty clay loam, 0 to 3 percent slopes	24.8	78
198B	Floyd loam, 1 to 4 percent slopes	8.4	78
399	Readlyn loam, 1 to 3 percent slopes	3.2	88
Weighted Average		75.2	81

Code	Soil Description - Parcel 2	Acres	CSR
198B	Floyd loam, 1 to 4 percent slopes	22.1	78
83B	Kenyon loam, 2 to 5 percent slopes	15.8	83
84	Clyde silty clay loam, 0 to 2 percent slopes	12.5	78
782B	Donnan loam, 2 to 5 percent slopes	12.5	50
171B	Bassett loam, 2 to 5 percent slopes	6.5	78
Weighted Average		69.4	74

TERMS: Ten percent down by the high bidder on the day of the sale; balance of purchase price due at closing on or about November 1, 2011. Buyer will sign a Real Estate Purchase Agreement on the day of sale providing for the full settlement no later than Nov. 1, 2011. Buyer is purchasing the property as is and there will be no contingencies on the sale. Seller will pay all taxes that would be delinquent if not paid in calendar year 2011 and the March 2012 payment. Buyer will receive credit at closing for an amount equal to the March 2012 property taxes, and will pay the taxes due in September 2012 and all subsequent taxes.

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 at auction take precedence 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: syoung@mc.hfmgmt.com

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