

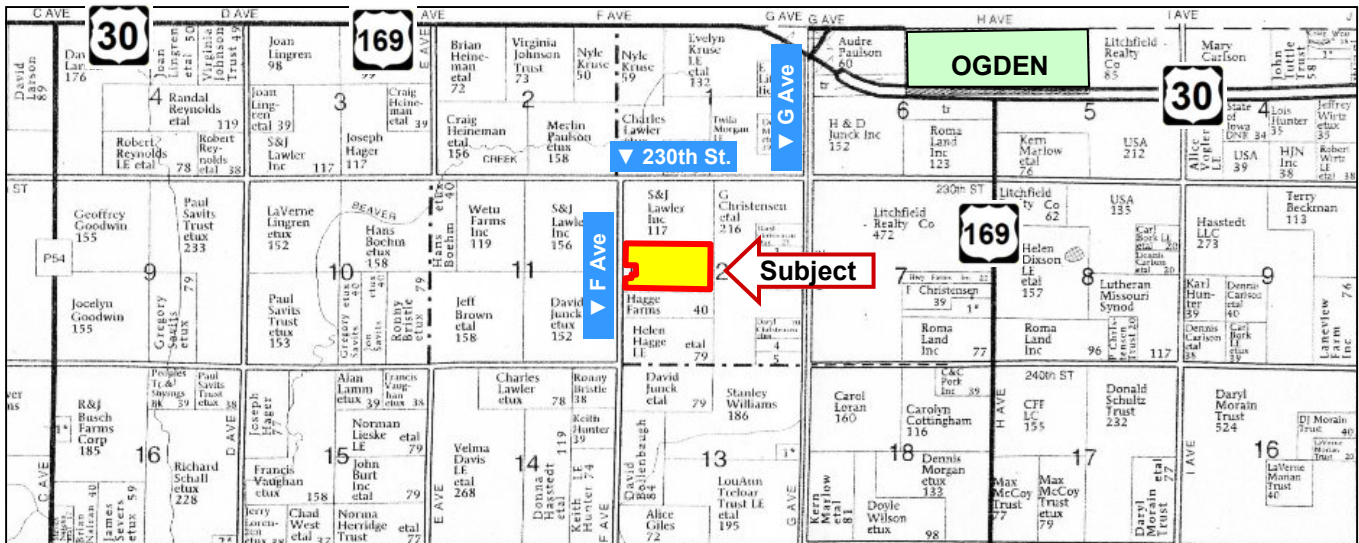
FARM REAL ESTATE AUCTION

76.54 Acres, m/l - Boone County, Iowa

Wednesday, July 20, 2011 at 10:00 a.m.

Sale held at the Leonard Good Community Center

114 SW 8th St., Ogden, IA



LOCATION: From west edge of Ogden go 3/4 mile South on G Ave., 1 mile west on 230th St., then 1/2 mile south on F Ave. Property is located on the east side of F Ave.

LEGAL DESCRIPTION: S½ S½ NW¼ and N½ N½ SW¼ Except tract in northwest corner of SW¼ (.99 ac.) all in Section 12, Township 83 North, Range 28 West of the 5th p.m. (Beaver Township)

METHOD OF SALE:

- Parcel will be sold as single tract of land with bidding per acre times 76.54 acres.
- Seller reserves the right to refuse any and all bids.

SELLER: GSR Properties, LC

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

SOIL TYPES: Primary soils are Canisteo, Clarion and Nicollet. See soil maps on back for detail. **CSR:** 84.1 per AgriData, Inc.

LAND DESCRIPTION: Level to moderately sloping

DRAINAGE: In Drainage Districts #168 and #184 with 18" and 22" mains, plus other tile.

BUILDINGS/IMPROVEMENTS: None

REAL ESTATE TAXES:

Payable in 2010-2011: \$2,232.00

Taxable Acres: 76.25

Tax per Acre: \$29.27

FSA DATA:

Farm Number: 5787, Tract 955

Crop Acres: 75.9 NHEL

Base/Yields	Direct	Counter-Cyclical
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Corn Base: 56.2	124	124
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Bean Base: 19.7	37	37
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COMMENTS: Power line through property

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 September 20, 2011. Final settlement will require certified check or wire transfer. Closing and possession will occur September 20, 2011, subject to the existing lease which expires February 28, 2012. Taxes will be prorated to September 20, 2011.

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.

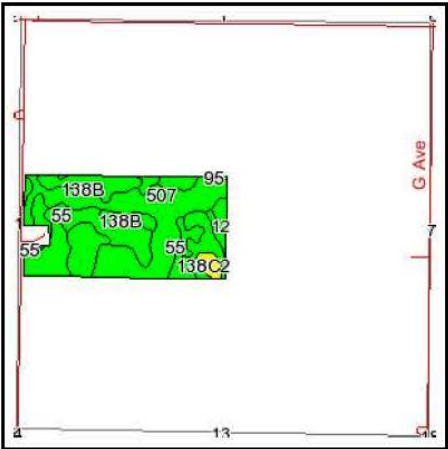
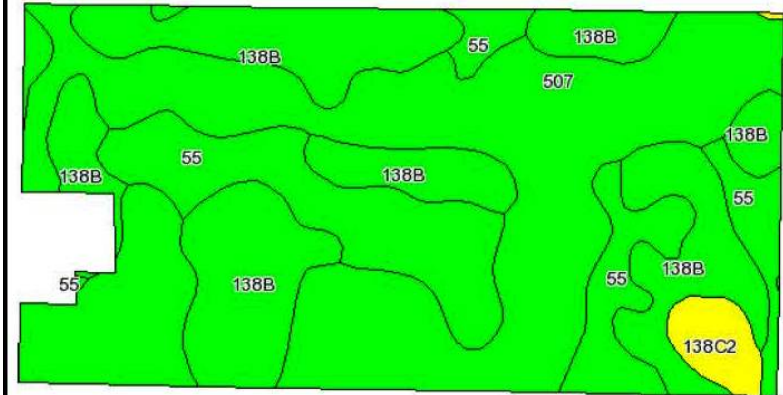
For additional information, contact Marv Huntrods:

415 S. 11th St., Nevada, IA 50201-0500
Telephone: 515-382-1500 or 1-800-593-5263
www.hfmgt.com



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AERIAL & SOIL MAPS



State: Iowa
County: Boone
Location: 012-083N-028W
Township: Beaver
Acres: 75.9
Date: 6/17/2011



Maps provided by:

©AgriData, Inc 2008
www.AgriDataInc.com

Fsa borders provided by the Farm Service Agency as of May 23, 2008.
Soils data provided by USDA and NRCS.

Code	Soil Description	Acres	Percent of field	CSR Legend	Non-Irr Class	CSR	Corn	Soybeans
507	Canisteo silty clay loam, 0 to 2 percent slopes	34.8	45.8%		IIw	82	202	55
138B	Clarion loam, 2 to 5 percent slopes	24.5	32.3%		IIe	84	204	55
55	Nicollet loam, 1 to 3 percent slopes	14.8	19.4%		I	92	215	58
138C2	Clarion loam, 5 to 9 percent slopes, moderately eroded	1.8	2.4%		IIIe	66	180	49
Weighted Average						84.1	204.4	55.4

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