

FARM REAL ESTATE AUCTION

320 Acres, m// - Hancock County, Iowa

Friday, July 22, 2011 at 10:30 a.m.

Sale held at the Woden Community Center,

201 Main St., • Woden, IA 50484

LOCATION: From Woden, go north on R20/Deer Ave. 1/2 mile to 330th St, then 1 mile east. Property is located on the north side of the road.

LEGAL DESCRIPTION:

Parcel 1 - SW¼ Section 2-97N-26W

Parcel 2 - SE¼ Section 2-97N-26W

Combination - S½ Section 2-97N-26W (Bingham Township)

METHOD OF SALE:

- Parcels will be offered separately as Parcel 1 consisting of 160 acres and Parcel 2 consisting of 160 acres. Parcels 1 and 2 will then be combined and offered as one 320 acre parcel. The property will sell in the manner resulting in the highest total price.
- Seller reserves the right to refuse any and all bids.

SELLER: Mary S. Shurtz Trust

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

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

CSR per AGRIDATA, INC.:

Parcel 1 = 80.5

Parcel 2 = 77.8

Combined Parcels = 79.0

LAND DESCRIPTION: Level to gently rolling.

DRAINAGE: Farm is in Drainage District 31 with an open ditch in Parcel 1 and a 15" main across Parcel 2, plus additional private tile.

BUILDINGS/IMPROVEMENTS: Nine grain bins: 1-30', 1-36', 2-27', and 5-18' bins. with approx. 60,000 Bu. storage. Tenant reserves use of grain bins on Parcel 1 until June 30, 2012.

WATER/WELL INFORMATION: None

INFORMATION ON PARCELS OFFERED:

REAL ESTATE TAXES:	<u>Parcel 1</u>	<u>Parcel 2</u>	<u>Combined</u>
Taxable Acres:	148.62	155.16	303.78
Net Taxes Payable '10-'11:	\$3,692.00	\$3,582.00	\$7,274.00

FSA DATA: Farm #6114	<u>Parcel 1</u>	<u>Parcel 2</u>	<u>Combined</u>
Crop Acres	147.4*	156.1*	303.5
Corn Base	72.3*	76.6*	148.9
Corn Yields	134/134	134/134	134/134
Bean Base	70.1*	74.3*	144.4
Bean Yields	35/35	35/35	35/35

*Estimated. If the property is sold in tracts, FSA cropland and base acres for individual tracts will be determined by local FSA office.

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 8, 2011. Final settlement will require certified check or wire transfer. Closing and possession will occur September 8, 2011, subject to the existing lease which expires February 28, 2012. Taxes will be prorated to January 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:

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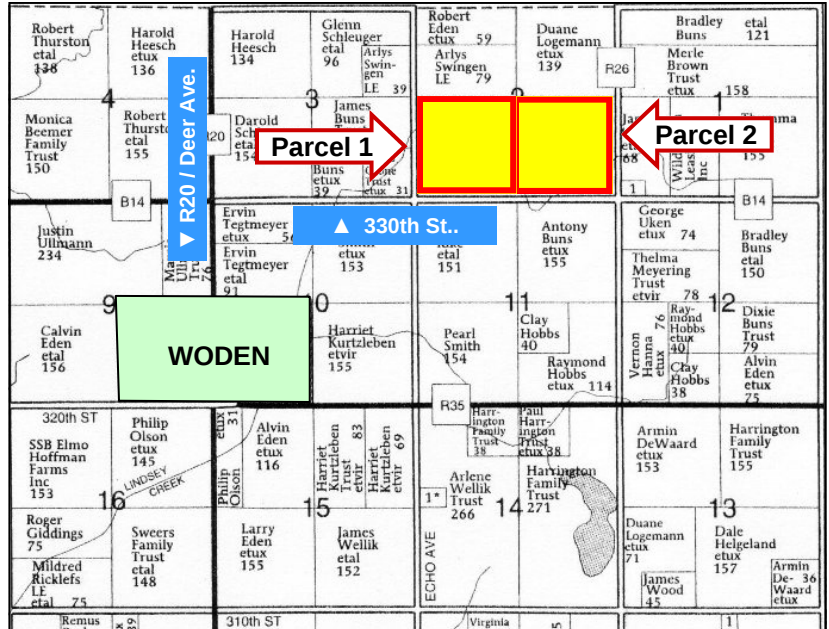
PO Box 1568 • Mason City, IA 50402

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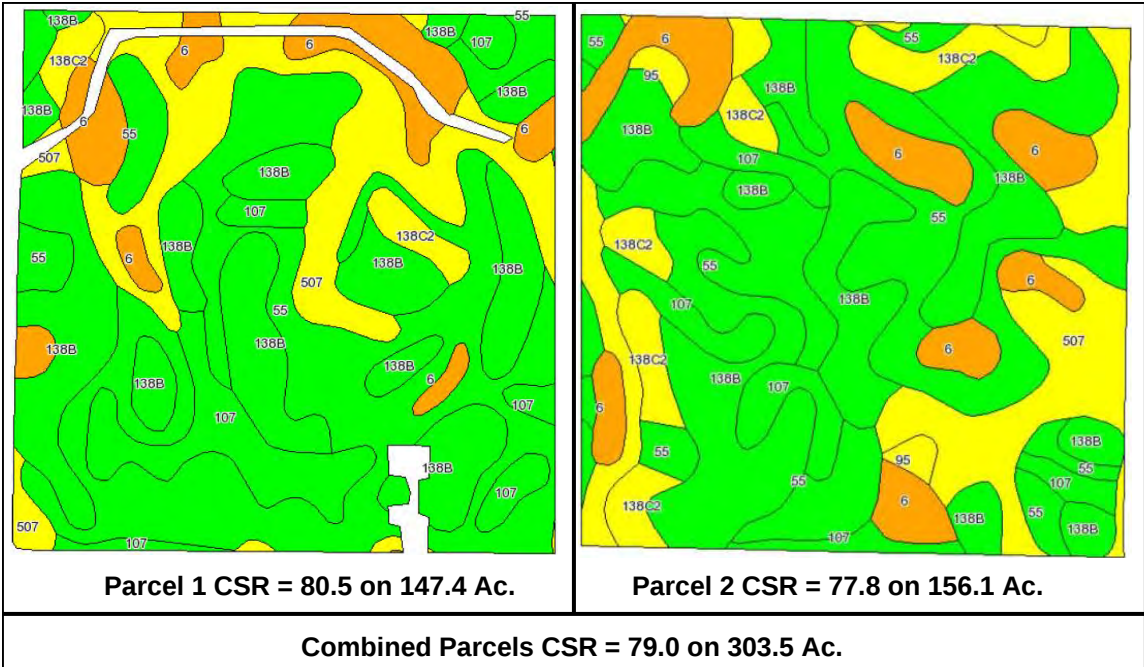
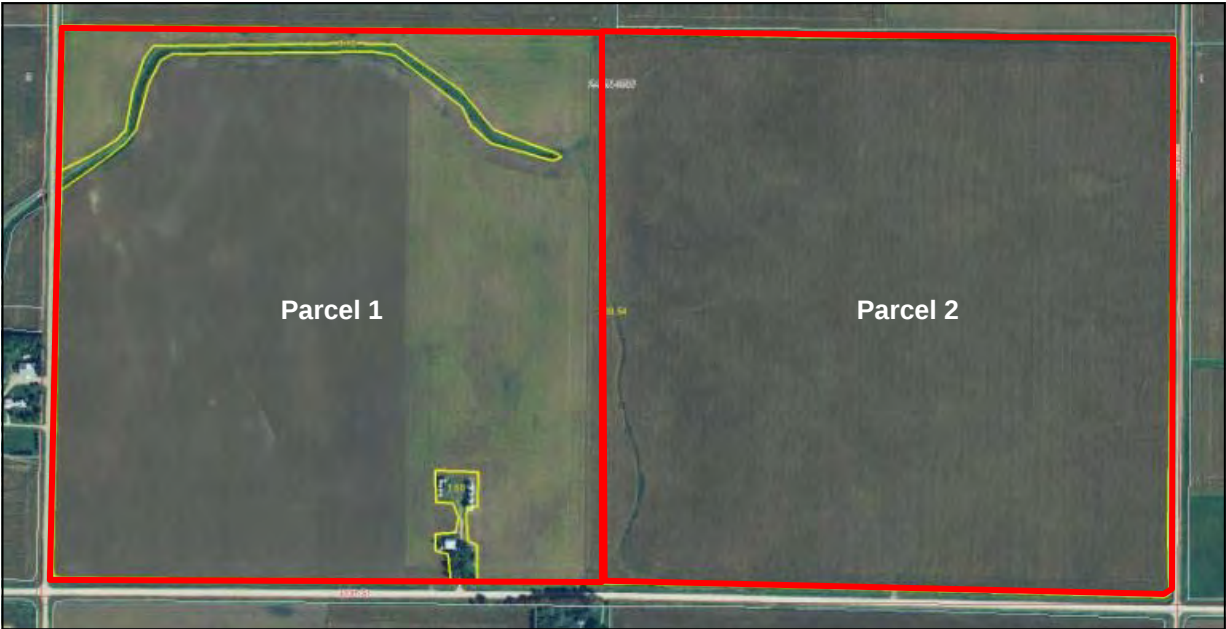


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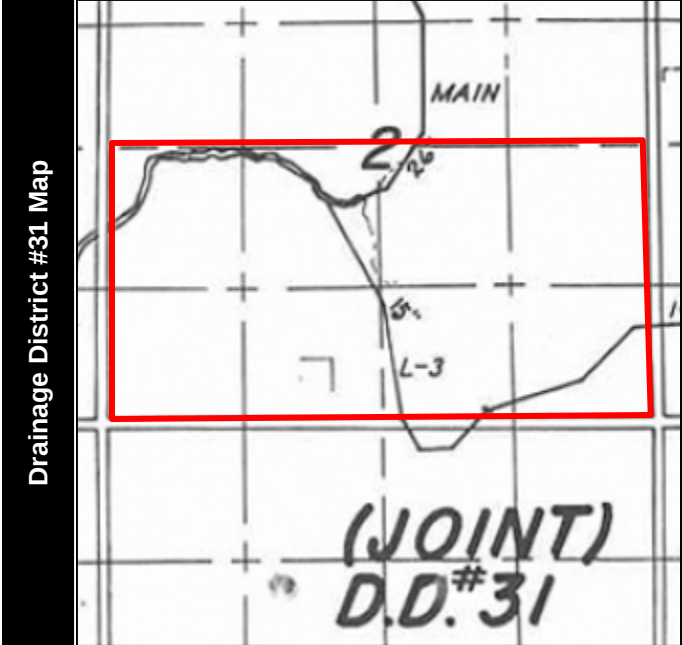
AERIAL & SOIL MAPS



Combined Parcels	Code	Soil Description	Acres	Percent of field	CSR Legend	Non-Irr Class	CSR	Corn	Soybeans
	55	Nicollet loam, 1 to 3 percent slopes	92.5	30.4%		I	88	207	56
	138B	Clarion loam, 2 to 5 percent slopes	85.7	28.2%		IIe	80	196	53
	507	Canisteo clay loam, 0 to 2 percent slopes	49.8	16.4%		IIw	78	193	52
	6	Okoboji silty clay loam, 0 to 1 percent slopes	30.6	10.1%		IIIw	57	167	45
	107	Webster clay loam, 0 to 2 percent slopes	26.4	8.7%		IIw	83	200	54
	138C2	Clarion loam, 5 to 9 percent slopes, moderately eroded	15.9	5.2%		IIe	84	174	47
	95	Harpis loam, 0 to 2 percent slopes	1.8	0.6%		IIw	62	172	48
	274	Rolfe silty clay loam, 0 to 1 percent slopes	0.9	0.3%		IIIw	57	165	45
	Weighted Average						79	194.7	52.6



FSA borders provided by the Farm Service Agency as of May 23, 2008. Soils data provided by USDA and NRCS. Parcel borders are an approximate representation.



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