

FARM REAL ESTATE AUCTION

71.36 Acres, m/l - Polk County, Iowa

Wednesday, September 8, 2010 at 10:00 a.m.

Sale held at the Madrid Community Room

303 S. Water St., Madrid, Iowa

LOCATION:

2½ miles south of Madrid on Hwy. 17

LEGAL DESCRIPTION:

S½ NW Fr1 1/4 (except acreage of 14 acres, m/l, subject to final survey) in Section 7, Township 81N, Range 25 West of the 5th P.M. (Union Twp.)

METHOD OF SALE:

- Parcel will be sold as single tract of land.
- Sellers reserve the right to refuse any and all bids.

SELLER: Kim M. & David L. Shelquist

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

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

CSR: 89.2 **SOURCE:** AgriData, Inc. 2008

LAND DESCRIPTION: Level to gently sloping

DRAINAGE: Natural, plus tile (no available maps)

BUILDINGS/IMPROVEMENTS: None

REAL ESTATE TAXES:

Payable in 2010-2011: \$1,726*

Taxable Acres: 71.36*

Tax per Acre: \$24.19*

FSA DATA:

Farm/Tract Number: 2717 / 8544

Crop Acres: 71.36 NHEL

Base/Yields	Direct & Counter-Cyclical	
Corn Base:	41.4*	133/133
Bean Base:	30*	30/30

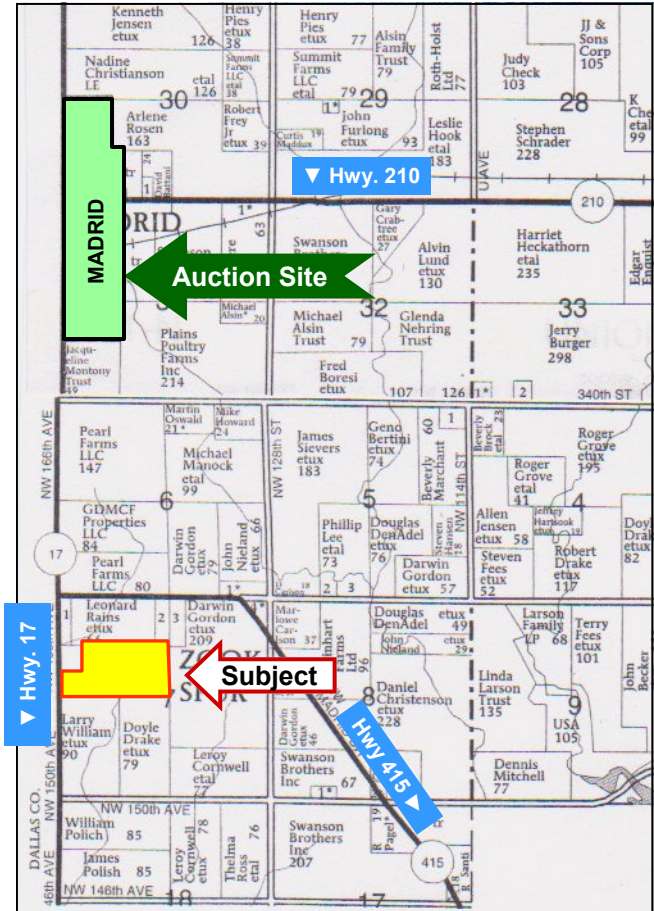
***Final acreage numbers will be determined by respective government agencies after acreage split-off**

SCHOOL DISTRICT: Madrid

COMMENTS: Good productive central Iowa farm with seed corn history. This parcel is NOT buildable for residence.

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 November 10, 2010. Final settlement will require certified check or wire transfer. Closing and possession will occur November 10, 2010 subject to the existing lease which expires March 1, 2011. Taxes will be prorated to November 10, 2010.

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.



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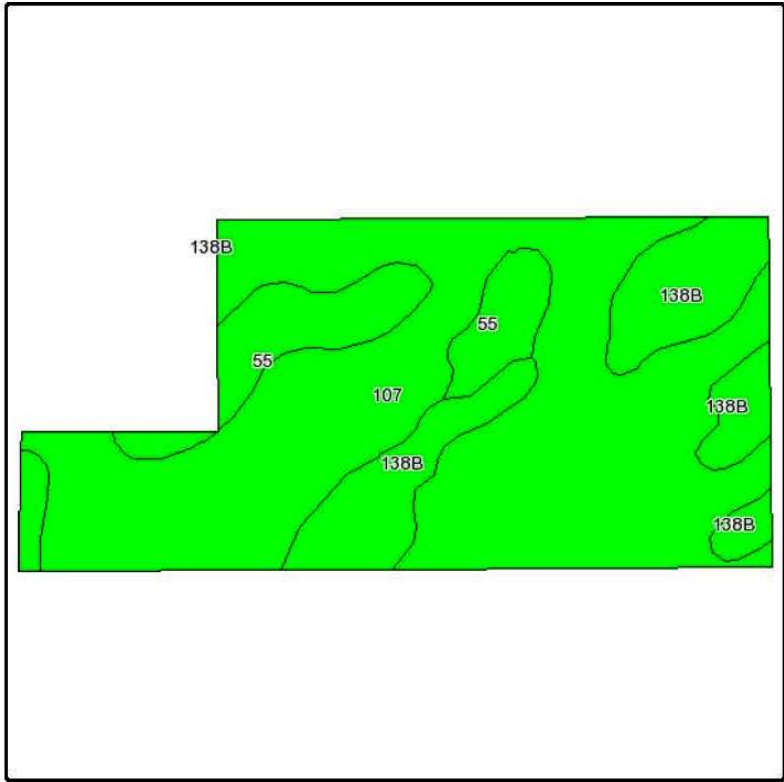
For additional information, contact Marv Huntrods:

415 S. 11th Street, Nevada, Iowa 50201
Telephone: 515-382-1500
www.hfmgt.com

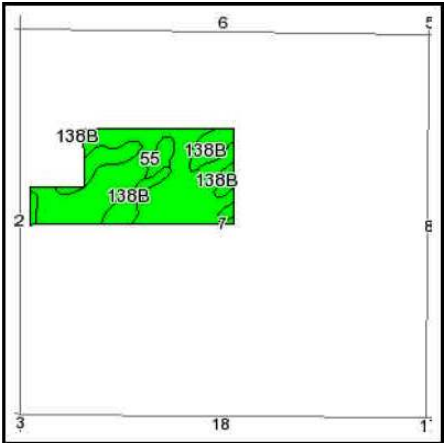


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AERIAL & SOIL MAPS



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



State: Iowa
County: Polk
Location: 007-081N-025W
Township: Union
Acres: 71.36
Date: 8/9/2010



Maps provided by:

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Code	Soil Description	Acres	Percent of field	CSR Legend	Non-Irr Class	CSR	Com	Soybeans
107	Webster silty clay loam, 0 to 2 percent slopes	49	68.6%		Ilw	89	207	56
138B	Clarion loam, 2 to 5 percent slopes	13.2	18.6%		Ile	86	203	55
55	Nicollet loam, 1 to 3 percent slopes	9.2	12.9%		I	94	214	58
Weighted Average						89.2	207.4	56.1

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