



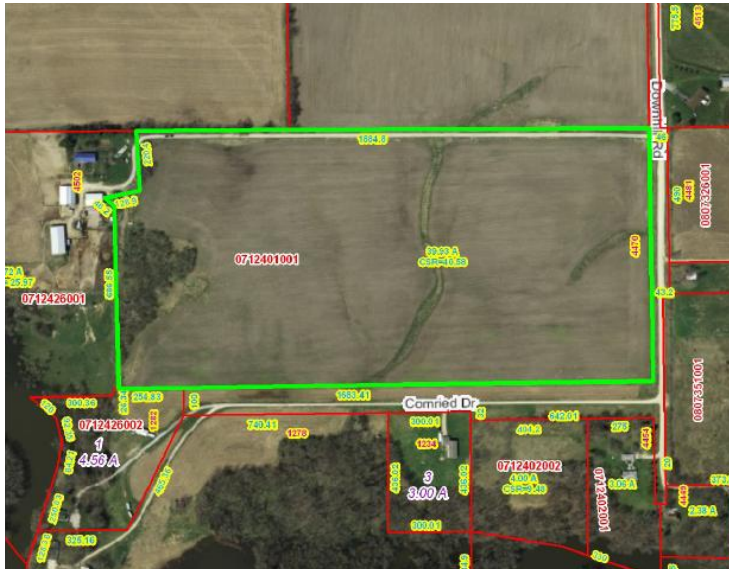
**We are Pleased to
Present for Sale
40 Acres m/l
Linn County, Iowa**

OWNERS:	William R. and Susan L. Gericke																				
LOCATION:	From Central City: 1 mile east on Highway E16, ½ mile south on Jordans Grove Road, 1 mile east on Game Club Road, and ½ mile south on Downhill Road. The farm is located on west side of the road.																				
LEGAL DESCRIPTION:	That part of Government Lots 3 & 4 located in Section 12, Township 85 North, Range 6 West of the 5 th P.M., Linn County, Iowa. (Exact legal to be taken from abstract.)																				
PRICE & TERMS:	\$166,000.00 - \$4,150 per acre. 10% upon acceptance of offer and balance at closing.																				
POSSESSION:	Negotiable.																				
TAXES:	2009-2010, payable 2010-2011 - \$536.00 - net - \$13.42 per taxable acre. There are 39.93 taxable acres.																				
SCHOOL DISTRICT:	Central City Community School District.																				
FSA INFORMATION:	<table><tr><td colspan="3">Farm #5843 – Tract #9127</td></tr><tr><td>Cropland</td><td></td><td>37.06 Acres</td></tr><tr><td>Corn Base</td><td></td><td>30.0 Acres</td></tr><tr><td>Direct and Counter Cyclical Corn Yield</td><td></td><td>104/104 Bushels/Acre</td></tr><tr><td>Soybean Base</td><td></td><td>6.0 Acres</td></tr><tr><td>Direct and Counter Cyclical Soybean Yield</td><td></td><td>37/37 Bushels/Acre</td></tr></table> <p>Final determination of the exact cropland acres, bases, and yields will be determined by the Linn County Farm Service Agency.</p>			Farm #5843 – Tract #9127			Cropland		37.06 Acres	Corn Base		30.0 Acres	Direct and Counter Cyclical Corn Yield		104/104 Bushels/Acre	Soybean Base		6.0 Acres	Direct and Counter Cyclical Soybean Yield		37/37 Bushels/Acre
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AVERAGE CSR:*	ArcView Software indicates a CSR of 44.4 on the tillable acres. The Linn County Assessor indicates a CSR of 40.58 on the entire farm.																				
BUILDINGS:	None.																				
EASEMENT:	The neighbor to the west has the right to use the driveway along the north boundary of this farm for ingress/egress to his house.																				
BROKER’S COMMENTS:	This farm includes 37 cropland acres with the balance in trees. This would make an attractive building site in rural Linn County.																				

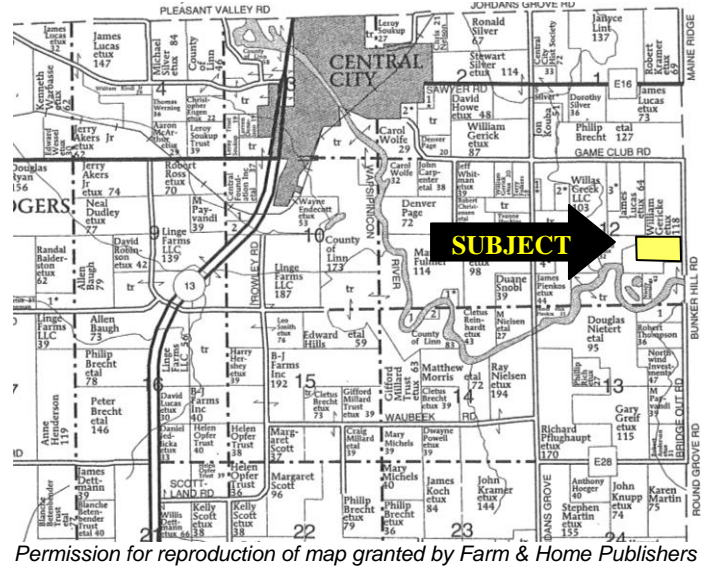
**CSR is an index of soil productivity with a range from 5 to 100, the higher the index, the more productive the soil.*

The information gathered for this brochure is from sources deemed reliable, but cannot be guaranteed by Hertz Real Estate Services or its staff. All acres are considered more or less.

Aerial Map

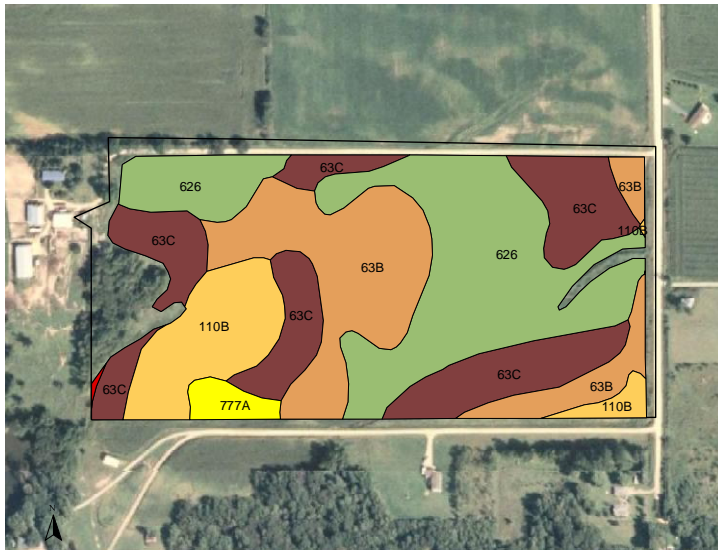


Plat Map

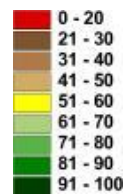


CSR: Calculated using ArcView 3.2 software

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Measured Tillable Acres	37.1	Average CSR	44.4	Corn Yield	Soybean Yield	Acres
Soil Label	Soil Name	CSR				
110B	Lamont fine sandy loam, 2 to 5 p	47	147	40	4.56	
626	Hayfield loam, 0 to 2 percent slo	67	168	45	12.73	
63B	Chelsea loamy fine sand, 2 to 5 i	36	133	36	8.96	
63C	Chelsea loamy fine sand, 5 to 9 i	21	112	30	10.00	
63D	Chelsea loamy fine sand, 9 to 18	11	99	27	0.03	
777A	Wapsie loam, 0 to 2 percent slop	58	162	44	0.79	



WE ARE PLEASED TO OFFER THESE SERVICES

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FOR MORE INFORMATION EMAIL: TLOUWAGIE@MTV.HFMGT.COM

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