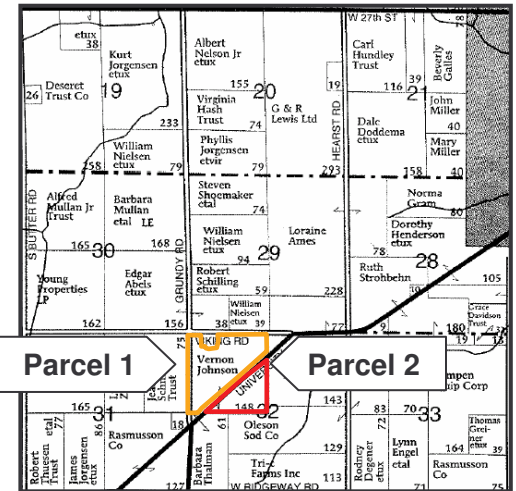
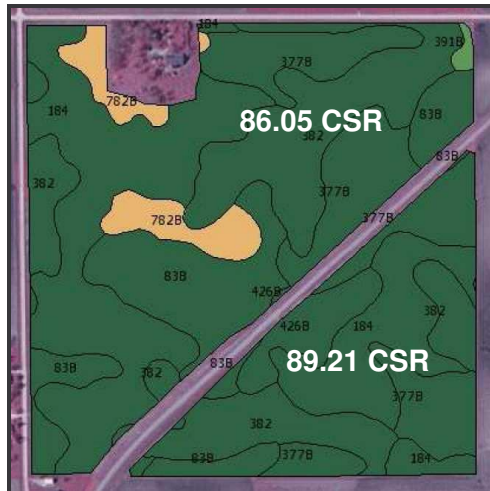
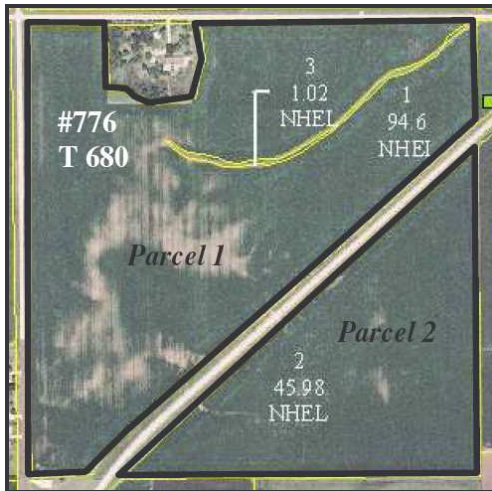


FARM REAL ESTATE AUCTION

144 Acres m/l – Black Hawk County, Iowa
 Approximately 2 miles west of Cedar Falls on University Ave.
 August 6, 2008 Starting At 10:00 a.m.



Parcel #1 – 97.5 acres m/l

- Located Along North Side of University Ave
- 86.05 CSR
- FSA Information (Estimated if Split From Parcel 2):

Crop	Base Acres	Direct Payment Yield	Counter Cyclical Payment Yield
Corn	49.2	130	130
Soybeans	46.4	46	46
Total Cropland	95.6		

Parcel #2 – 46.5 acres m/l

- Located Along South Side of University Ave
- 89.21 CSR
- FSA Information (Estimated if Split From Parcel 1):

Crop	Base Acres	Direct Payment Yield	Counter Cyclical Payment Yield
Corn	23.7	130	130
Soybeans	22.3	46	46
Total Cropland	46.0		

Legal: Both parcels located in NW ¼ of Section 32, Township 89 North, Range 14 West of the 5th P.M., (except farmstead acreage in NW ¼ NW ¼ and county roads) Black Hawk County, Iowa

Lease: Lease will be terminated prior to September 1, 2008. Buyer to have full possession November 5, 2008

Closing & Possession: November 5, 2008

Real Estate Taxes: Prorated to closing.

Comments: High quality farm in excellent location.

AUCTION LOCATION

Pipac Centre • Cedar Falls, Iowa
 Just north of Hwy 20, exit 224 (Hudson Rd)
 Pipac Centre is located on east side of
 Hudson Road at 1521 Technology Parkway.

Method of Sale: This property will be offered at public auction as two parcels with “Buyer’s Choice” method. High bidder will have the option to buy Parcel 1 or Parcel 2 or both at the bid price. If option is not taken to purchase both Parcels, then the remaining Parcel will be auctioned off to the highest bidder.

Terms: 10% down payment required the day of sale. Successful bidder is purchasing with NO contingencies and must be prepared for cash settlement of their purchase. Final settlement and payment of the balance of purchase price by cashier’s check or wire transfer on November 5, 2008. Seller reserves the right to reject any and all bids.



For more information:
 Contact **Cal Wilson** at 319-360-1009
 215 E. San Marnan Dr. • Waterloo, IA 50704
 Phone: 319-234-1949

Any announcements made the day of sale take precedence over any previous printed material or oral statements.