

FARM REAL ESTATE AUCTION

80 Acres, m/l - Butler County, Iowa

December 17, 2008 at 2:00 p.m.

Sale held at American Legion Hall

Dumont, Iowa

PROPERTY LOCATION:

One mile west of Dumont on south side of Hwy. 3 and east side of Birch Ave.

LEGAL DESCRIPTION:

W $\frac{1}{2}$ NW $\frac{1}{4}$ Section 32, T92, R18 (Pittsford Twp.)

METHOD OF SALE:

- Farm will be sold as one tract of 80 acres.
- Sellers reserve the right to refuse any and all offers.

FSA DATA:

- Farm No. 3224
- Crop Acres 62.22
- Corn Base 62.2 Yields: 102

REAL ESTATE TAXES:

Net Payable in Fiscal Year 2008-2009 is \$1,522.00.
Tax Per Acre on 76.15 Taxable Acres is \$19.99/Ac.
Taxes will be prorated to January 1, 2009.

SOIL TYPES:

Floyd and Ostrander are main soil types.

CSR per County Assessor measure: 72.48
CSR per Agri Data on 62.22 crop acres: 74.5

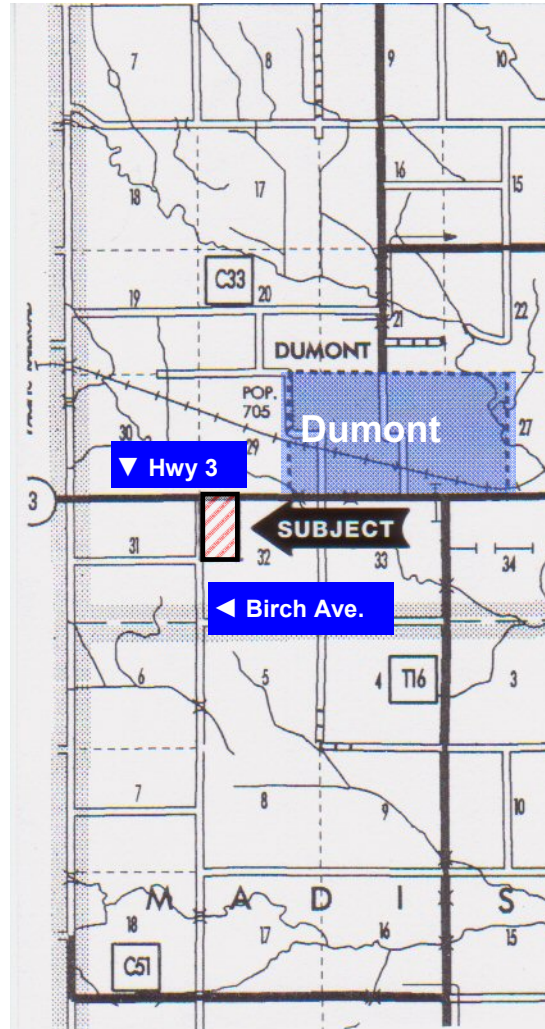
BUILDINGS: No value

COMMENT:

8.9 acre of the 11.54 acre grassland area along Hwy. 3 is classified as *Wetland* per Natural Resources Conservation Service report dated April 26, 1999. Butler county NRCS papers available.

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 February 10, 2009. Final settlement will require certified check or wire transfer. Closing and possession will occur on February 10, 2009. Tenant's rights expire on March 1, 2009.



ANNOUNCEMENTS:

Property information provided herein was obtained from sources deemed reliable but the Auctioneer makes no guarantees as to its accuracy. All prospective bidders are urged to fully inspect the property, its condition and to rely on their own conclusions. Any announcements made on the day of the auction will take precedence over any previously printed material or oral statements. Bidding increments are solely at the discretion of the Auctioneer. All acreage figures are based on information currently available but they are not guaranteed.

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

SELLER: Adalene Hummel and Darline Walsh

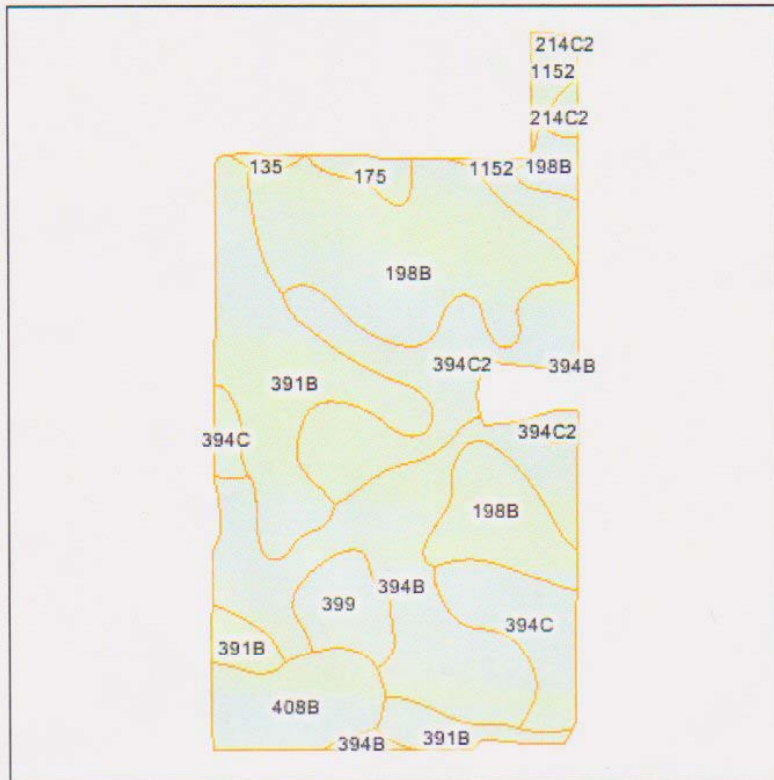
For additional information contact: Bill Vogel or Marv Huntrods at 515-382-1500.



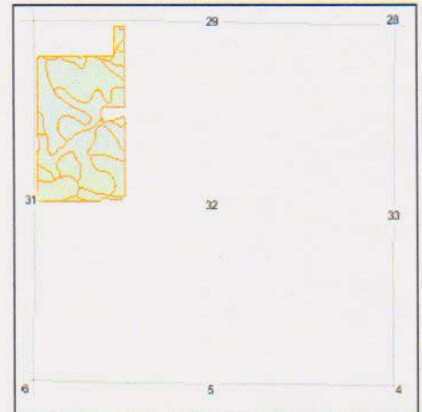
AERIAL MAP



SOIL MAP



Fsa borders provided by the Farm Service Agency.
Soils data provided by USDA and NRCS.



State: **IA**
County: **Butler**
Location: **32-92N-18W**
Township: **Pittsford**
Acres: **62.2**



Maps provided by:



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Code	Soil Description	Acres	Percent of field	Non-Irr Class	CSR	Corn	Soybeans
198B	Floyd loam, 1 to 4 percent slopes	16.1	25.9%	IIw	75	178	44
394B	Ostrander loam, 2 to 5 percent slopes	12.7	20.4%	IIe	85	182	47
391B	Clyde-Floyd complex, 1 to 4 percent slopes	11.2	18.0%	IIw	72	172	43
394C2	Ostrander loam, 5 to 9 percent slopes, moderately eroded	9.0	14.5%	IIIe	68	174	44
394C	Ostrander loam, 5 to 9 percent slopes	4.3	6.9%	IIIe	70	179	45
408B	Olin fine sandy loam, 2 to 5 percent slopes	4.1	6.6%	IIe	67	133	45
399	Readlyn silty clay loam, 1 to 3 percent slopes	2.3	3.7%	I	90	193	48
1152	MARSHAN CLAY LOAM, 0 TO 2 PERCENT SLOPES	1.1	1.8%	IIw	64	112	34
175	Dickinson fine sandy loam, 0 to 2 percent slopes	0.8	1.3%	IIIs	60	112	38
214C2	Rockton loam, 20 to 30 inches to limestone, 5 to 9 percent slopes, moderately eroded	0.4	0.6%	IIIe	33	95	0
135	Coland clay loam, 0 to 2 percent slopes	0.2	0.3%	IIw	80	168	41
Weighted Average					74.5	172	44