

FARM REAL ESTATE AUCTION

80 Acres, m/l - Carroll County, Iowa

Tuesday, November 1, 2011 at 10:00 a.m.

Sale held at the Lidderdale Community Center

Main St., Lidderdale, IA

LOCATION: From Lidderdale - North ½ mile on N38/Quail Ave. to 150th St. Go east on 150th St. 1 mile. Property located at the southeast corner of the 150th St. and Robin Ave. intersection.

LEGAL DESCRIPTION: N½ NW¼ Section 36, Township 85 North, Range 34 West of the 5th p.m. (Sheridan Twp.)

METHOD OF SALE:

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

SELLER: Robert Kennett and Marlene Baumhover

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

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

CSR: 84.7 per AgriData, Inc.

LAND DESCRIPTION: Level to gently rolling

DRAINAGE: Some surface drainage with tile (tile maps were not available)

BUILDINGS/IMPROVEMENTS: None

WATER/WELL INFORMATION: None

REAL ESTATE TAXES:

Payable in 2011-2012: \$1,534.00

Taxable Acres: 76.25

Tax per Acre: \$20.11

FSA DATA:

Farm Number 1400, Tract 192

Crop Acres: 75.8 NHLEL

Base/Yields	Direct	Counter-Cyclical
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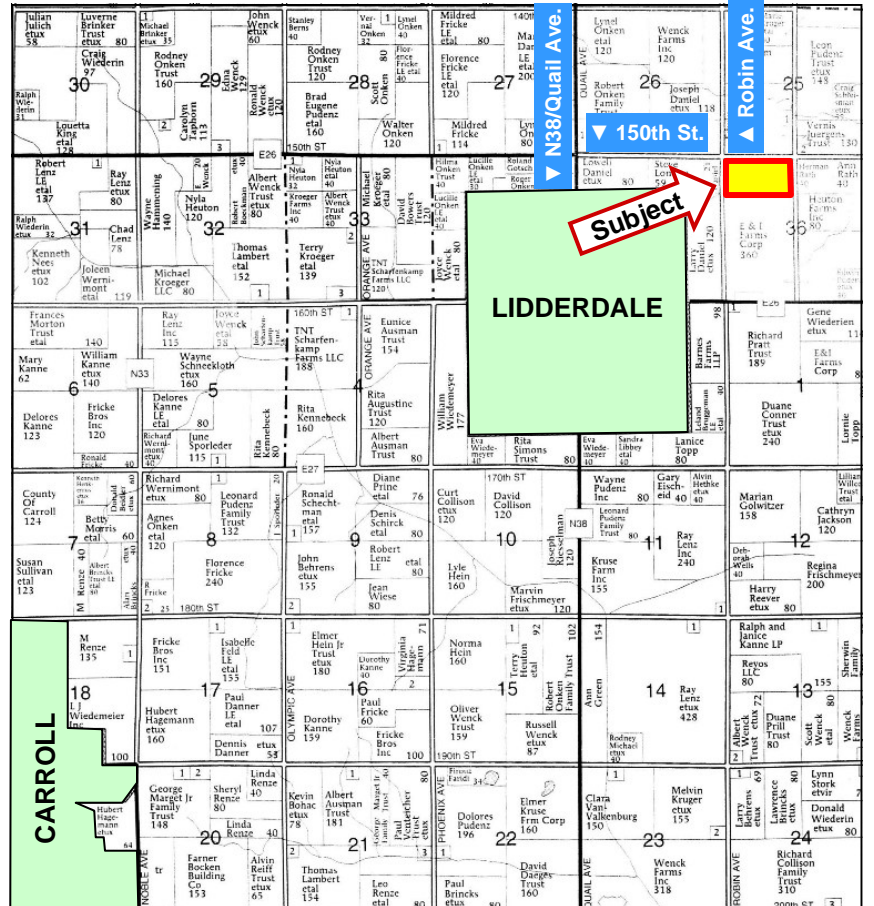
Corn Base: 68.8	103	103
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Bean Base: 6.8	42	42
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COMMENTS: Great northeast Carroll County farm with high CSR.

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 December 7, 2011. Final settlement will require certified check or wire transfer. Closing and possession will occur December 7, 2011, subject to the existing lease which expires March 1, 2012. Taxes will be prorated to December 31, 2011.

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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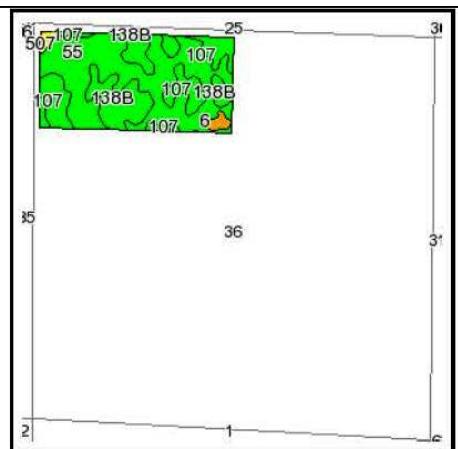
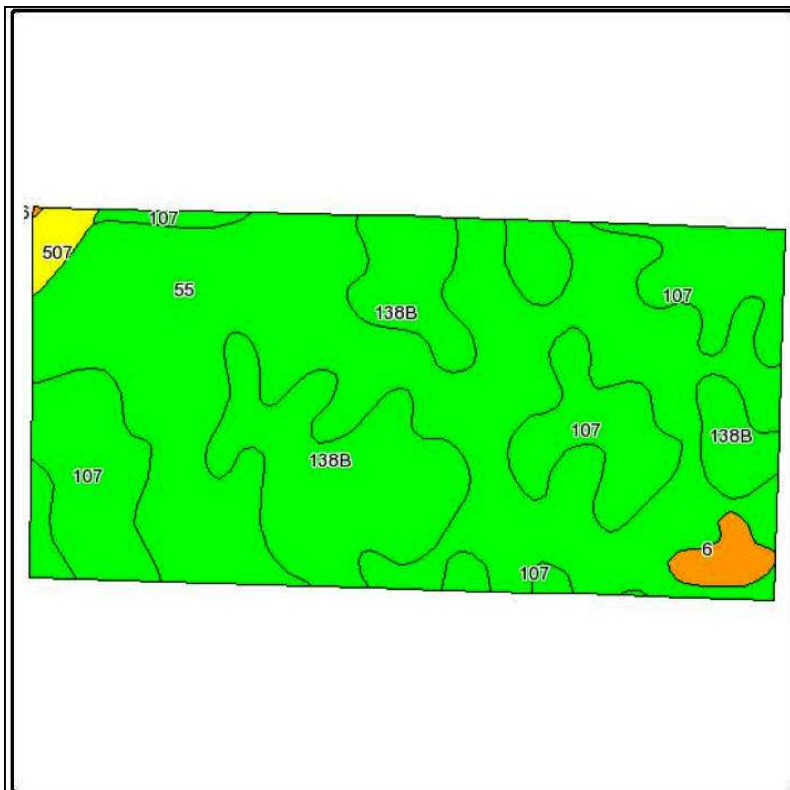
For additional information, contact Kyle Hansen:

415 S. 11th St., Nevada, IA 50201-0500
 Telephone: 515-382-1500 or 1-800-593-5263
www.hfmgt.com



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AERIAL & SOIL MAPS



State: Iowa
 County: Carroll
 Location: 036-085N-034W
 Township: Sheridan
 Acres: 75.8
 Date: 8/15/2011



Maps provided by:



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

Code	Soil Description	Acres	Percent of field	CSR Legend	Non-Irr Class	CSR	Corn	Soybeans
55	Nicollet loam, 1 to 3 percent slopes	42.8	56.4%		I	88	206	49
138B	Clarion loam, 2 to 5 percent slopes	16	21.2%		IIe	80	195	45
107	Webster silty clay loam, 0 to 2 percent slopes	14.8	19.5%		IIlw	83	199	45
6	Okoboji silty clay loam, 0 to 1 percent slopes	1.3	1.7%		IIIw	57	164	36
507	Canisteo silty clay loam, 0 to 2 percent slopes	0.9	1.2%		IIlw	78	192	44
Weighted Average						84.7	201.4	47.1

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