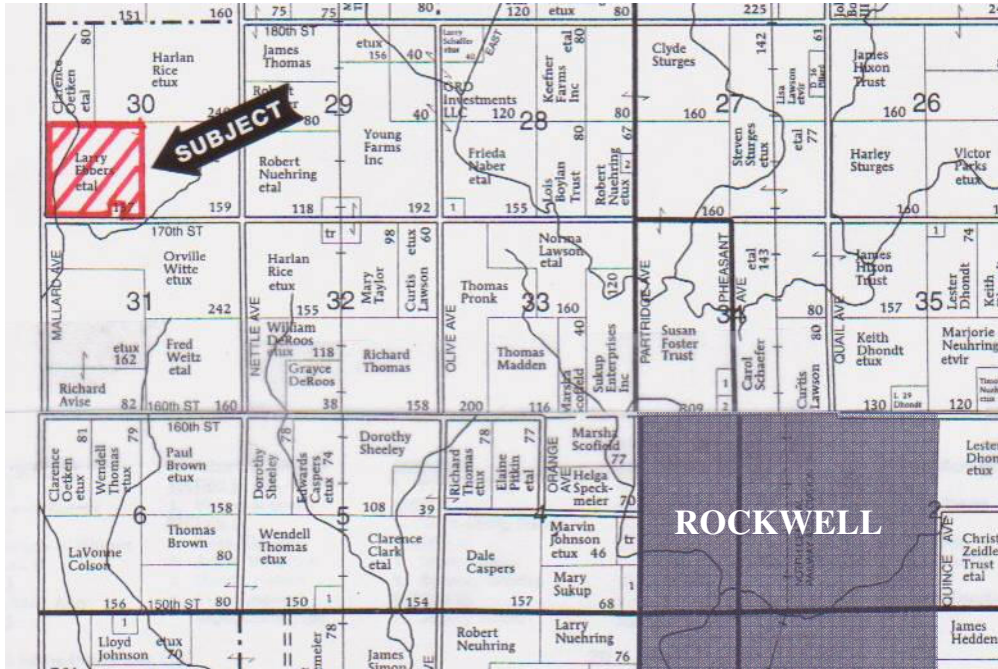


# FARM REAL ESTATE AUCTION

156 Acres, m/l - Cerro Gordo County, Iowa

February 21, 2008 at 10:00 a.m.

Sale held at Community Center, 114 3<sup>rd</sup> St. North  
Rockwell, Iowa



#### PROPERTY LOCATION:

3 miles west and 2 miles north of Rockwell off 170<sup>th</sup> St. and Mallard Ave.

#### LEGAL DESCRIPTION:

SW Fr 1/4 except 6-acre building site in SE 1/4 SW Fr 1/4 Section 30, T95N, R20W of the 5<sup>th</sup> P.M., (Bath Twp.)

#### METHOD OF SALE:

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

#### INFORMATION ON PROPERTY OFFERED:

Gross Acres \* 156.0  
Taxable Acres\* 151.8  
Net Taxes\* \$2656

\*Acres and taxes estimated based on acreage split.  
Taxes will be prorated to March 27, 2008.

#### FSA DATA:

- Farm No. 3
- Crop Acres 153.0
- Corn Base 76.4 Yields: 126/140
- Bean Base 76.6 Yields: 35/42

#### SOIL TYPES:

Floyd, Kenyon, Clyde, Harcot and Bassett. See soil map for detail.

72.5 CSR per assessor  
71.9 CSR per Agri-Data

#### LAND DESCRIPTION:

Level to gently rolling

#### LEASE:

The lease was cancelled and the farm is open for the 2008 crop year.

#### DRAINAGE:

Natural plus some tile

#### BUILDINGS AND WELLS:

There are no buildings or wells on the property.

#### 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 March 27, 2008. Final settlement will require certified check or wire transfer. Closing and possession will occur on March 27, 2008.

#### 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:** Larry and Barbara Ebberts Trust and Raymond Ebberts

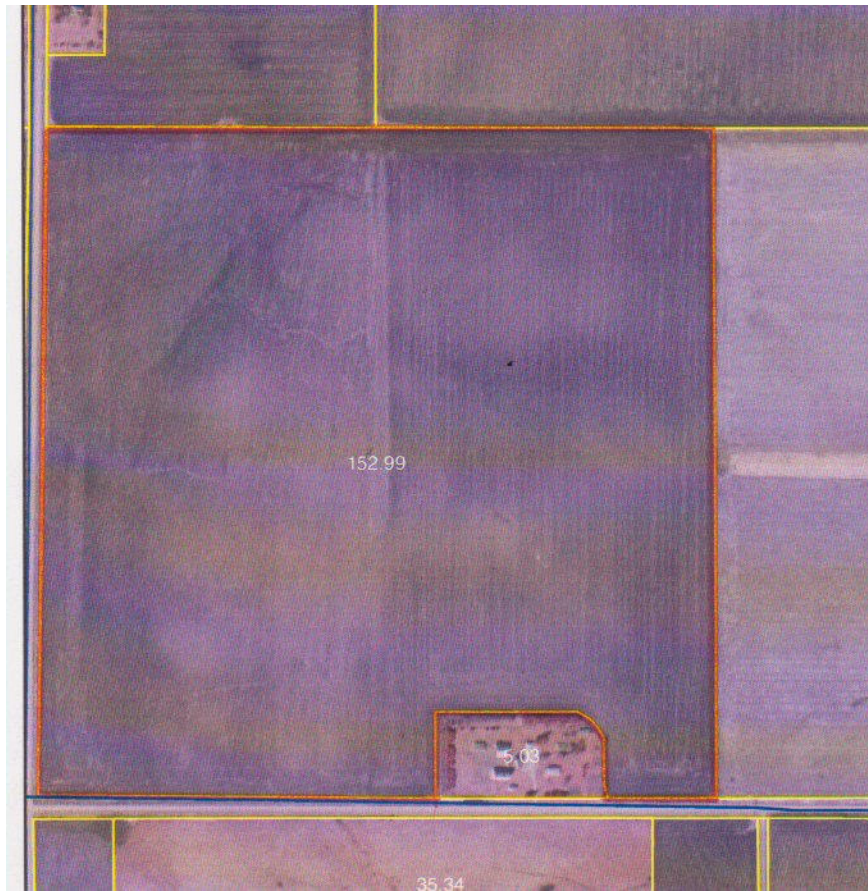
For additional information contact:

Sterling Young  
P. O. Box 1568, Mason City, IA  
641-423-9531

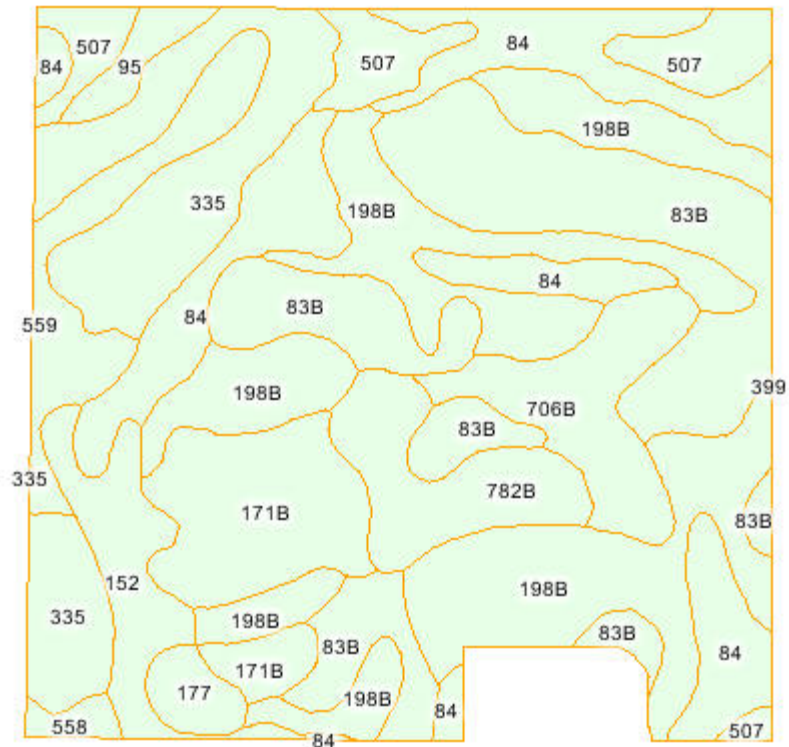


Jerry L. Lage  
P. O. Box 500, Nevada, IA  
515-382-1500

## AERIAL MAP



## SOIL MAP & SOIL DESCRIPTIONS



| Code                    | Soil Description   | Acres | Percent of field | Non-Irr Class | CSR         | Corn       | Soybeans  |
|-------------------------|--|-------|------------------|---------------|-------------|------------|-----------|
| 198B                    | Floyd loam, 1 to 4 percent slopes  | 35.7  | 23.3%            | IIw           | 78          | 178        | 44        |
| 83B                     | Kenyon loam, 2 to 5 percent slopes   | 27.9  | 18.2%            | IIe           | 83          | 185        | 47        |
| 84                      | Clyde silty clay loam, 0 to 2 percent slopes                                 | 20.7  | 13.5%            | IIw           | 78          | 171        | 43        |
| 335                     | Harcot loam, 0 to 2 percent slopes   | 17.1  | 11.2%            | IIw           | 50          | 104        | 33        |
| 171B                    | Bassett loam, 2 to 5 percent slopes  | 11.2  | 7.3%             | IIe           | 78          | 177        | 44        |
| 706B                    | Cerlin silt loam, 2 to 5 percent slopes                                      | 7.9   | 5.2%             | IIe           | 58          | 106        | 32        |
| 507                     | Canisteo silty clay loam, 0 to 2 percent slopes                              | 7.4   | 4.8%             | IIw           | 78          | 170        | 44        |
| 782B                    | Donnan loam, 2 to 5 percent slopes   | 7.3   | 4.8%             | IIe           | 50          | 96         | 28        |
| 559                     | Talcot clay loam, 32 to 40 inches to sand and gravel, 0 to 2 percent slopes  | 7.0   | 4.6%             | IIw           | 65          | 125        | 40        |
| 152                     | Marshan clay loam, 32 to 40 inches to sand and gravel, 0 to 2 percent slopes | 6.3   | 4.1%             | IIw           | 70          | 126        | 38        |
| 177                     | Saude loam, 0 to 2 percent slopes  | 1.9   | 1.2%             | IIs           | 63          | 106        | 33        |
| 95                      | Harps loam, 1 to 3 percent slopes  | 1.7   | 1.1%             | IIw           | 62          | 154        | 40        |
| 558                     | Talcot clay loam, 24 to 32 inches to sand and gravel, 0 to 2 percent slopes  | 0.9   | 0.6%             | IIw           | 57          | 111        | 36        |
| <b>Weighted Average</b> |  |       |                  |               | <b>71.9</b> | <b>156</b> | <b>41</b> |