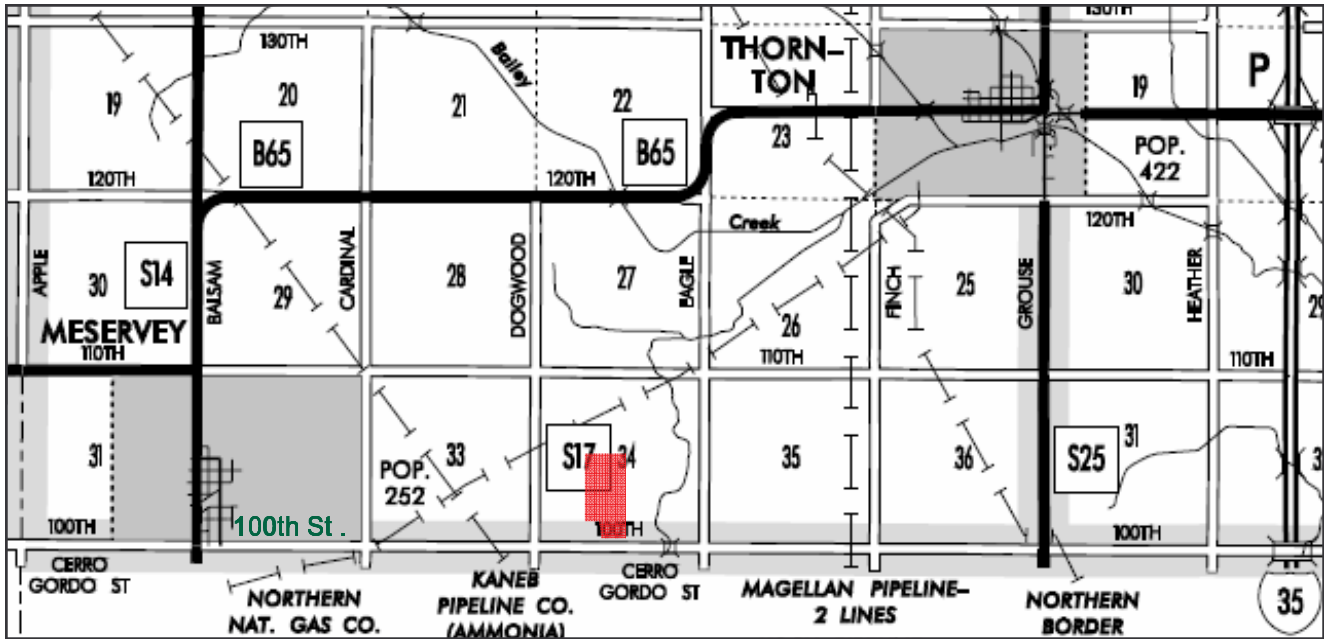




Caring for You and Your Farm

2800 4th Street SW, Suite 7
 Mason City, IA 50401
 Ph.: 641-423-9531 Fax: 641-423-7363
 www.hfmgt.com

**CERRO GORDO CO., IA
 LAND AUCTION
 70 Acres, m/l
 FRIDAY, DECEMBER 12, 2008
 @ 10 a.m. in Meservey, IA
 American Legion Hall
 1 Block W. of S-14 on Minnesota St.**



LOCATION: Two & one quarter miles East of the intersection of S-14 and 100 St. in Meservey, or two miles South of Thornton on S-25 and two and one-half miles West on 100th St.

LEGAL DESCRIPTION: E1/2SW1/4 , except parcel containing the building site, in Section 34, T94N, R22W of the 5th P.M., Grimes Township, Cerro Gordo Co. (Exact legal as per abstract.)

REAL ESTATE TAXES: \$1,212 due in Fiscal Year 2008/09; \$17.45 per taxable acre.

Gross Acres	70.00 m/l
Road	0.53 m/l
Net Taxable	69.47 m/l

FSA DATA: Part of Farm No. 6306; Tract No. 7519

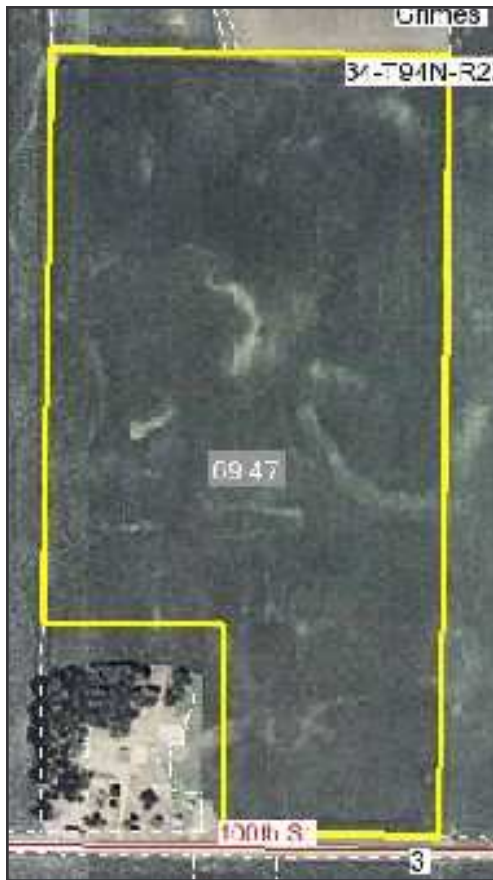
Cropland	69.5 acres m/l
Corn Base	33.9 acres m/l
Program Yield	130 & 150 bu./ac. (D.P. & C.P., respectively)
Soybean Base	33.9 acres m/l
Program Yield	37 & 45 bu./ac. (D.P. & C.P., respectively)

LAND DESCRIPTION: Level to gently rolling.

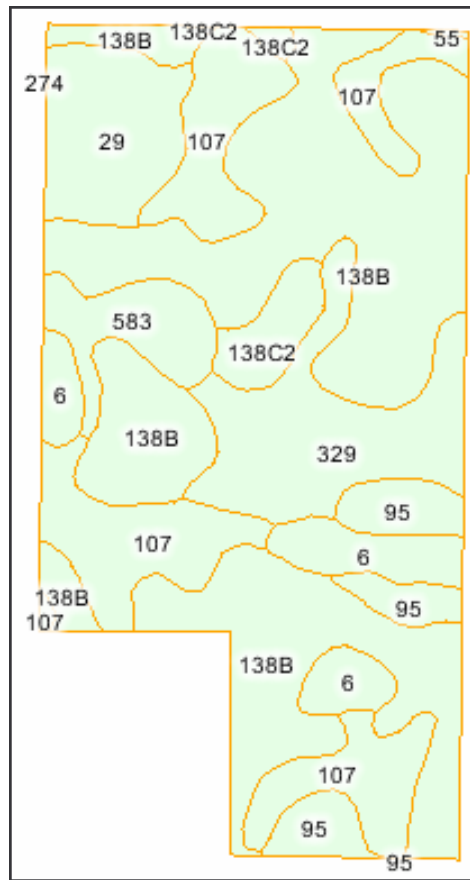
DRAINAGE: Natural and tile drainage. See tile map on page two of this brochure. The farm is in Drainage District #31, but contains no Drainage District tile mains.

SOILS: Predominate soil types are Clarion, Webster, and complexes of Webster-Nicollet and Clarion-Nicollet. As per AgriData, the average CSR is 78.0 on 69.5 cropland acres. A soil map is included on page two of this brochure.

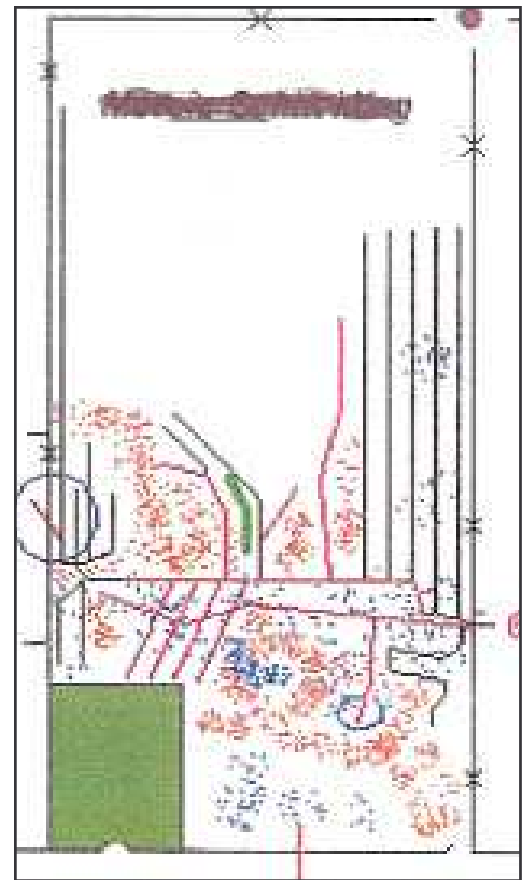
Aerial Photo



Soils Map



Tile Map



TERMS: Ten percent down by the high bidder on the day of the sale; balance of purchase price due at closing on or about December 30, 2008. Buyer will sign a Real Estate Purchase Agreement on the day of sale providing for the full settlement no later than December 30, 2008. Sellers will pay all taxes that will be delinquent if not paid in calendar year 2008 and the March 2009 taxes. Buyer will receive credit at closing for an amount equal to the March 2009 property tax that will be delinquent if not paid by October 1, 2009. Buyer will pay the taxes due in September 2009 and all subsequent taxes. Buyer is purchasing the property as is and there will be no contingencies on the sale.

Map Symbol	Soil Type	CSR*	Acres
138B	Clarion loam, 2 to 5% slope	80	31.2
107	Webster silty clay loam, 0 to 2%	83	12.6
329	Webster-Nicollet complex, 1 to 3%	83	7.9
29	Clarion-Nicollet complex, 1 to 3%	85	5.0
6	Okoboji silty clay loam, 0 to 1%	57	4.0
95	Harps loam, 1 to 3%	62	3.6
583	Minnetonka silty clay loam, 0 to 2%	69	3.1
138C2	Clarion loam, 5 to 9%, mod. eroded	63	2.0
55	Nicollet loam, 1 to 3%	88	0.1
Total		78.0	69.5

* CSR - Corn Suitability Rating - a soil index rating of 0 to 100 with 100 being the best.

POSSESSION: Possession will be given on the date of full settlement, on or about December 30, 2008, or earlier on cropland acres. Subject to lease that is terminated effective at the end of February 2009.

Hertz Real Estate Services will conduct the sale closing and will provide closing statements to the Buyer and Seller.

Seller reserves the right to reject any and all bids.

Announcements made the day of the sale take precedent over printed materials.

AGENTS: HERTZ FARM MANAGEMENT, INC./HERTZ REAL ESTATE SERVICES, and its representatives are agents for the Seller. 2800 4th St. SW, Mason City, IA 50401 Ph: 641-423-9531 Fax: 641-423-7363 Email: syoung@mc.hfmgt.com