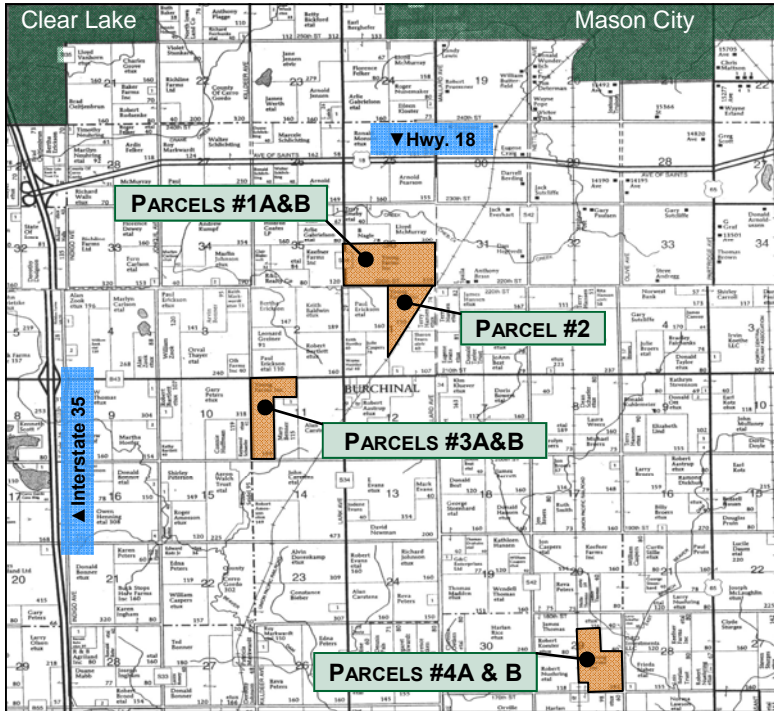


FARM REAL ESTATE AUCTION

820 Acres M/L— Cerro Gordo County, Iowa
Thursday, November 13, 2008
Starting at 2:00 p.m.



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820 acres m/l offered in 7 parcels and combinations

PARCEL #4A 80 Acres, M/L— E½ SE¼ Sec. 29, T-95-N, R-20-W (Bath Twp.)

PARCEL #4B 111.8 Acres, M/L—SW¼ NE¼ and W½ SE¼ EXCEPT acreage all in Sec. 29, T-95-N, R-20-W (Bath Twp.)

PARCEL #1A 160 Acres, M/L—SW¼ Sec. 36, T-96-N, R-21-W (Lake Twp.)

PARCEL #1B 159.29 Acres, M/L—SE¼ Sec. 36, T-96-N, R-21-W (Lake Twp.)

PARCEL #2 110 Acres, M/L—NE¼ West of Railroad and NW¼ SE¼ West of Railroad, all in Sec. 1, T-95-N, R-21-W (Mt. Vernon Twp.)

PARCEL #3A 3.5 Acres, M/L—Parcel located in NW¼ NW¼ of Sec. 11, T-95-N, R-21-W (Mt. Vernon Twp.) exact description to be determined by survey . Acreage to be sold "as is".

PARCEL #3B 195.5 Acres, M/L—W½ W½ and NE¼ NW¼, except acreage in NE¼ NW¼, all in Sec. 11, T-95-N, R-21-W (Mt. Vernon Twp.)

METHOD & ORDER OF SALE:

Parcel #4A: 80 Ac., m/l x bid per acre
#4B: 111.8 Ac., m/l x bid per acre
Combination of 4A & 4B: 191.8 Ac., m/l x bid
 Final sale will be determined by highest sale method

Parcel #1A: 160 Ac., m/l x bid per acre
#1B: 159.29 Ac., m/l x bid per acre
Combination of 1A & 1B: 319.29 Ac., m/l x bid
 Final sale will be determined by highest sale method

Parcel #2: 110 Ac., m/l x bid per acre

Parcel #3A: 3.5 Ac., m/l, acreage with bldgs. on gross dollars
#3B: 195.5 Ac., m/l x bid per acre
Combination of 3A & 3B: 199 Ac., m/l x bid per acre
 Final sale will be determined by highest sale method

Sellers reserve the right to refuse any offers

TERMS & POSSESSION: 10% down payment required the day of sale. Successful bidders are purchasing with no financing or other contingencies. Settlement by certified check or wire transfer. Closing and possession will occur January 10, 2009 with Tillage Option after harvest.

SELLER: Young Farms, Inc. will be selling their farmland holdings and plan to liquidate the corporation.

AUCTION LOCATION

Knights of Columbus Hall
551 S. Taft Ave. • Mason City
 Take Highway 65 to Hwy 122 (Bus. US 18)
 and turn west.



Visit our website at www.hfmgt.com
 or contact **Marvin Huntrods** or **Randy Hertz**
 515-382-1500 • PO Box 500 • Nevada, IA 50201

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

PARCEL #1

FSA Farm No. 1005, Tract 566

319.29 Acres, M/L

312.6 Crop Acres

79.3 Avg. CSR per I-Soils



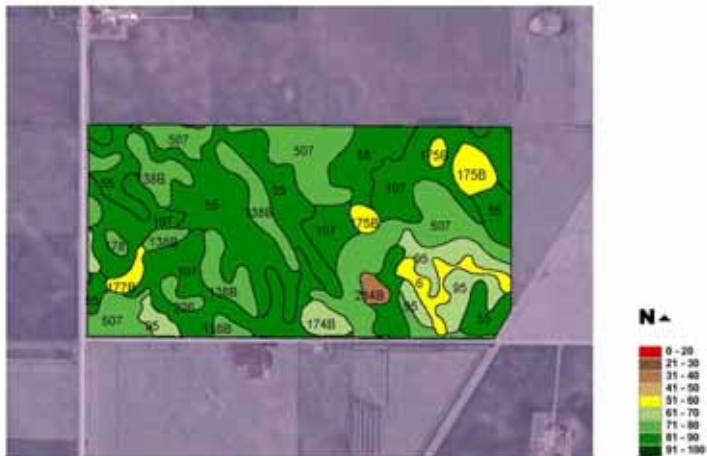
BASES/YIELDS: Corn Base—156.5 Bean Base—156.1
 Direct Yield—129 Direct Yield—34
 CC Yield—148 CC Yield—41

REAL ESTATE TAXES PAYABLE 2008-2009:

1A: \$3,160 on 154.41 Net Taxable Acres (\$20.46/Ac.)
1B: \$2,982 on 157.04 Net Taxable Acres (\$18.99/Ac.)

LAND DESCRIPTION: Level to gently sloping

Cerro Gordo County – S36, T-96-N, R-21-W



Acres Shown: 312.6 Average CSR: 79.3

Soil Label	Soil Name	CSR	Corn Yield	Soybean Yield	Capability Class	%Slope	Acres
55	NICOLLET	88	156	52	1	1-3%	92.19
107	WEBSTER	83	145	49	2W	0-2%	75.35
507	CANISTEO	78	139	47	2W	0-2%	62.28
138B	CLARION	80	145	49	2E	2-5%	29.38
95	HARPS	62	125	42	2W	1-3%	21.19
175B	DICKINSON	55	109	37	3E	2-5%	9.62
6	OKOBOJI	57	115	39	3W	0-1%	7.67
174B	BOLAN	70	121	41	2E	2-5%	4.60
177B	SAUDE	58	104	35	2E	2-5%	2.80
226	LAWLER 32-40" TO SAND G	76	138	46	2S	0-2%	2.59
284B	FLAGLER	37	84	28	3E	2-5%	2.48
178	WAUKEE	77	132	44	2S	0-2%	1.42
177	SAUDE	63	107	36	2S	0-2%	1.05

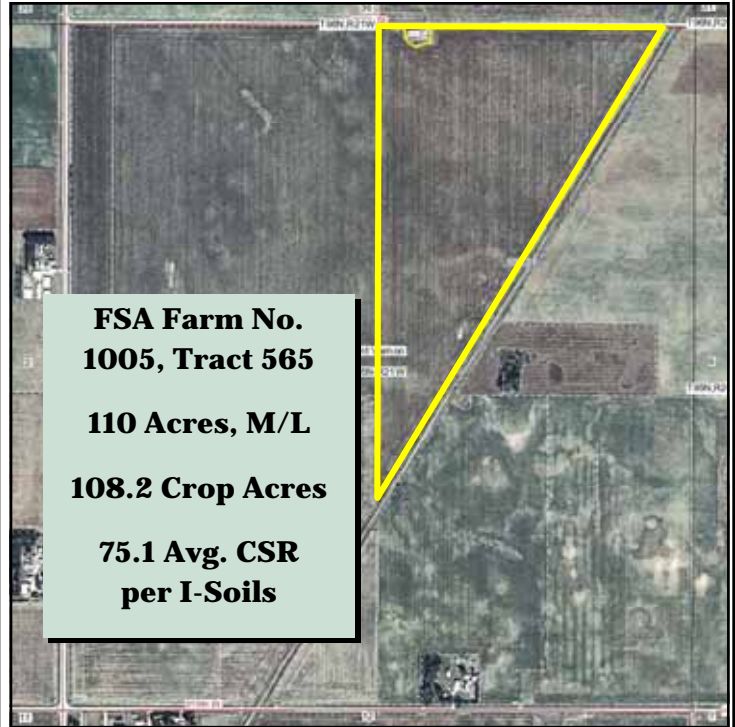
PARCEL #2

FSA Farm No. 1005, Tract 565

110 Acres, M/L

108.2 Crop Acres

75.1 Avg. CSR per I-Soils



BASES/YIELDS: Corn Base—54.1 Bean Base—54.1
 Direct Yield—129 Direct Yield—34
 CC Yield—148 CC Yield—41

REAL ESTATE TAXES PAYABLE 2008-2009:

\$1,962 on 108.66 Net Taxable Acres (\$18.06/Ac.)

LAND DESCRIPTION: Level to gently sloping

BUILDINGS: Machine Shed & Well

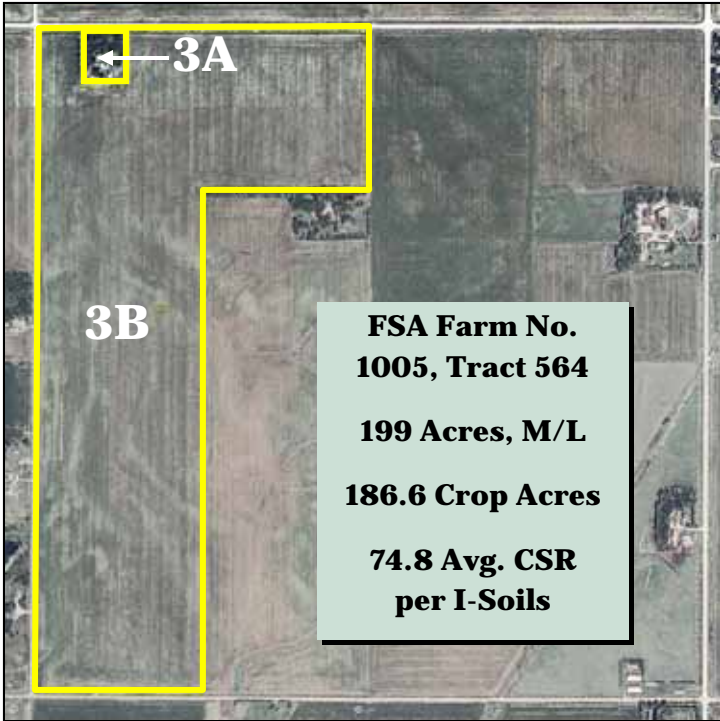
Cerro Gordo County – Section 1, T-95-N, R-21-W



Acres Shown: 108.9 Average CSR: 75.1

Soil Label	Soil Name	CSR	Corn Yield	Soybean Yield	Capability Class	%Slope	Acres
95	HARPS	62	125	42	2W	1-3%	25.60
138B	CLARION	80	145	49	2E	2-5%	24.57
107	WEBSTER	83	145	49	2W	0-2%	24.27
507	CANISTEO	78	139	47	2W	0-2%	22.74
6	OKOBOJI	57	115	39	3W	0-1%	4.07
55	NICOLLET	88	156	52	1	1-3%	3.21
175B	DICKINSON	55	109	37	3E	2-5%	1.74
329	WEBSTER-NICOLLET COMPLEX	83	149	50	2W	1-3%	1.68
29	CLARION-NICOLLET COMPLEX	85	160	54	1	1-3%	1.00

PARCEL #3



**FSA Farm No.
1005, Tract 564**
199 Acres, M/L
186.6 Crop Acres
**74.8 Avg. CSR
per I-Soils**

BASES/YIELDS: Corn Base—92.0 Bean Base—92.4
Direct Yield—129 Direct Yield—34
CC Yield—148 CC Yield—41

***REAL ESTATE TAXES PAYABLE 2008-2009:**
\$3,662 on 190.4 Net Taxable Acres (\$19.23/Ac.) on entire Parcel
**Taxes will be prorated based on survey of acreage*

LAND DESCRIPTION: Level to moderately sloping

BUILDINGS: House, Outbuildings & 1 Deep Well

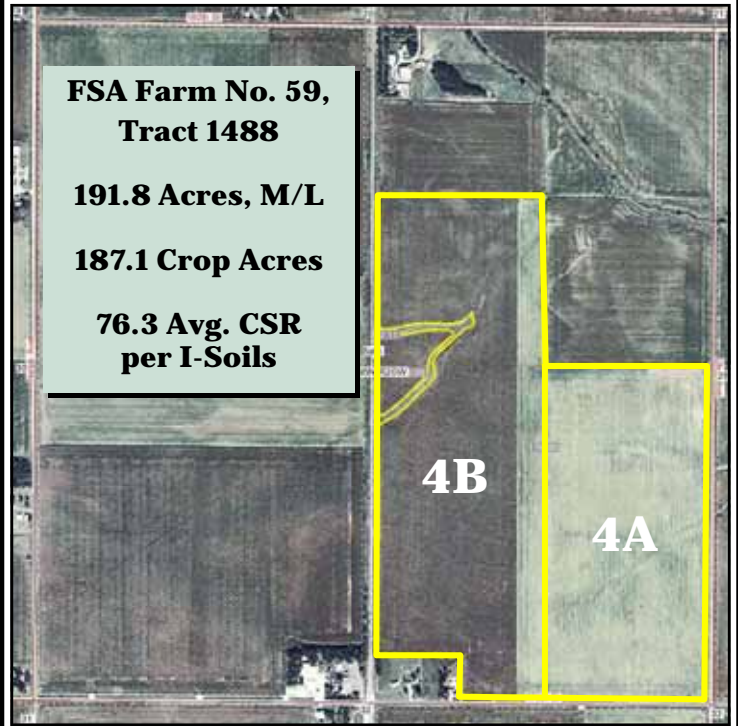
Cerro Gordo County – Section 11, T-95-N, R-21-W



Acres Shown: 189.8 Average CSR: 74.8

Soil Label	Soil Name	CSR	Corn Yield	Soybean Yield	Capability Class	%Slope	Acres
507	CANISTED	78	139	47	2W	0-2%	39.38
107	WEBSTER	83	145	49	2W	0-2%	35.69
138C2	CLARION	63	136	46	3E	5-9%	34.40
138B	CLARION	80	145	49	2E	2-5%	33.80
55	NICOLLET	88	156	52	1	1-3%	18.14
6	OKOBOJI	57	115	39	3W	0-1%	14.33
95	HARPS	62	125	42	2W	1-3%	14.03

PARCEL #4



**FSA Farm No. 59,
Tract 1488**
191.8 Acres, M/L
187.1 Crop Acres
**76.3 Avg. CSR
per I-Soils**

BASES/YIELDS: Corn Base—148.0 Bean Base—39.0
Direct Yield—150 Direct Yield—43
CC Yield—150 CC Yield—43

REAL ESTATE TAXES PAYABLE 2008-2009:
\$3,756 on 187.98 Net Taxable Acres (\$19.98/Ac.)

LAND DESCRIPTION: Level to gently sloping

NOTE: Last 6-Year Corn average at 207 Bu.
Last 4-Year Bean average of 58 Bu.

Cerro Gordo County – Section 29, T-95-N, R-20-W



Acres Shown: 187.1 Average CSR: 76.3

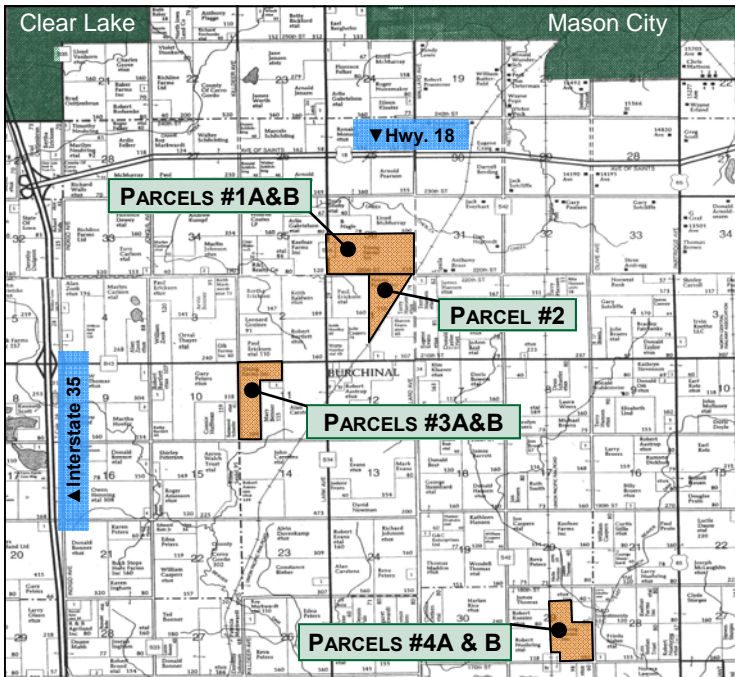
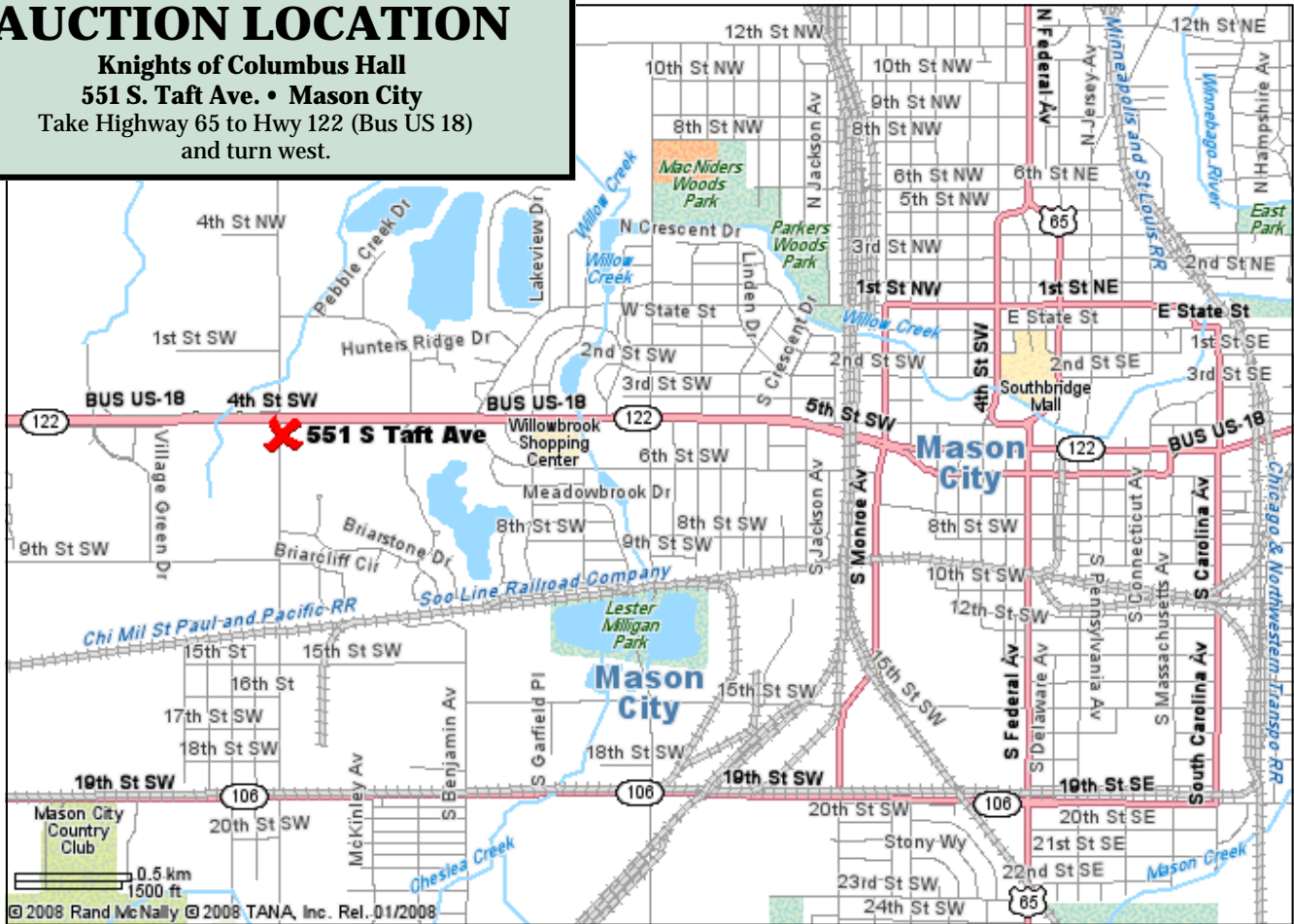
Soil Label	Soil Name	CSR	Corn Yield	Soybean Yield	Capability Class	%Slope	Acres
83B	KENYON	83	154	52	2E	2-5%	60.85
84	CLYDE	78	140	47	2W	0-2%	32.73
198B	FLOYD	78	144	48	2W	1-4%	26.68
782B	DONNAN	50	92	31	2E	2-5%	22.12
399	READLYN	88	157	53	1	1-3%	12.34
169B	CLARION LONG SLOPES	85	160	54	2E	2-5%	11.05
706	CERLIN	63	109	37	2W	0-2%	8.90
171B	BASSETT	78	145	49	2E	2-5%	6.95
407B	SCHLEY	73	130	44	2W	1-4%	2.89
709B	CERLIN	58	106	36	2E	2-5%	2.21
725	HAYFIELD 24-32" TO SAND G	59	110	37	2S	0-2%	0.39
177	SAUDE	63	107	36	2S	0-2%	0.01

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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: Young Farms, Inc. will be selling their farmland holdings and plan to liquidate the corporation.



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