



2800 4th Street SW, Suite 7
Mason City, IA 50401

Ph.: 641-423-9531 Fax: 641-423-7363

FARM REAL ESTATE AUCTION

40 Acres m/l

Cerro Gordo County, Iowa

2:00 P.M. Wednesday, September 21, 2011

Rockwell Community Center

114 3rd Street N, Rockwell, Iowa

LOCATION: One half mile east of Rockwell on County Road B60 (150th Street) on the north side.

LEGAL DESCRIPTION: SW1/4 SW1/4 of Section 1, T94N, R20W, Geneseo Township, Cerro Gordo County.

TERMS: Ten percent down by high bidder on day of sale; balance due at closing on or about October 12, 2011. Possession at closing, subject to lease expiring March 1, 2012. Buyer will sign a Real Estate Purchase Agreement on the day of sale providing for full settlement on or about October 12, 2011. Buyer is purchasing the property as is with no contingencies on the sale. Seller reserves the right to reject any and all bids. Announcements made at the time of the auction take precedence over printed materials or previous statements.

REAL ESTATE TAX: \$694 total due in 2011/12 for 2010/11 taxes. Seller will pay the taxes due in September 2011 and in March 2012. Buyer will receive credit in the amount of \$347 for taxes due in September 2012. Buyer to pay all taxes due in September 2012 and thereafter.

FSA DATA: Part of Farm No. 3192, Tract No. 1730

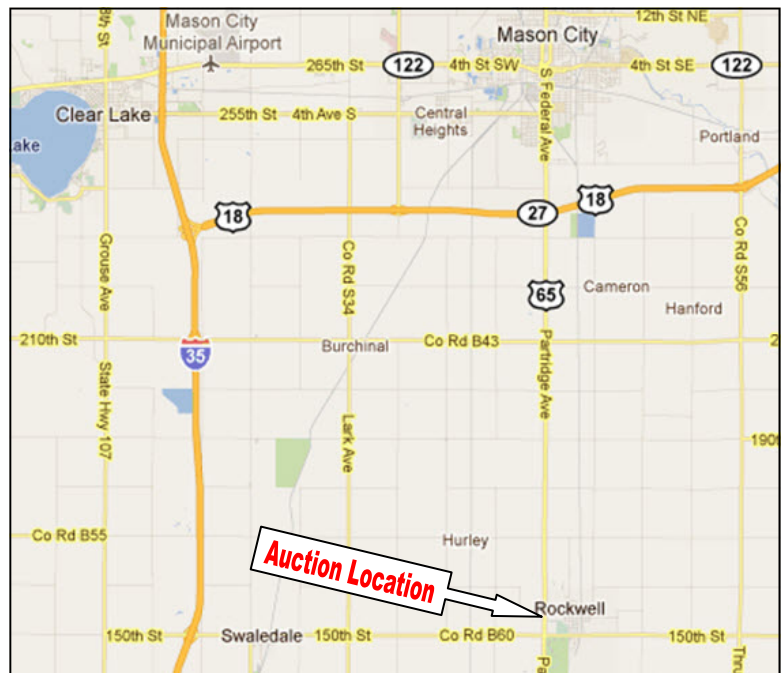
Cropland	37.5 acres m/l
Corn Base	19.6 acres m/l
Direct Pymt. Yield	123.0 bu./ac.
Counter-cyclical Yield	141.0 bu./ac.
Soybean Base	17.6 acres m/l
Direct Pymt. Yield	36.0 bu./ac.
Counter-cyclical Yield	43.0 bu./ac.

LAND DESCRIPTION: One field with no waterways or terraces; level to gently rolling topography. Some drainage tile is present but no tile map is available.

SOILS: The predominant soil is Clyde silty clay loam. The average CSR is 68. A soil map is included on the back of this brochure.

SELLER: James D. Heddens Trust

AGENTS: Hertz Farm Management, Inc./Hertz Real Estate Services and its representatives are agents for the sellers.



Geneseo Township Plat
(Courtesy Farm & Home Publishers)



The information gathered for this brochure is from sources deemed reliable, but cannot be guaranteed by Hertz Farm Management, Inc. or its staff.

Aerial Photograph with County Tile



Soil Map



Soil map provided by AgriData, Inc.

Soil Map Key

Symbol	Soil Type	CSR	Acres
84	Clyde silty clay loam	78.0	22.1
153	Shandep clay loam	55.0	5.9
175B	Dickinson fine sandy loam	55.0	5.3
335	Harcot loam	50.0	4.2
Total		68.0	37.5



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FOR MORE INFORMATION: Contact Gary Loos, Salesperson, at 641-423-9531 or e-mail at gloos@mc.hfmgt.com.

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