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**WE ARE PLEASED TO PRESENT
 FARMLAND AUCTION**

Eva E. Ott Trust

**Tract #1 – 77 Acres m/l
 Tract #2 – 69.84 Acres m/l**

**Tract #3 – Tract 1 and 2 combined totaling 146.84 Acres m/l
 Chickasaw County, Iowa**

AUCTION TIME AND LOCATION: 11:00 A.m. - Tuesday,
 July 12, 2011, Fredericksburg Community Center, 151 W.
 Main St., Fredericksburg, IA 50630

FARM LOCATION: 4 ½ miles east of Fredericksburg on
 Hwy. 18 and 1 mile north on Windsor Ave.

LEGAL DESCRIPTION:

Tract #1 – N ½ NW ¼ Sec.12, T94N, R11W of the 5th
 P.M., Chickasaw County, IA
Tract #2 - SE ¼ SW ¼ (EX PAR A) NE ¼ SW ¼ Sec. 1,
 T94N, R11W of the 5th P.M., Chickasaw County, IA
Tract #3 – N ½ NW ¼ Sec.12, T94N, R11W of the 5th
 P.M., Chickasaw County, IA and SE ¼ SW ¼ (EX PAR
 A) NE ¼ SW ¼ Sec. 1, T94N, R11W of the 5th P.M.,
 Chickasaw County, IA.

REAL ESTATE TAXES: 2009-2010 payable 2010-2011

Tract #1 -\$1,648.00 on 77 net taxable acres, \$21.40/acre.
Tract #2 – \$976.00 on 69.84 net taxable acres of which
 (7.49 are currently exempt), \$13.97/acre.
Tract #3 -\$2,624.00 on 146.84 net taxable acres, of which
 (7.49 are currently exempt), \$17.87/acre.

CLOSING: On or before November 15, 2011. Sellers are
 willing to close earlier and prorate rent.

CURRENT LEASE: Cropland is leased for the 2011 crop
 year. Seller to retain 100% of 2011 lease payment on
 cropland. Buyer to get possession on closing subject to
 tenant’s right to complete harvest. Upon harvest
 completion tenant has agreed to forgo the remainder of the
 lease which would have run through February 29, 2012

SCHOOL DIST: Fredericksburg School

BUILDINGS: None

TILE: Tile sketches available.

GRAIN STORAGE: None

WELL: None

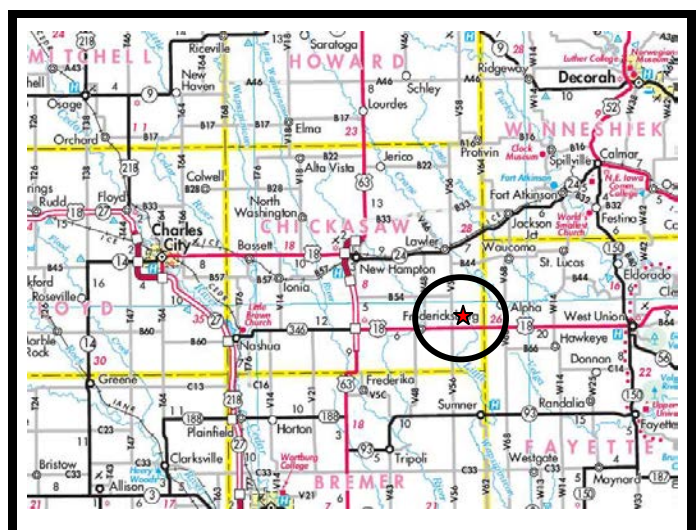
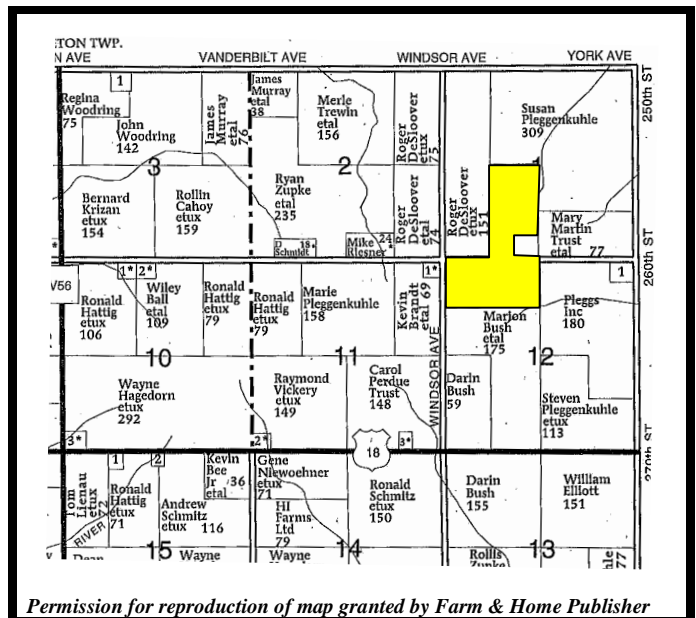
FSA INFO: #4808

Crop	Base Acres Est	DP Yield	CCP Yield
Corn	109.5	114	114
Soybeans	26.0	43	43
Total Base	135.5		

Total Cropland 136.3

The Farm Service Agency information in combined for both tracts.

YIELD INFORMATION: 2007 – Beans - 47 bu/acre
 2008 – Corn – 171 bu/acre
 2009 – Beans - 58 bu/acre
 2010 – Corn – 163.7 bu/acre



*The information gathered for this brochure is from sources deemed reliable, but cannot be guaranteed by Hertz Farm Management, Inc. or its staff.
 REID #050-0626*

HIGHLY ERODIBLE CLASSIFICATION:

Tract #1 – All cropland is classified as Highly Erodible Land (HEL).

Tract #2 – 45.55 cropland acres classified as Highly Erodible Land (HEL), 13.55 cropland acres classified as Non-Highly Erodible Land (NHEL).

Tract #3 – 122.75 cropland acres classified as Highly Erodible Land (HEL), 13.55 cropland acres classified as Non-Highly Erodible Land (NHEL).

AVERAGE CSR:

- Tract #1** - 78.0 per AgriData (Entire Tract)
78.1 CSR on tillable acres per AgriData
- Tract #2** - 60.3 per AgriData (Entire Tract)
60.8 CSR on tillable acres per AgriData
- Tract #3** - 70.0 per AgriData (Entire Tract)
70.0 CSR on tillable acres per AgriData

METHOD OF SALE: This property will be offered separately as Tract #1 consisting of 77 acres, then Tract #2 consisting of 69.84 acres. Then Tract #1 and #2 will be combined and offered as Tract #3 consisting of 146.84 acres. The property will sell in the manner resulting in the highest total price.

TERMS: High bidder of real estate to pay 10% of the purchase price to the Agent’s real estate trust account on July 12, 2011. Buyer will sign a Real Estate Sales Agreement providing for a full cash settlement on or before November 15, 2011. Successful bidders are purchasing with no financing contingencies and must be prepared for cash settlement of their purchase. Final settlement and payment of the balance of the purchase price to be by cashier’s check or wire transfer at closing on or before November 15, 2011. Seller reserves the right to reject any and all bids.

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. The property is being sold “As Is – Where Is” and the buyers are purchasing subject to any easements or restrictions of record. Any announcements made auction day by the Auctioneer will take precedence over any previous 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 Hertz Farm Management and their representatives are Agents of the Seller.

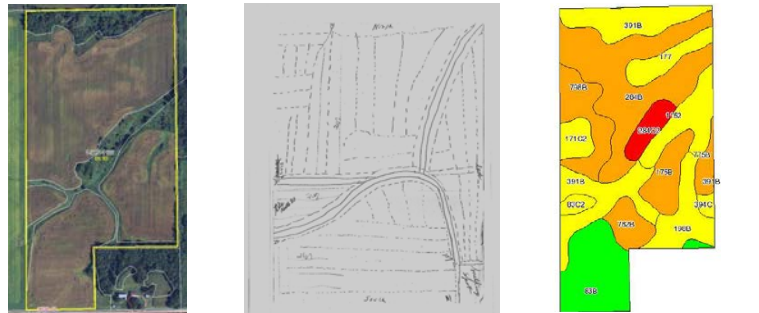
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Tract # 1



Code	Soil Description	Acres	Percent of field	CSR Legend	Non-Irr Class	CSR	Corn	Soybeans
83B	Kenyon loam, 2 to 5 percent slopes	42.5	55.1%		IIIe	84	199	54
391B	Clyde-Floyd complex, 1 to 4 percent slopes	23.2	30.1%		IIw	72	183	49
83C2	Kenyon loam, 5 to 9 percent slopes, moderately eroded	8.2	10.7%		IIIe	67	176	48
83C	Kenyon loam, 5 to 9 percent slopes	2.7	3.5%		IIIe	69	179	48
399B	Readlyn loam, 2 to 5 percent slopes	0.4	0.5%		IIIe	84	199	54
Weighted Average						78	190.8	51.6

Tract # 2



Code	Soil Description	Acres	Percent of field	CSR Legend	Non-Irr Class	CSR	Corn	Soybeans
284B	Flagler sandy loam, 2 to 5 percent slopes	10.7	23.9%		IIIe	45	147	40
391B	Clyde-Floyd complex, 1 to 4 percent slopes	11.6	16.9%		IIw	72	183	49
83B	Kenyon loam, 2 to 5 percent slopes	9.2	13.1%		IIIe	84	199	54
798B	Protivin loam, 1 to 4 percent slopes	5.5	7.8%		IIIe	56	162	44
198B	Floyd loam, 1 to 4 percent slopes	4.9	7.0%		IIw	74	186	50
1152	Marshan clay loam, 0 to 2 percent slopes	4.9	7.0%		IIw	67	176	48
175B	Dickinson sandy loam, 2 to 5 percent slopes	3.8	5.5%		IIIe	54	159	43
177	Saude loam, 0 to 2 percent slopes	2.9	4.2%		IIIe	62	170	46
782B	Donnan loam, 2 to 5 percent slopes	2.8	3.9%		IIIe	49	152	41
284C2	Flagler sandy loam, 5 to 9 percent slopes, moderately eroded	2.3	3.3%		IIIe	25	120	32
171C2	Bassett loam, 5 to 9 percent slopes, moderately eroded	2	2.9%		IIIe	62	170	46
775B	Billitt sandy loam, 2 to 5 percent slopes	1.5	2.1%		IIIe	50	154	42
83C2	Kenyon loam, 5 to 9 percent slopes, moderately eroded	0.9	1.3%		IIIe	67	176	48
394C	Ostrander loam, 5 to 9 percent slopes	0.6	0.9%		IIIe	69	179	48
Weighted Average						60.8	167.8	45.4

Tract # 3



Code	Soil Description	Acres	Percent of field	CSR Legend	Non-Irr Class	CSR	Corn	Soybeans
83B	Kenyon loam, 2 to 5 percent slopes	52.5	35.7%		IIIe	84	199	54
391B	Clyde-Floyd complex, 1 to 4 percent slopes	34.8	23.7%		IIw	72	183	49
284B	Flagler sandy loam, 2 to 5 percent slopes	16.6	11.3%		IIIe	45	147	40
83C2	Kenyon loam, 5 to 9 percent slopes, moderately eroded	9	6.1%		IIIe	67	176	48
798B	Protivin loam, 1 to 4 percent slopes	5.4	3.7%		IIIe	56	162	44
198B	Floyd loam, 1 to 4 percent slopes	4.9	3.3%		IIw	74	186	50
1152	Marshan clay loam, 0 to 2 percent slopes	4.8	3.3%		IIw	67	176	48
175B	Dickinson sandy loam, 2 to 5 percent slopes	3.8	2.6%		IIIe	54	159	43
177	Saude loam, 0 to 2 percent slopes	2.9	2.0%		IIIe	62	170	46
782B	Donnan loam, 2 to 5 percent slopes	2.8	1.9%		IIIe	49	152	41
83C	Kenyon loam, 5 to 9 percent slopes	2.7	1.8%		IIIe	69	179	48
284C2	Flagler sandy loam, 5 to 9 percent slopes, moderately eroded	2.3	1.6%		IIIe	25	120	32
171C2	Bassett loam, 5 to 9 percent slopes, moderately eroded	2	1.4%		IIIe	62	170	46
775B	Billitt sandy loam, 2 to 5 percent slopes	1.4	1.0%		IIIe	50	154	42
394C	Ostrander loam, 5 to 9 percent slopes	0.6	0.4%		IIIe	69	179	48
399B	Readlyn loam, 2 to 5 percent slopes	0.3	0.2%		IIIe	84	199	54
Weighted Average						70	180.3	48.8