

FARM REAL ESTATE AUCTION

74 Acres, m/l - Dallas County, Iowa

Wednesday, August 10, 2011 at 10:00 a.m.

Sale held at the Legion Building

1116 Thomas St., Redfield, IA

LOCATION: Property is located 4 miles northeast of Linden or 9 miles southwest of Dawson. It lies on the north side of 230th St. and the east side of Beaumont Ave.

LEGAL DESCRIPTION: S½ SE¼ except Parcel A of the SW¼ SE¼ Section 29, Township 80 North, Range 29 West of the 5th p.m. (Lincoln Twp.)

METHOD OF SALE:

- Parcel will be sold as a single tract of land. Bidders will bid by the acre x 74 acres.
- Seller reserve the right to refuse any and all bids.

SELLER: Sidney and June Huntington Trust

AGENCY: Hertz Real Estate Services and Re/Max Pros on Main and their representatives are agents of the Seller.

SOIL TYPES: Primary soils are Clarion, Nicollet, Webster and Canisteo. See soil map on back for detail.

CSR: 85.7 per AgriData, Inc.

LAND DESCRIPTION: Undulating to gently rolling

DRAINAGE: Natural, plus some tile, but no tile maps were located.

BUILDINGS/IMPROVEMENTS: None

WATER/WELL INFORMATION: None

REAL ESTATE TAXES:

Payable in 2010-2011: \$1,842.00
Taxable Acres: 71.88
Tax per Acre: \$25.63

FSA DATA:

Farm Number 6112, Tract 1374

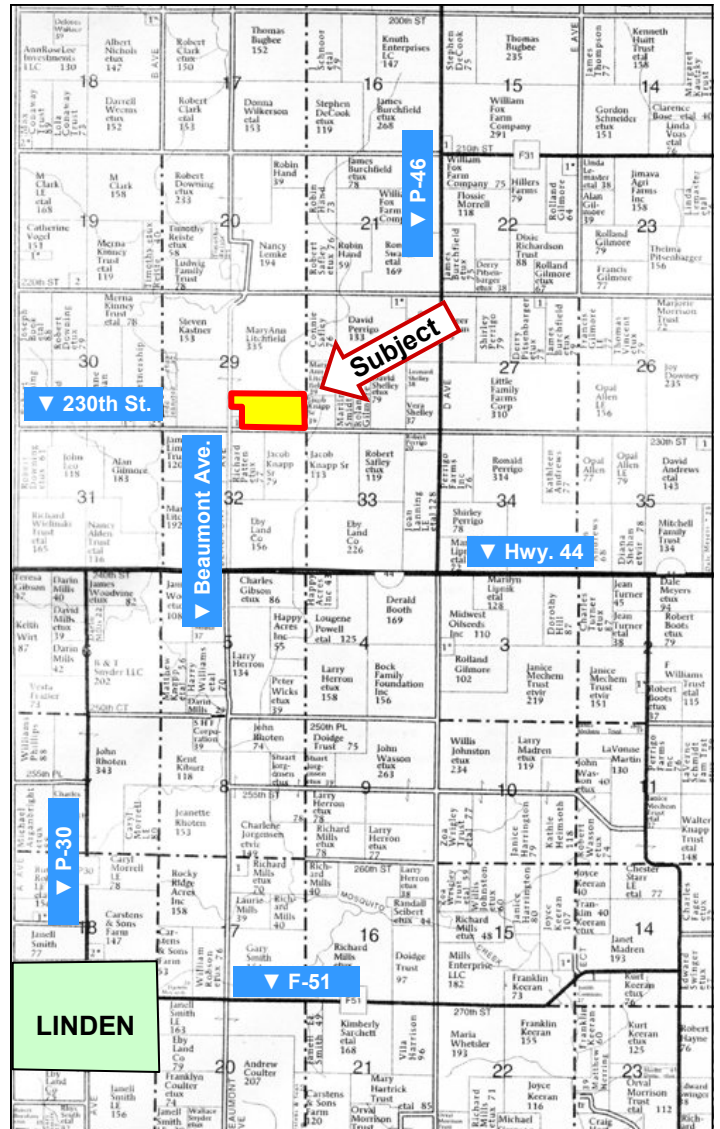
Crop Acres: 72.2

Base/Yields	Direct	Counter-Cyclical
Corn Base: 37.0	116	116
Bean Base: 31.8	31	31

COMMENTS: Buyer will receive the second half cash rent payment due December 1, 2011

TERMS AND POSSESSION: 15% 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 September 15, 2011. Final settlement will require certified check or wire transfer. Closing and possession will occur September 15, 2011, subject to the existing lease which expires March 1, 2012. Taxes will be prorated to September 15, 2011.

ANNOUNCEMENTS: Information provided herein was obtained from sources deemed reliable but the Auctioneer makes no guarantees as to its accuracy. Prospective bidders are urged to fully inspect the property and to rely on their own conclusions. Announcements made the day of the auction will take precedence over previously printed material or oral statements. Bidding increments are at the discretion of the Auctioneer. Acreage figures are based on information currently available but are not guaranteed.



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For additional information, contact either:

Jerry Lage 515-382-1500

or

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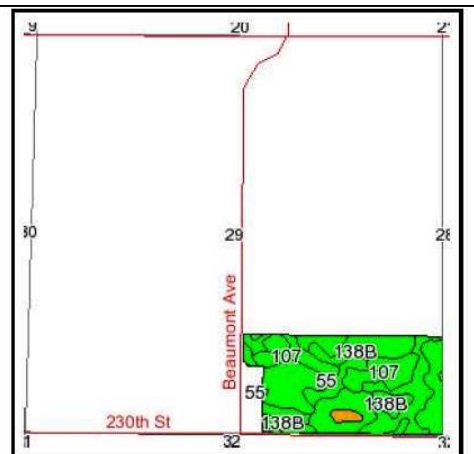
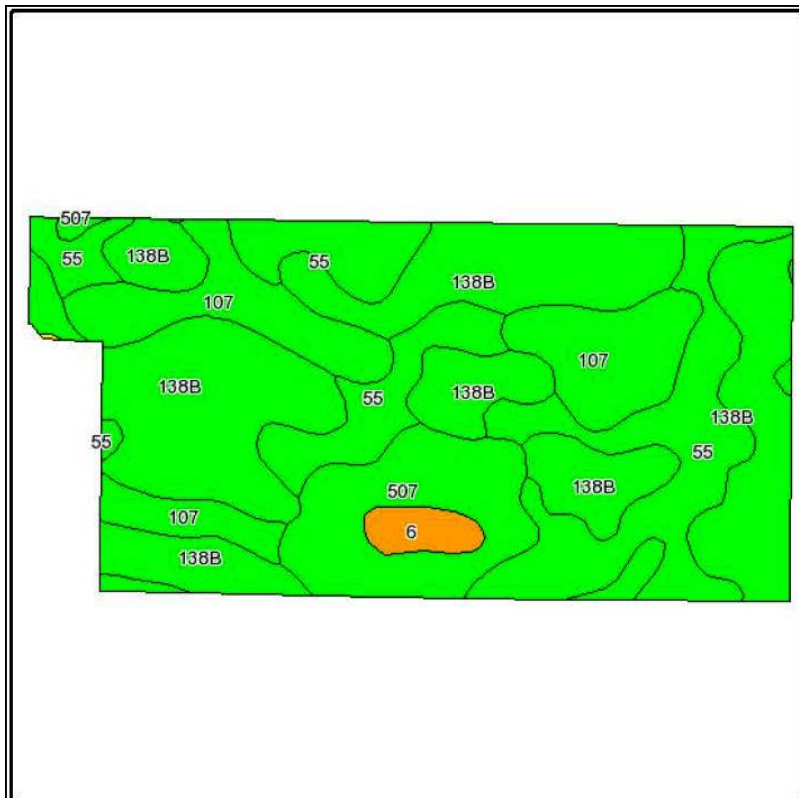
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The information in this brochure is from sources deemed to be reliable but it cannot be guaranteed by Hertz Real Estate Services, Inc., Re/Max Pros on Main or their staff.

AERIAL & SOIL MAPS



State: **Iowa**
 County: **Dallas**
 Location: **029-080N-029W**
 Township: **Lincoln**
 Acres: **72.2**
 Date: **7/1/2011**



Maps provided by:



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Fsa borders provided by the Farm Service Agency as of May 23, 2008.
Soils data provided by USDA and NRCS.

Code	Soil Description	Acres	Percent of field	CSR Legend	Non-Irr Class	CSR	Corn	Soybeans
138B	Clarion loam, 2 to 5 percent slopes	32.8	45.4%		Ile	84	198	53
55	Nicollet loam, 1 to 3 percent slopes	18	24.9%		I	92	209	56
107	Webster silty clay loam, 0 to 2 percent slopes	11.4	15.8%		IIw	87	202	55
507	Canisteo silty clay loam, 0 to 2 percent slopes	8.7	12.0%		IIw	82	196	53
6	Okoboji silty clay loam, 0 to 1 percent slopes	1.3	1.8%		IIIw	59	165	45
Weighted Average						85.7	200.3	53.9