

FARM REAL ESTATE AUCTION

135 Acres, m/l - Decatur County, Iowa
Thursday, November 6, 2008 at 1:00 p.m.
Sale held at Lineville Community Center
Lineville, Iowa

PROPERTY LOCATION:

3 miles northwest of Lineville on R52

LEGAL DESCRIPTION:

S $\frac{1}{2}$ NW $\frac{1}{4}$ and SW $\frac{1}{4}$ NE $\frac{1}{4}$ and SE $\frac{1}{4}$ NE $\frac{1}{4}$
West of Public Road, all in Section 14,
Township 67 North, Range 24 West (Morgan
Township)

METHOD OF SALE:

- Farm will be sold as one tract of 135 acres.
- Sellers reserve the right to refuse any and all offers.

FSA DATA:

- Farm No. 3062, Tract 6361
- Crop Acres 109.5
- Corn Base 79.0 Yields: 108/108
- Wheat Base 6.8 Yields: 41/41
- CRP Acres 11.2

CRP CONTRACT TERMS:

11.2 acres at \$116.20/ac (or \$1,301 annual payment). Expires 9/30/16.

REAL ESTATE TAXES:

Net Payable in Fiscal Year 2008-2009 is \$960.00.
Tax Per Acre on 135 Taxable Acres is \$7.11/Ac.
Taxes will be prorated to December 17, 2008.

SOIL TYPES:

65.5 CSR on crop acres per AgriData, Inc. measure.

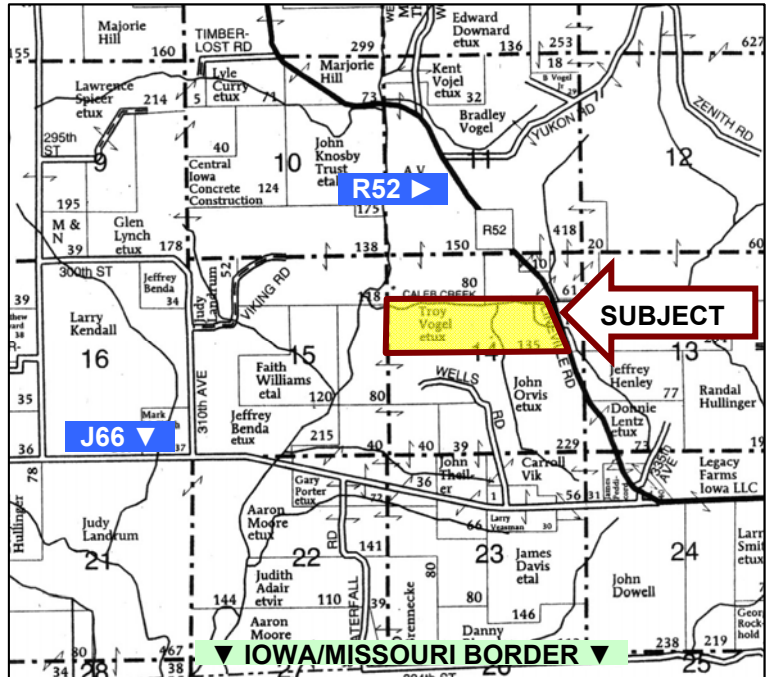
LAND DESCRIPTION:

Level to moderately sloping.

BUILDINGS:

None

COMMENT: Good Productive Farm



Map reproduced with permission of Farm & Home Publishers.

TERMS AND POSSESSION:

10% 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 December 17, 2008. Final settlement will require certified check or wire transfer. Closing will occur on December 17, 2008 with possession subject to existing lease. Buyer to receive 100% of 2009 CRP Payment.

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.

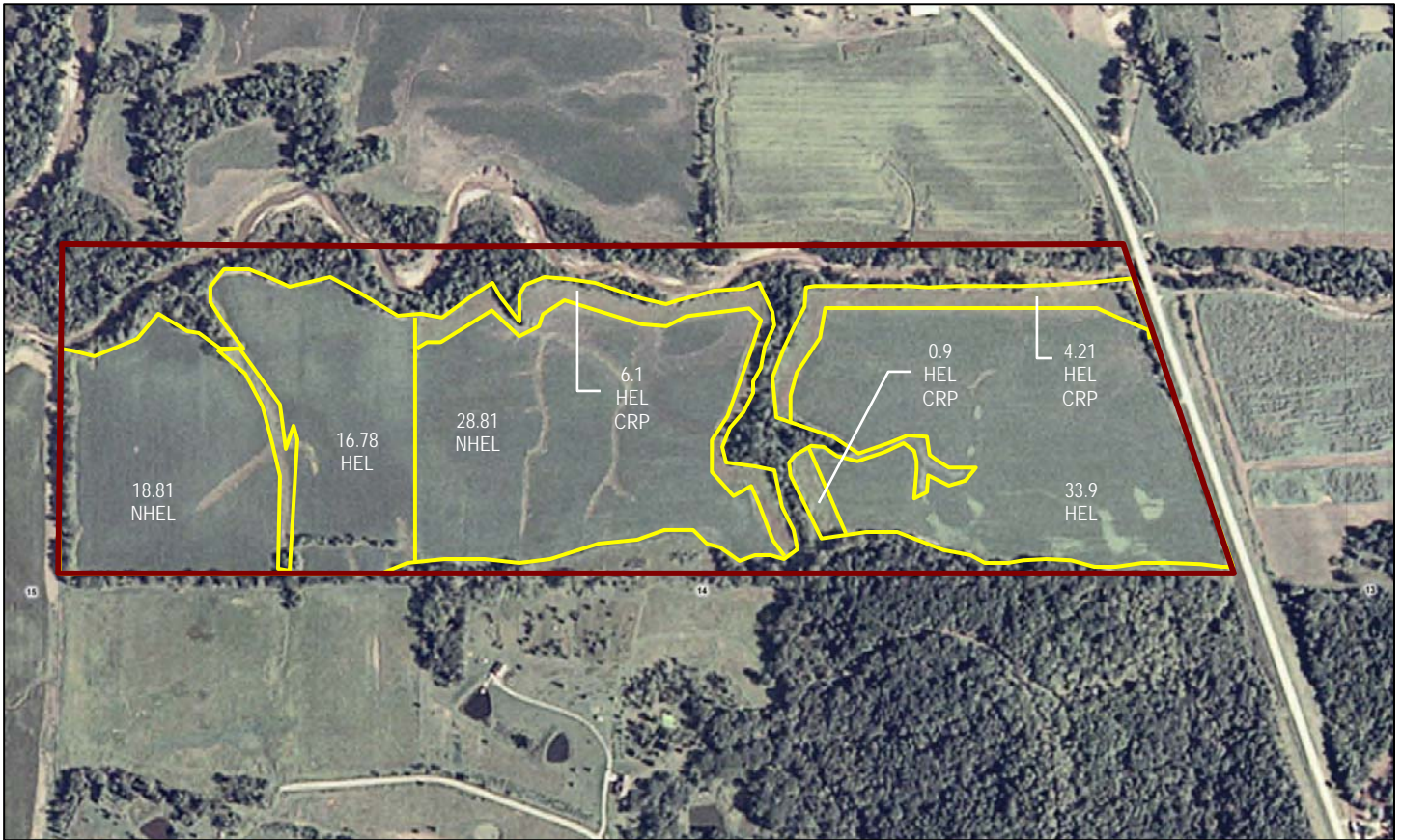
SELLER: Troy and Dena Vogel

For additional information contact: Marv Huntrods at 515-382-1500.

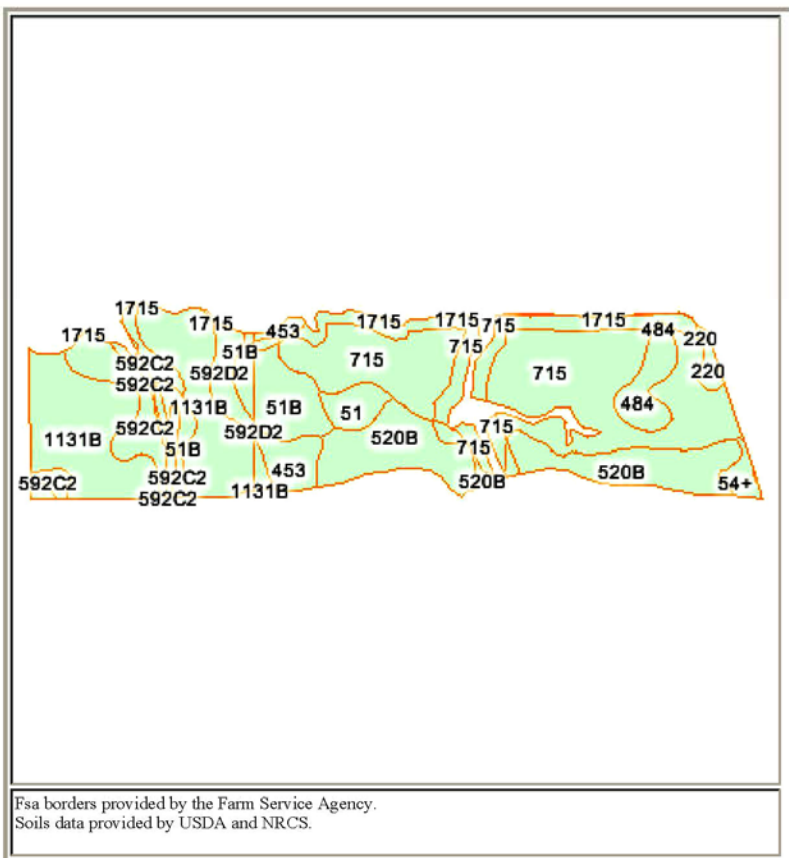


Hertz Farmland Line 1-800-593-5263 (LAND)
415 S. 11TH St.
Nevada, Iowa 50201-0500
www.hfmgt.com

AERIAL PHOTO



SOIL MAP



State: **IA**
 County: **Decatur**
 Location: **14-67N-24W**
 Township: **Morgan**
 Acres: **110.9**



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Code	Soil Description	Acres	Percent of field	Non-Irr Class	CSR	Corn	Soybeans
715	Nodaway-Lawson-Klum complex, 0 to 3 percent slopes	39.6	35.7%	IIw	80	98	50
1131B	Pershing silt loam, benches, 2 to 5 percent slopes	23.2	20.9%	IIIe	65	147	40
520B	Coppock silt loam, 2 to 5 percent slopes	16.7	15.1%	IIw	60	145	40
51B	Vesser silt loam, 2 to 5 percent slopes	8.6	7.8%	IIw	65	154	43
592C2	Mystic clay loam, 5 to 9 percent slopes, moderately eroded	8.2	7.4%	IIIe	20	83	22
484	Lawson silt loam, 0 to 2 percent slopes	3.6	3.2%	IIw	90	153	53
453	Tuskeego silt loam, 0 to 2 percent slopes	3.5	3.2%	IIIw	53	131	35
592D2	Mystic clay loam, 9 to 14 percent slopes, moderately eroded	2.4	2.2%	IVe	5	72	19
51	Vesser silt loam, 0 to 2 percent slopes	2.2	2.0%	IIw	70	157	44
54+	Zook silt loam, overwash, 0 to 2 percent slopes	1.2	1.1%	IIw	75	131	44
220	Nodaway silt loam, 0 to 2 percent slopes	0.9	0.8%	IIw	87	182	51
1715	Nodaway-Klum-Lawson complex, channeled, 0 to 3 percent slopes	0.8	0.7%	Vw	25	0	33
Weighted Average					65.5	122	42