



Farm Managers
Appraisers
Real Estate Sales
Consultants

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Fax: (319) 234-2060 www.hfmgt.com

WE ARE PLEASED TO PRESENT

**287 acres m/l
Fayette County, Iowa**

- OWNERS:** Nancy Holub, Jerome Van Daele, Stephanie Beesecker, Shane Reckhemmer and Scott Reckhemmer
- LOCATION:** Approximately 5 miles north of Fairbank on County Pavement V68. Farm lies north and east of the Intersection of US Highway 3 and V68.
- LEGAL DESCRIPTION:**
- Parcel 1:** 115 acres m/l located in fractional West $\frac{3}{4}$ of the S1/2, and a fractional N1/2 of the NE SW1/4 and a fractional N1/2 of the NW SE1/4, all in Section 4, Township 91 North, Range 10 West of the 5th P.M., Fayette County, Iowa. Exact legal to come from survey.
- Parcel 2:** 134 acres m/l located in fractional SE1/4 NW1/4 and fractional parts of the NW1/4 SW1/4, and fractional parts of the NE1/4 SW1/4, and fractional parts of the NW1/4 SE1/4, all in Section 4, Township 91 North, Range 10 West of the 5th P.M., Black Hawk County, Iowa. Exact legal to come from survey.
- Parcel 3:** 38.54 acres m/l located in fractional SE1/4 of the NE1/4 in Section 5, Township 91 North, Range 10 West of the 5th P.M., Fayette County, Iowa. Exact legal to come from survey.

Method Of Sale:

Sealed bids will be accepted from the public until March 31, 2009. Top 3 bidders on each parcel will be invited to an open auction on Thursday, April 2, 2009. If you are a top 3 bidder on any parcel, you will have the right to bid on any of the other parcels at the open auction. Bid forms available upon request.

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



TAXES: Parcel 1: 2007-2008, payable 2008-2009 - \$2,300 net, on 114.83 taxable acres, \$20.03 per acre.
 Parcel 2: 2007-2008, payable 2008-2009 - \$2,400 net, on 133.5 taxable acres, \$17.98 per acre.
 Parcel 3: 2007-2008, payable 2008-2009 - \$410 net, on 38.54 taxable acres, \$10.64 per acre.

POSSESSION/CLOSING: On or before April 23, 2009, Buyers will have the right to access cropland for purposes of tillage, fertilizer/chemical application prior to closing.

SCHOOL DISTRICT: Wapsie Valley

FSA INFORMATION: FSA #4941 (figures are estimated due to the split of Parcels 1 and 2)

	<u>Crop</u>	<u>Base Acres</u>	<u>Direct Payment Yield</u>	<u>Counter Cyclical Payment Yield</u>
Parcel 1:	Corn	65.0	122	122
	Soybeans	49.0	34	34
	Total Cropland	114.0		
Parcel 2:	Corn	69.0	122	122
	Soybeans	53.1	34	34
	Total Cropland	122.1		
Parcel 3:	Corn	11	122	122
	Soybeans	8.04	34	34
	Total Cropland	19.04		

SOILS: Soil Maps included

AVERAGE CSR: Parcel 1: 74.2
 Parcel 2: 65.6
 Parcel 3: 38.4

Per AgriData software

WETLANDS: There are no certified wetlands according to the NRCS on any of these parcels.

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BUILDINGS: None

GRAIN STORAGE: None

WELL: None

HIGHLY ERODIBLE CLASSIFICATION: All cropland on all parcels is classified as Non-Highly Erodible (NHEL).

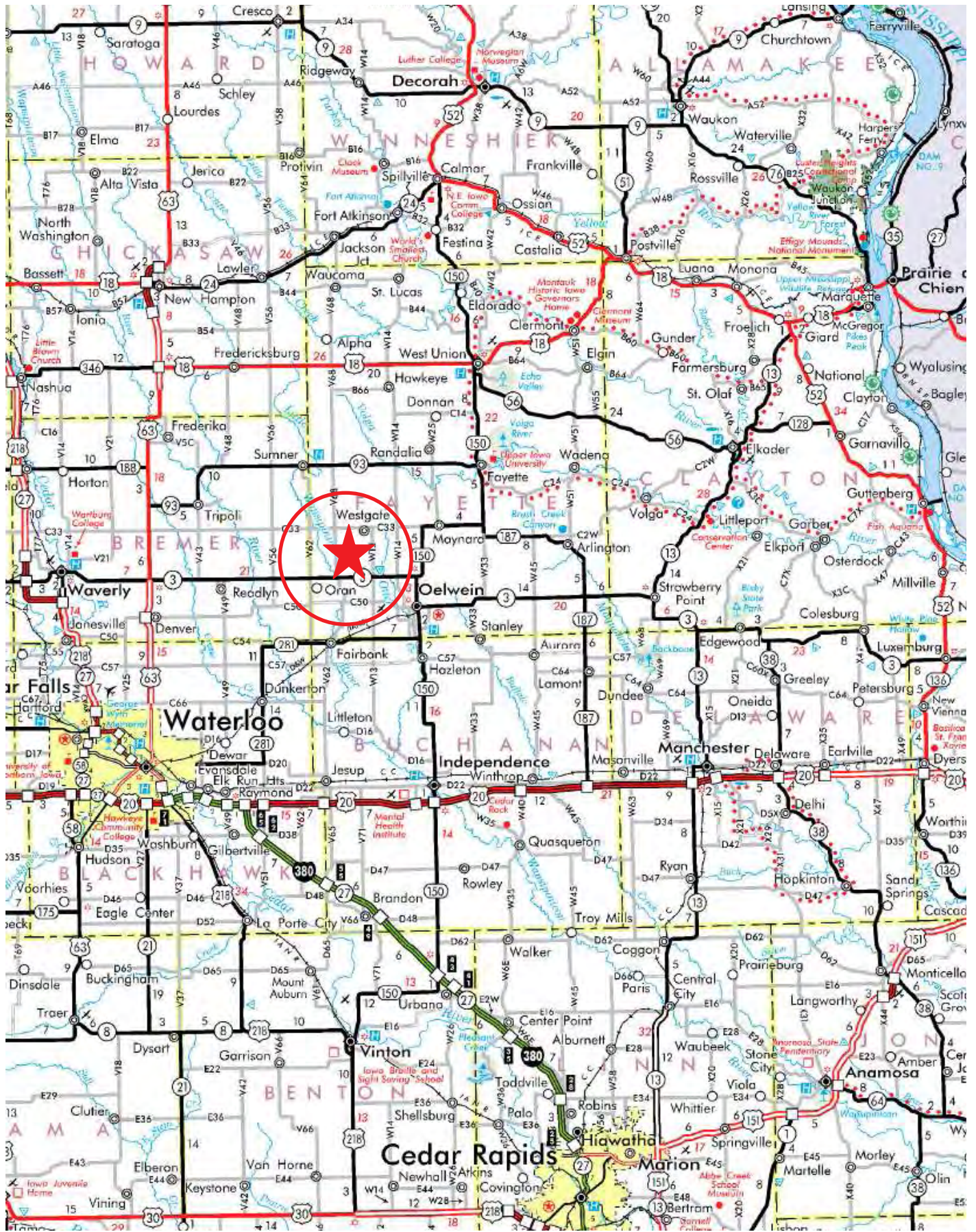
COMMENTS: This land will be sold in 3 separate parcels, no combinations. The owner of the acreage located at 6496 W Avenue, Fairbank, Iowa, is responsible for the construction and maintenance of any perimeter fence of that entire parcel it lies within should it be necessary.

TERMS: Bidders to include an earnest money check in the amount of 10% of the bid price with sealed bid. Winning bidder's earnest money check to be put toward purchase price. All other bidders' earnest money checks to be returned promptly.

Seller sells "as is" and "where is" with no warranties. Successful bidder is purchasing with NO contingencies and must be prepared for cash settlement of their purchase. Final settlement and payment of the balance of purchase price by cashier's check or wire transfer at time of closing. Seller reserves the right to reject any and all bids.

All announcements at final bid auction on April 2, 2009 take precedence over previous statements.

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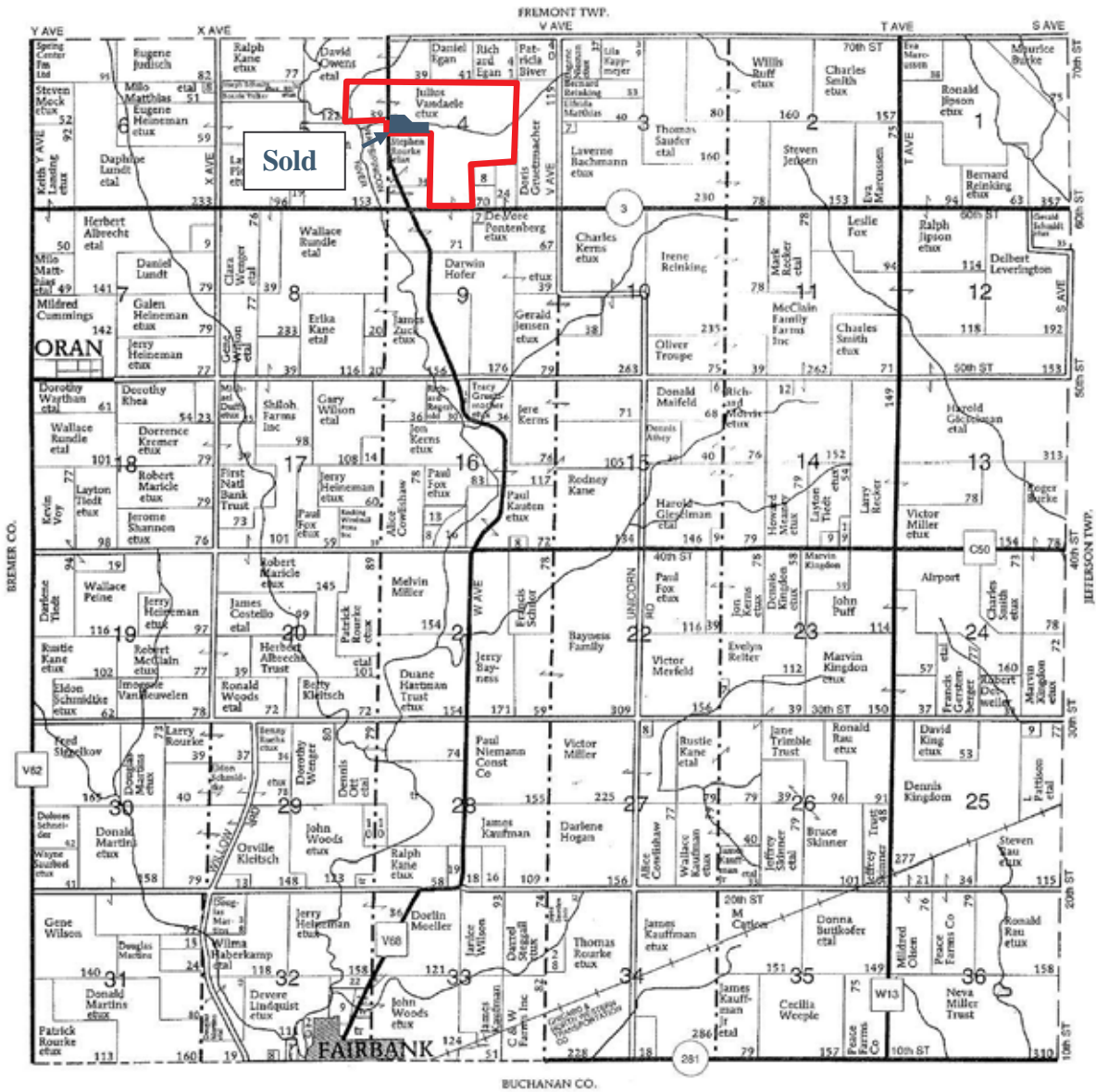


T-91-N

ORAN PLAT

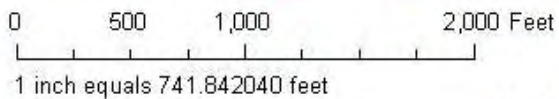
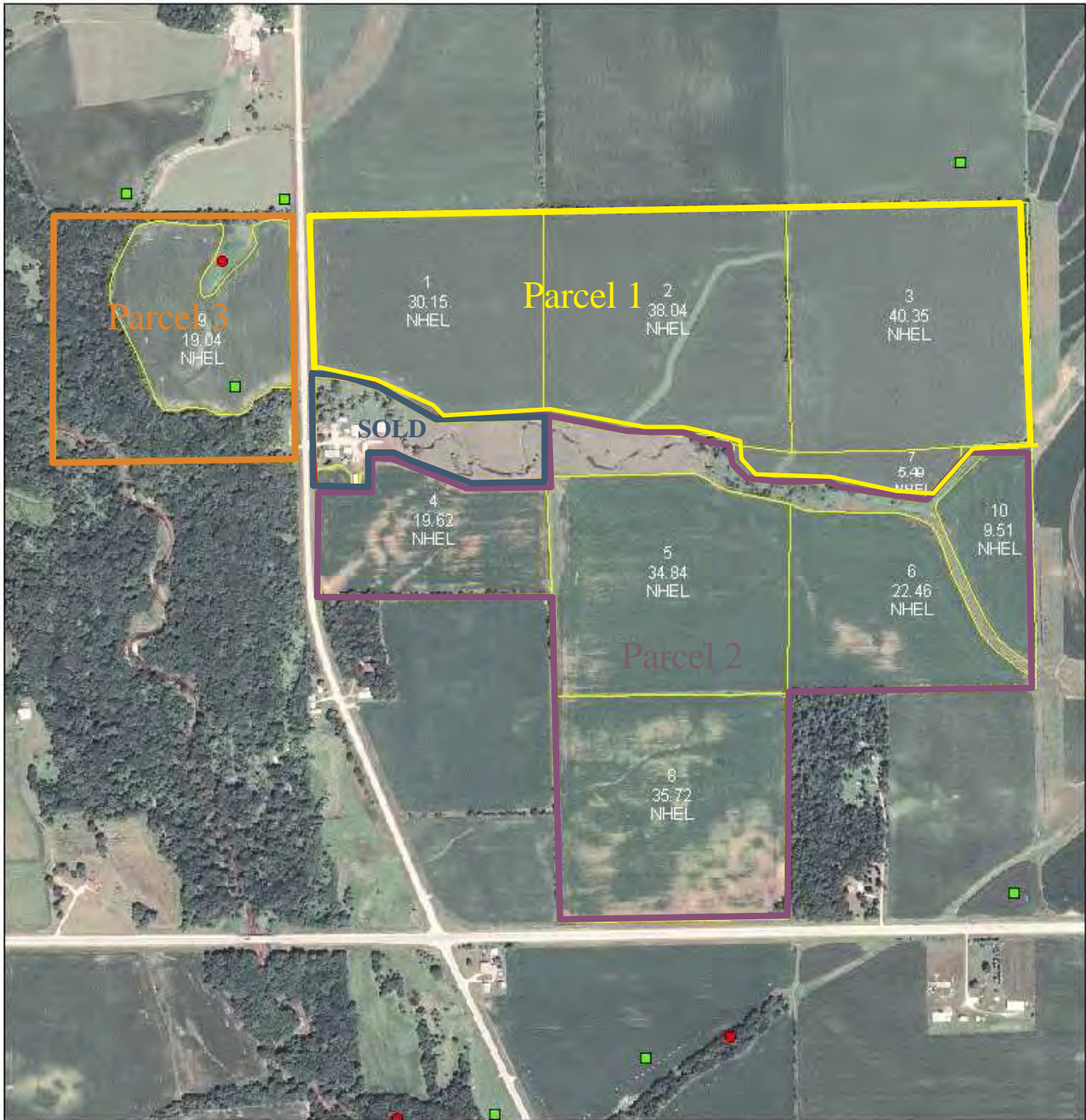
(Landowners)

R-10-W



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Farm # 4941
T-7790 Oran 4 & 5



Field Boundary
Legend

Wetland Determination
Wetland Determination Identifiers

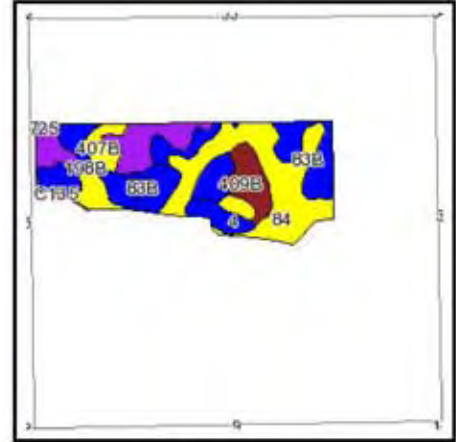
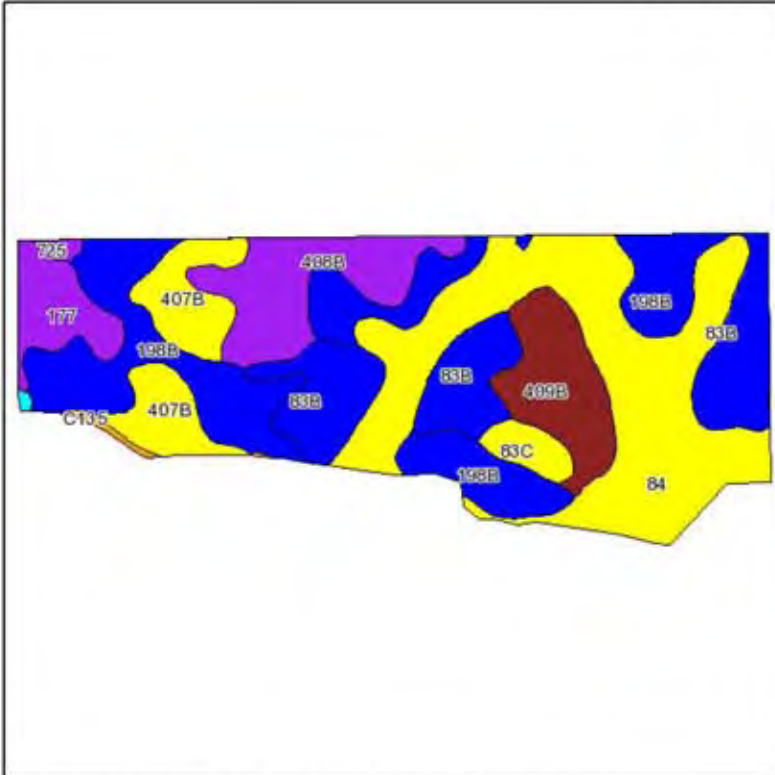
- Restricted Use
- Exempt from Conservation Compliance Provisions
- Limited Restrictions



Prepared by Fayette County FSA
 Map Printed: February 18, 2009

"Disclaimer: Wetland identifiers do not represent the size, shape or specific determination of the area. Refer to your original determination (CPA-026 and attached maps) for the exact wetland boundaries and determinations or contact NRCS."

Parcel 1 Soils Map



State: Iowa
 County: Fayette
 Location: 004-091N-010W
 Township: Oran
 Acres: 112.8



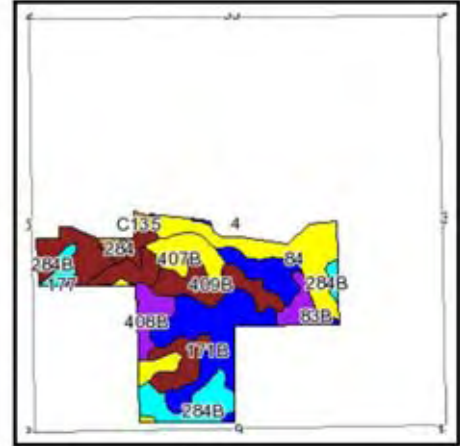
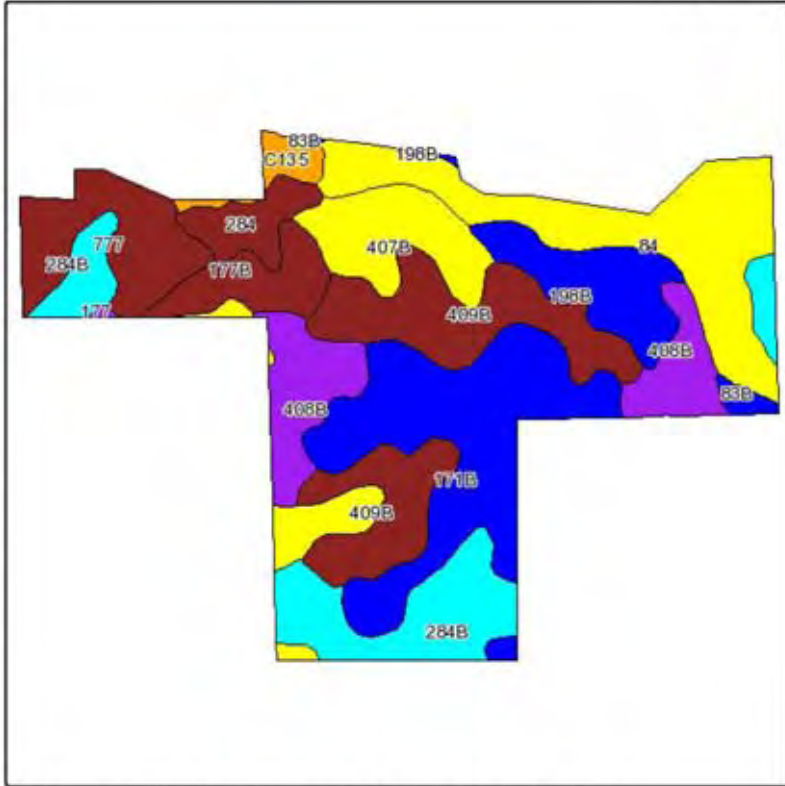
Maps provided by:



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

Code	Soil Description	CSR Legend	Acres	Percent of field	Non-Irr Class	CSR	Corn	Soybeans
84	Clyde clay loam, 1 to 3 percent slopes		32.4	28.7%	Ilw	75	176	43
198B	Floyd loam, 1 to 4 percent slopes		27.1	24.0%	Ilw	80	179	44
83B	Kenyon loam, 2 to 5 percent slopes		17.1	15.2%	Ile	85	191	47
408B	Olin fine sandy loam, 2 to 5 percent slopes		10.4	9.2%	Ile	67	165	45
407B	Schley loam, 1 to 4 percent slopes		9.1	8.1%	Ilw	72	162	40
409B	Dickinson fine sandy loam, till substratum, 2 to 5 percent slopes		8.7	7.6%	Ille	56	134	36
177	Saude loam, 0 to 2 percent slopes		4.9	4.4%	Ils	64	130	35
83C	Kenyon loam, 5 to 9 percent slopes		2.1	1.9%	Ille	70	185	45
725	Hayfield loam, 24 to 32 inches to sand and gravel, 0 to 2 percent slopes		0.5	0.4%	Ils	62	136	37
C135	Coland clay loam, channeled, 0 to 2 percent slopes		0.4	0.4%	Vw	25		
284B	Flagler sandy loam, 2 to 5 percent slopes		0.1	0.1%	Ille	45	101	27
Weighted Average						74.4	170.9	42.7

Parcel 2 Soils Map



State: Iowa
 County: Fayette
 Location: 004-091N-010W
 Township: Oran
 Acres: 131.9



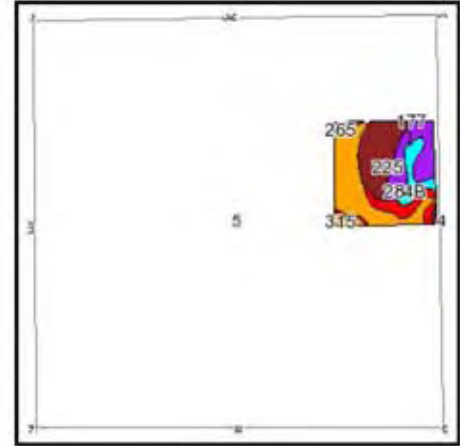
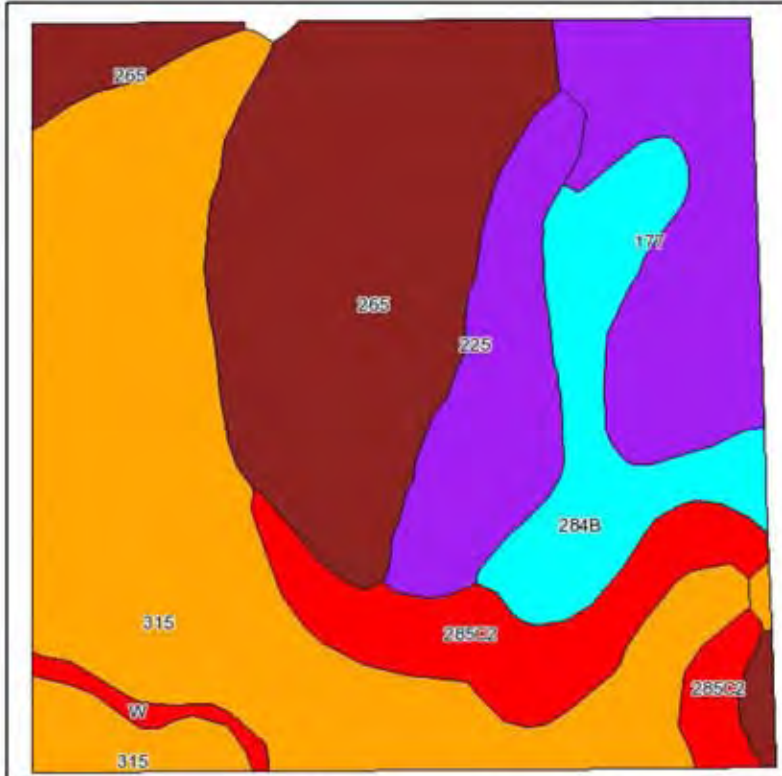
Maps provided by:



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

Code	Soil Description	CSR Legend	Acres	Percent of field	Non-Irr Class	CSR	Corn	Soybeans
171B	Bassett loam, 2 to 5 percent slopes		23.2	17.5%	Ile	80	179	44
409B	Dickinson fine sandy loam, till substratum, 2 to 5 percent slopes		20	15.2%	IIle	56	134	36
84	Clyde clay loam, 1 to 3 percent slopes		19.4	14.7%	IIlv	75	176	43
284B	Flagler sandy loam, 2 to 5 percent slopes		15	11.3%	IIle	45	101	27
407B	Schley loam, 1 to 4 percent slopes		12.2	9.2%	IIlv	72	162	40
408B	Olin fine sandy loam, 2 to 5 percent slopes		11.3	8.6%	Ile	67	165	45
777	Wapsie loam, 0 to 2 percent slopes		9.8	7.5%	Ils	58	114	31
198B	Floyd loam, 1 to 4 percent slopes		8.5	6.5%	IIlv	80	179	44
177B	Saude loam, 2 to 5 percent slopes		5.5	4.2%	Ile	59	127	34
284	Flagler sandy loam, 0 to 2 percent slopes		4	3.0%	IIIs	52	109	29
C135	Coland clay loam, channeled, 0 to 2 percent slopes		2	1.5%	Vw	25		
83B	Kenyon loam, 2 to 5 percent slopes		0.9	0.7%	Ile	85	191	47
177	Saude loam, 0 to 2 percent slopes		0.1	0.1%	Ils	64	130	35
Weighted Average						65.6	148.3	37.9

Parcel 3 Soils Map



State: **Iowa**
 County: **Fayette**
 Location: **005-091N-010W**
 Township: **Oran**
 Acres: **40.7**



Maps provided by:



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

Code	Soil Description	CSR Legend	Acres	Percent of field	Non-Irr Class	Irr Class	CSR	Corn	Soybeans
315	Loamy alluvial land		14	34.2%	Vw		20		
265	Bixby loam, 0 to 2 percent slopes		10.5	25.8%	Ils		53	107	29
177	Saude loam, 0 to 2 percent slopes		4.6	11.4%	Ils		64	130	35
285C2	Burkhardt sandy loam, 5 to 9 percent slopes, moderately eroded		3.8	9.3%	IIIs	IVe	5	51	13
284B	Flagler sandy loam, 2 to 5 percent slopes		3.7	9.1%	IIIe		45	101	27
225	Lawler loam, 24 to 32 inches to sand and gravel, 0 to 2 percent slopes		3.4	8.5%	Ils		66	147	39
W	Water		0.4	0.9%			0		
777	Wapsie loam, 0 to 2 percent slopes		0.2	0.6%	Ils		58	114	31
C135	Coland clay loam, channeled, 0 to 2 percent slopes		0.1	0.2%	Vw		25		
Weighted Average							38.4	69.5	18.6