



Caring for You and Your Farm

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

Ph.: 641-423-9531 Fax: 641-423-7363
www.hfmgt.com

FLOYD Co., IOWA LAND AUCTION
TUESDAY, AUGUST 12, 2008
10 A.M. @ THE
FLOYD COMMUNITY CENTER
406 Fairfield St. Floyd, Ia.

137.92 Ac., m/l



LOCATION:

At the Jct of U.S. Hwy 218 & U.S.Hwy 18 in Floyd, go North on Hwy 218 3.5 miles to 130th St; go East 0.5 mile on 130th. to NW corner of farm. Farm lies on S side of 130th. Charles City Vera-Sun Energy ethanol plant is 5.5 mile SSW of farm.

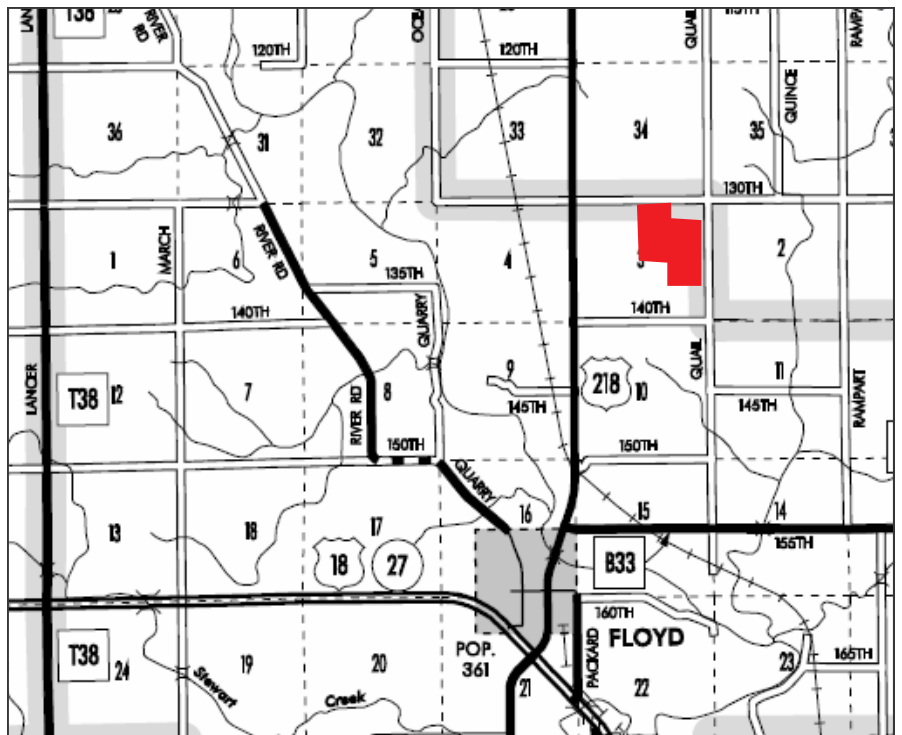
LEGAL DESCRIPTION:

NE(fr).1/4, less a parcel, & NE1/4SE1/4 Section 3, Township 96 North, Range 16, West, of the 5th P.M., Floyd Co., IA. Exact legal as per abstract.

RE TAXES: 2006-07, payable in 2007-08, \$2,546 net, on 134.99 taxable acres (\$18.86 per acre)

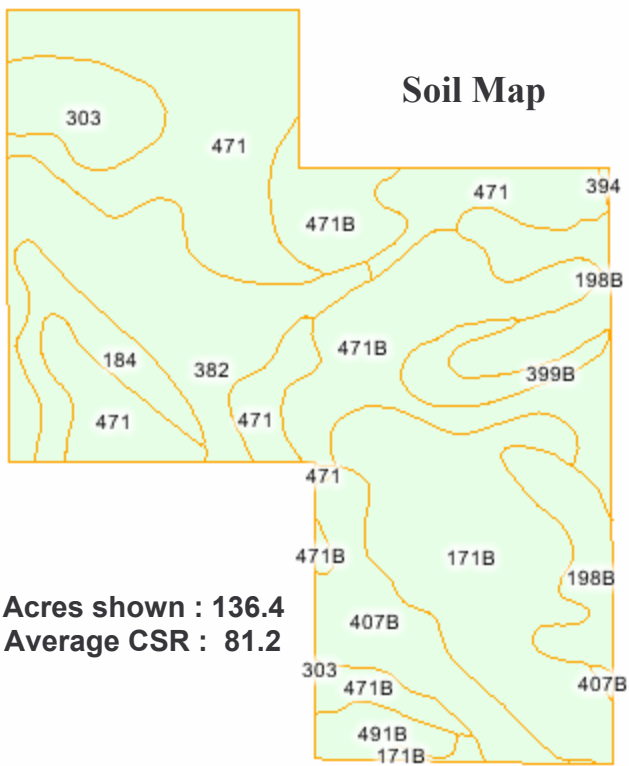
FSA INFO: Farm #3336 Tract #8976

- Cropland 136.4 Ac.
- Corn Base 130.1 Ac.
- Corn Yield (DP & CCP) 129 Bu./Ac
- Bean Base 6.3 Ac.
- Bean Yield (DP & CCP) 36 Bu./Ac.



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

FSA Map



Acres shown : 136.4
Average CSR : 81.2

Map Symbol	Soil Type	CSR	Acres
471	Oran	84	34.0
471B	Oran	79	23.4
171B	Bassett	79	23.2
382	Maxfield	90	17.8
198B	Floyd	74	11.3
407B	Schley	69	9.5
303	Pinicon	79	5.7
184	Klinger	95	5.6
399B	Readlyn	84	3.2
491B	Renova	74	2.6
394	Ostrander	89	0.1



DRAINAGE:

Natural plus tile drainage. See tile maps provided by seller; previous owners report more tile in North half than existing maps show.

TERMS:

Ten percent down by the high bidder on the day of the sale; balance of purchase price due at closing on or about October 1, 2008. Buyer will sign a Real Estate Purchase Agreement on the day of the sale providing for full settlement on or about October 1, 2008. Seller will pay all taxes that will be delinquent if not paid on calendar year 2008. Buyer will receive credit at closing for the property taxes that will be due and payable in 2009, and will pay the taxes due in March 2009 and all subsequent taxes. Buyer is purchasing the property as is and there will be no contingencies on the sale.

Hertz Real Estate Services will conduct the sale closing and will provide closing statements to Buyer and Seller.

Seller reserves the right to reject any and all bids.

POSSESSION:

Possession will be given on the date of full settlement, on or about October 1, 2008 or earlier, subject to sellers harvesting their 2008 soybean crop.

Announcements made the day of the sale take precedent over printed materials.

AGENTS:

HERTZ REAL ESTATE SERVICES/HERTZ FARM MANAGEMENT, INC., AND ITS REPRESENTATIVES ARE AGENTS FOR THE SELLER. 2800 4TH ST SW MASON CITY, IA 50401 PH: 641-423-9531 FAX: 641-423-7363

COMPOSITE TILE MAP

NE(fr.)1/4, less a parcel, and NE1/4SE1/4 Section 3 Township 96 North, Range 16,
West, of the 5th P.M., Floyd Co., IA

(No map available for reported additional tile in northern portion of farm)

