



**WE ARE PLEASED
TO PRESENT AT AUCTION
50 Acres m/l - Floyd County, Iowa
Parcel No. 1 of 5**

2800 4th Street SW, Suite 7
Mason City, IA 50401
Ph.: 641-423-9531 Fax: 641-423-7363

Wednesday, July 15, 2009 at 10:00 a.m.
Catholic Community Center
16 South Summit Ave.
Nora Springs, Iowa

Property Location: Approximately 1 1/2 miles East of Nora Springs City Limits on Highway 122, then South 1 mile on Dancer Avenue on West side. (See plat map on back.)

Legal Description: East 5/8ths of N1/2 NE1/4 Section 21, Township 96 North, Range 18, West of the 5th P.M., Rock Grove Township, Floyd County, Iowa. (Exact legal to be taken from abstract.)

Terms: This is Parcel 1 of 5 being offered at auction. See accompanying brochure for terms of sale. Subject to cash rent lease for the 2009 crop year.

Real Estate Tax: \$1,142.00 (\$24.15 per acre) - Net payable in 2008/09.

Gross Acres	49.55 m/l
<u>Road</u>	<u>2.25 m/l</u>
Net Taxable	47.30 m/l

FSA Data: FSA Farm No. 5444 Cropland Acres - 47.3 m/l

<u>Crop</u>	<u>Base Acres</u>	<u>Direct Payment Yield</u>	<u>Counter Cyclical Payment Yield</u>
Corn	23.7	142 bu./A	161 bu./A
Beans	23.6	40 bu./A	48 bu./A

Land Description: Level to slightly sloping topography. (See aerial photo on back.)

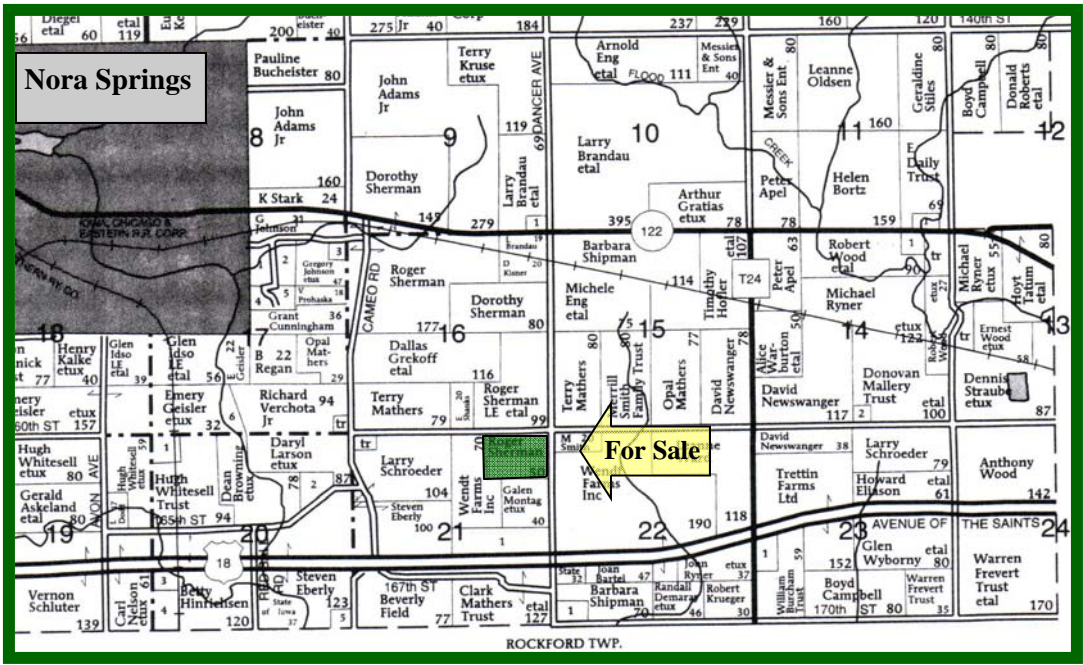
Drainage: Average. Some tile present, but additional tile would be beneficial. Seller is not able to locate tile maps.

Soils: Primary soils are Klinger with smaller amounts of Norville and Dinsdale. The average CSR is estimated at 88. (See soil map/key on back.)

Improvements: None

For Additional Information: Contact Cal Dickson at the above number or e-mail at cdickson@mc.hfmgt.com.

Plat Map

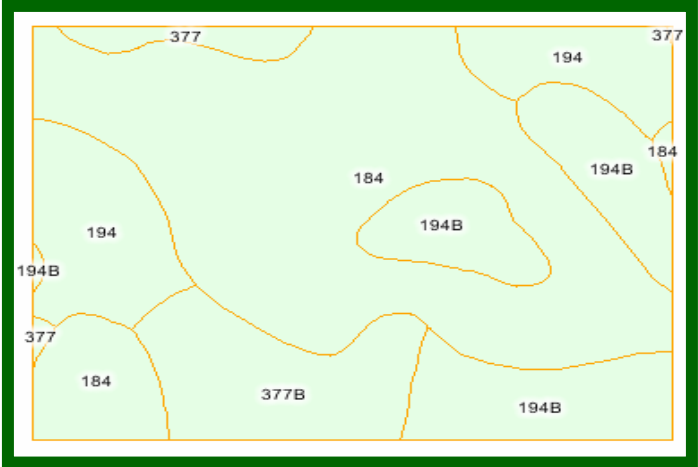


Plat provided by Farm & Home Publishers.

FSA Aerial Photo



Soil Map



Soil Map Key

Code	Soil Description	Acres	Percent of Field	CSR
184	Klinger Silty Clay Loam	24.9	52.6%	95
194B	Norville Silty Clay Loam	9.0	19.0%	74
194	Norville Silty Clay Loam	6.9	14.6%	79
377B	Dinsdale Silty Clay Loam	5.4	11.4%	90
377	Dinsdale Silty Clay Loam	1.1	2.3%	95
Weighted Average				88

Aerial Photo and Soil Map/Key provided by AgriData, Inc.

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 SALES * ACQUISITION * INVESTMENT ANALYSIS * EXCHANGING * FARM AND RANCH MANAGEMENT * APPRAISALS