



**WE ARE PLEASED
TO PRESENT AT AUCTION**

**250 Acres m/1 - Floyd County, Iowa
Parcel No. 3 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 1/2 mile East of Nora Springs City Limits on South side of Highway 122. (See plat map on back.)

Legal Description: NW 1/4 NE 1/4 (S of RRW); S 1/2 NE 1/4; S 1/2 NW 1/4 (E of Rd.); and N1/2 NW 1/4 (E of Rd.), all in Section 16, 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 3 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: \$5,422.00 (\$21.90 per acre) - Net Payable in 2008/09.

Gross Acres	249.87 m/1
Road	2.33 m/1
Net Taxable	247.54 m/1

FSA Data: Farm No. 5444 Cropland Acres - 239.4 m/1

Crop	Base Acres	Direct Payment Yield	Counter Cyclical Payment Yield
Corn	119.8	142 bu./A	161 bu./A
Beans	119.6	40 bu./A	48 bu./A

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

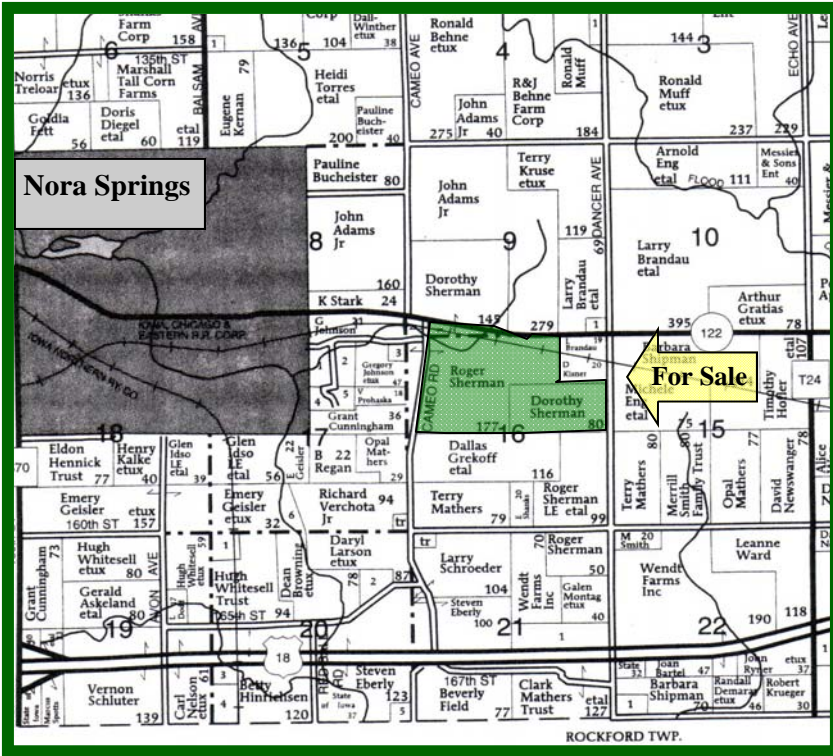
Drainage: Average. Some tile present, but additional tile would be beneficial. Seller is not able to locate tile maps.

Soils: Primary soils are Ostrander, Clyde, Tripoli, Readlyn, Ostrander, Canisteo and Kenyon. The average CSR is estimated at 82.7. (See soil map/key on back.)

Improvements: Cost-share waterways need to be maintained through 2019.

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

Plat Map



Nora Springs

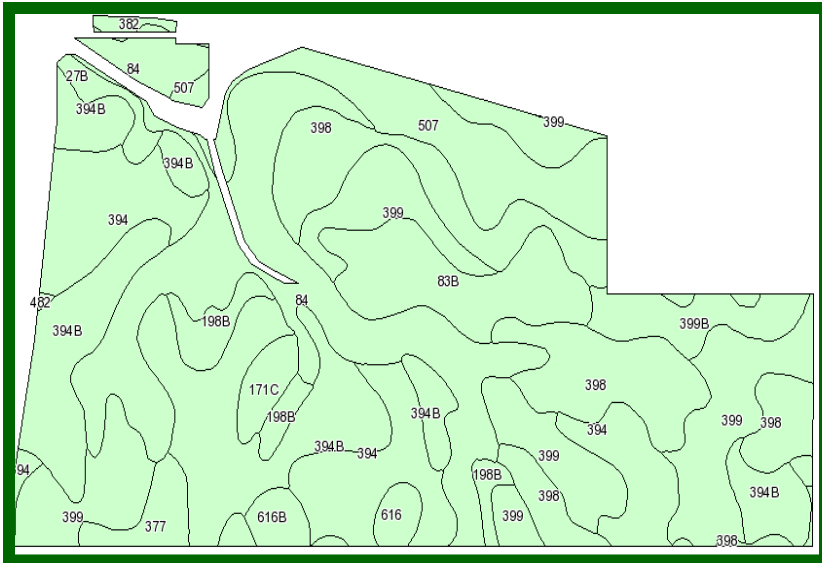
For Sale

FSA Aerial Photo



Plat provided by Farm & Home Publishers.

Soil Map



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

Soil Map Key

Code	Soil Description	Acres	Percent of Field	CSR
394B	Ostrander Loam	42.1	17.5%	84
84	Clyde Silty Clay Loam	40.2	16.8%	77
398	Tripoli Silty Clay Loam	36.1	15.1%	79
399	Readlyn Loam	34.6	14.4%	89
394	Ostrander Loam	28.6	12.0%	89
507	Canisteo Silty Clay Loam	16.4	6.9%	79
83B	Kenyon Loam	14.4	6.0%	84
399B	Readlyn Loam	7.0	2.9%	84
198B	Floyd Loam	5.6	2.4%	74
377	Dinsdale Silty Clay Loam	4.4	1.8%	95
171C	Bassett Loam	2.8	1.2%	64
27B	Terril Loam	2.2	0.9%	87
616B	Aureola Loam	2.2	0.9%	70
616	Aureola Loam	1.8	0.8%	75
382	Maxfield Silty Clay Loam	0.8	0.3%	90
482	Racine Loam	0.1	0.1%	84
				82.7

WE ARE PLEASED TO OFFER THESE SERVICES:

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