



**WE ARE PLEASED
TO PRESENT AT AUCTION**

**253 Acres, m/l
(To Be Sold in 2 Parcels)
Ross and Richland Townships
Franklin County, Iowa**

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

**Tuesday, February 9, 2010 at 10:00 a.m.
Ridge Stone Golf Club
7 Brickyard Rd.
Sheffield, Iowa**

(Location map on back of this page. A brochure has been compiled for each parcel.)

Combined Real Estate Taxes: \$6,460 (\$26.53/Taxable Acre) - Net Payable in 2009/10

Gross Acres: 253.23 m/l
Roads: 9.70 m/l
Net Taxable 243.53 m/l

Combined FSA Data: FSA Farm No. 1143; Cropland Acres: 235.9; Enrolled in ACRE Program

Crop	Base Acres	Direct Payment		Counter Cyclical	
		Yield	Payment	Payment	Yield
Corn	119.5	134		148	
Beans	116.4	39		47	

Combined CSR: Average of 90

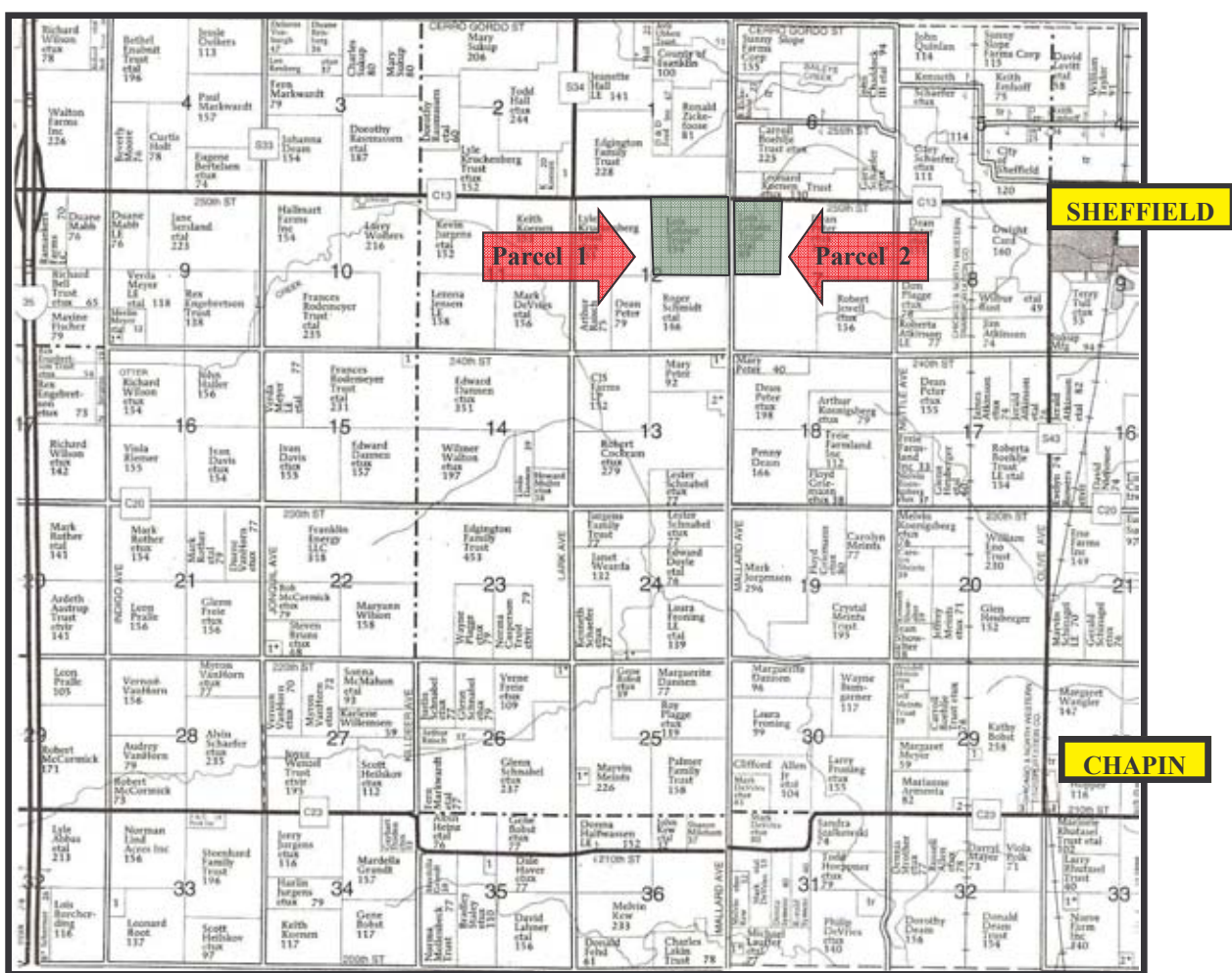
2009 Crops: 120 acres of corn and 115.9 acres of soybeans were planted in 2009. Fall tillage was completed on the 2009 cornstalks. A total of 8,400# of fall plowdown (17+78+90) was variable-rate applied on the 2009 bean stubble. In the fall of 2008, a total of 2,379#/acre of lime was variable-rate applied on 133 acres (90 acres in Parcel 1 and 43 acres in Parcel 2).

Farm Leases: Each parcel is leased for the 2010 crop year. The 2010 leases will be terminated prior to the September 1, 2010, deadline. Buyer to take possession subject to the existing 80/20 modified crop share lease. With this lease the owner receives 80% of the income and pays 100% of the crop inputs along with 80% of the crop insurance, drying and storage.

Auction Terms: Bids will first take place on the individual parcels and then on the parcels combined. See individual parcel brochures for additional terms.

For Additional Information: Contact Cal Dickson at 641-423-9531 or e-mail: cdickson@mc.hfmgt.com
Company website: www.hfmgt.com

Property Location Map



Township plat provided by Farm and Home Publishers, Ltd.

WE ARE PLEASED TO OFFER THESE SERVICES:

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

Information used in this brochure is from sources deemed reliable, but cannot be guaranteed by Hertz Farm Management, Inc./Hertz Real Estate Services or its staff.