

FARM REAL ESTATE AUCTION

100.0 Acres, m/l - Hamilton County, Iowa

Friday, February 6, 2009 at 1:00 p.m.

Sale held at Community Center,
Stanhope, Iowa

PROPERTY LOCATION:

South edge of Stanhope on the west side of Highway 17 and north side of 350th St.

LEGAL DESCRIPTION:

SE $\frac{1}{4}$ south of the railroad Section 6, T-86-N, R-25-W of the 5th P.M. (Clear Lake Twp.)

METHOD OF SALE:

- Farm will be sold as one tract of 100 acres.
- Sellers reserve the right to refuse any and all offers.

FSA DATA:

- Farm No. 771, Tract 855
- Crop Acres 95.5 which includes 20.0 acres released from CRP in September, 2008
- Corn Base 65.6 Yields: 128/128
- Bean Base 9.3 Yields: 37/37

REAL ESTATE TAXES:

Net Payable in Fiscal Year 2008-2009 is \$1,898.00
Tax Per Acre on 95.27 Taxable Acres is \$19.92/Ac.
Taxes will be prorated to March 10, 2009.

SOIL TYPES:

Main soils are Ottosen, Bode, Kossuth and Brownston.
(See soil map, on back, for detail)
80.4 CSR per AgriData, Inc. measure

LAND DESCRIPTION:

Gently Rolling

DRAINAGE:

Farm is located in County Drainage District G.F. Kepler No. 61 with a 22" county tile crossing the southeast corner of the farm.

BUILDINGS:

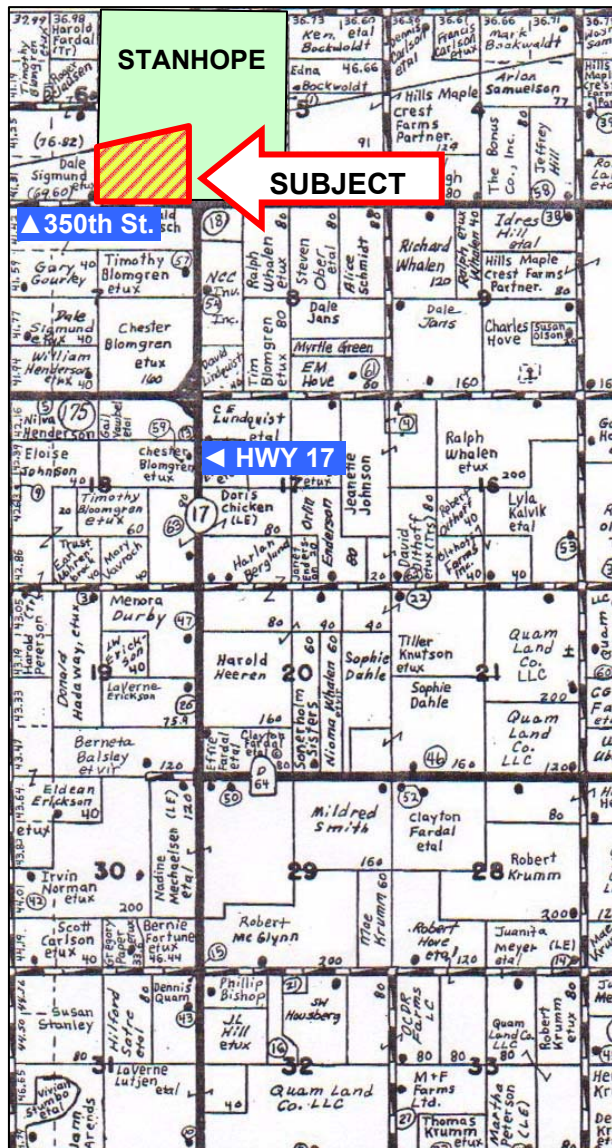
There is a 30' x 50' machine shed in the northeast part of the property.

COMMENT:

20.0 acres in the southwest part of the farm have been removed from CRP and are available to crop in 2009. Buyer will have full possession for the 2009 crop year.

SELLER: Randy R. Ewing

AGENCY: Hertz Real Estate Services and their representatives are agents of the seller.



TERMS AND POSSESSION:

10% down payment required the day of sale. Successful bidders are purchasing with no financing contingencies and must be prepared for cash settlement of their purchase on March 10, 2009. Final settlement will require certified check or wire transfer. Closing and possession will occur on March 10, 2009.

ANNOUNCEMENTS:

Property information provided herein was obtained from sources deemed reliable but the Auctioneer makes no guarantees as to its accuracy. All prospective bidders are urged to fully inspect the property, its condition and to rely on their own conclusions. Any announcements made on the day of the auction will take precedence over any previously printed material or oral statements. Bidding increments are solely at the discretion of the Auctioneer. All acreage figures are based on information currently available but they are not guaranteed.

For additional information contact: Jerry Lage at 515-382-1500.

AERIAL MAP



SOIL MAP

