

FARM REAL ESTATE AUCTION

174 Acres, m/l (2 Tracts) - Hamilton County, Iowa

Friday, December 19, 2008 at 10:00 a.m.

Sale held at First American Bank, Jewell, Iowa

PROPERTY LOCATION AND LEGAL DESCRIPTION:

3½ mi. west of Jewell on D56, 3½ mi. north on R38, then ½ mi. east on 295th St.

Parcel 1—

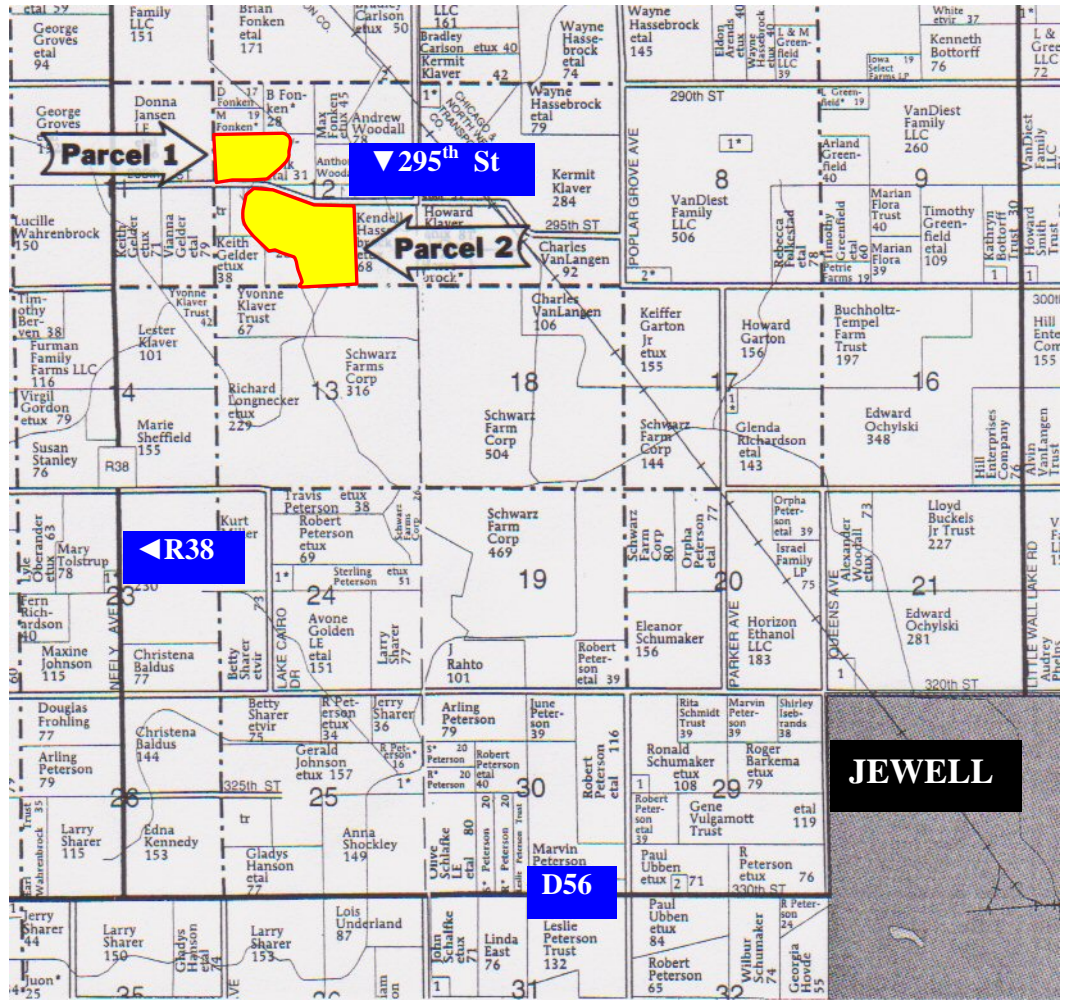
SE¼ NW¼ west of centerline of drainage ditch and SW¼ NW¼ except tract in southwest corner Section 12, T-87-N, R-25-W (Hamilton Twp.)

Parcel 2—

W 21.35 ac. south of road in NW¼ SE¼; NE¼ SW¼ south of centerline of highway; NW¼ SW¼ lying east of drainage ditch, SE¼ SW¼ lying east of drainage ditch, and W 33.3 acres SW¼ SE¼; SW¼ SW¼ Tr E of drainage ditch, all in Section 12, T-87-N, R-25-W (Hamilton Twp.)

METHOD OF SALE:

- Parcels will be sold individually. They will not be combined.
- Sellers reserve the right to refuse any and all bids.



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INFORMATION ON PARCELS OFFERED:

	<u>Parcel 1</u>	<u>Parcel 2</u>
Taxable Ac.	49.05	124 (estimated pending survey)
Net Taxes	\$866.00	\$2,031 (estimated pending survey)
Per Tax. Ac.	\$17.66	\$16.38 (estimated)
2008 Drainage Assessment	\$132.73	\$470.58 (estimated)

FSA Data:

Farm No.730, Tract 4858		
Crop Acres	47.46 NHEL + (4.1 ac. CRP @ \$178.45/ac. until 9-30-2013)	111.3 NHEL+ (8.3 ac. CRP @ \$178.45/ac. until 9-30-2013)
Corn Yields	128	128
Bean Yields	32	32

SOIL TYPES:

Primary soils are Ottosen, Bode, Brownton and others. See individual soil maps on back for detail.

CSR: Parcel 1 = 80.7 Parcel 2 = 74.9

CSR SOURCE: Agri Data Inc.

LAND DESCRIPTION:

Parcel 1 – Level to gently sloping

Parcel 2 – Level to moderately sloping

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 January 30, 2009. Final settlement will require certified check or wire transfer. Closing and possession will occur January 30, 2009 subject to the existing leases which expire March 1, 2009. Taxes will be prorated to January 1, 2009.

ANNOUNCEMENTS:

Information provided herein was obtained from sources deemed reliable but the Auctioneer makes no guarantees as to its accuracy. Prospective bidders are urged to fully inspect the property and to rely on their own conclusions. Announcements made the day of the auction will take precedence over previously printed material or oral statements. Bidding increments are at the discretion of the Auctioneer. Acreage figures are based on information currently available but are not guaranteed.

AGENCY:

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

SELLER:

Doris Klaver Estate

For additional information, contact Marv Huntrods



P.O. Box 500, Nevada, IA 50201-0500
Telephone: 515-382-1500

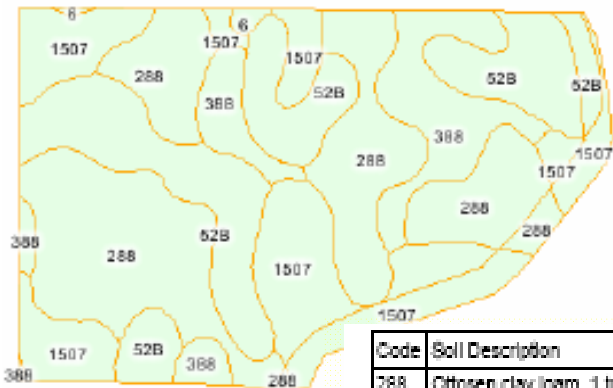
AERIAL AND SOIL MAPS

PARCEL 1 ▶



◀ PARCEL 2

PARCEL 1



State: IA
 County: Hamilton
 Location: 12-87N-25W
 Township: Hamilton
 Acres: 51.6

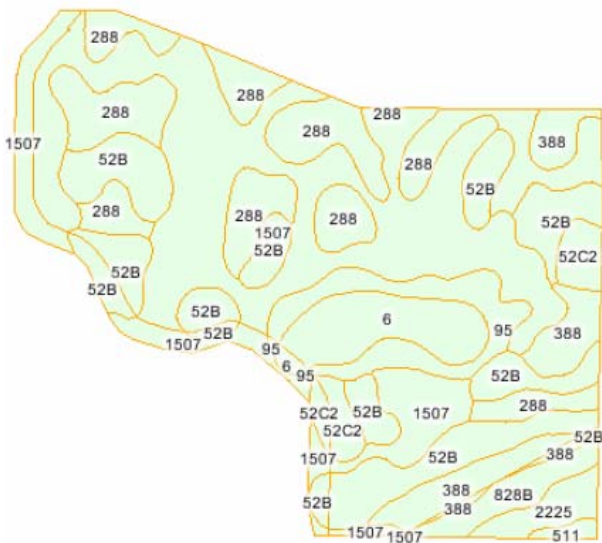


Maps provided by:
surety
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Code	Soil Description	Acres	Percent of field	Non-Irr Class	CSR	Corn	Soybeans
288	Ottosen clay loam, 1 to 3 percent slopes	18.8	36.4%	I	86	184	48
52B	Bode clay loam, 2 to 5 percent slopes	13.4	26.0%	Ile	80	176	45
1507	Brownton silty clay loam, 0 to 2 percent slopes	12.6	24.4%	IIw	75	160	42
388	Kossuth silty clay loam, 0 to 2 percent slopes	6.6	12.8%	IIw	79	164	43
6	Okoboji silty clay loam, 0 to 1 percent slopes	0.2	0.4%	IIIw	58	142	37
Weighted Average					80.7	173	46

PARCEL 2

State: IA
 County: Hamilton
 Location: 12-87N-25W
 Township: Hamilton
 Acres: 119.6



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Code	Soil Description	Acres	Percent of field	Non-Irr Class	CSR	Corn	Soybeans
1507	Brownton silty clay loam, 0 to 2 percent slopes	42.9	35.9%	IIw	75	160	42
288	Ottosen clay loam, 1 to 3 percent slopes	23.5	19.6%	I	86	184	48
52B	Bode clay loam, 2 to 5 percent slopes	23.1	19.3%	Ile	80	176	45
388	Kossuth silty clay loam, 0 to 2 percent slopes	7.7	6.4%	IIw	79	164	43
6	Okoboji silty clay loam, 0 to 1 percent slopes	6.6	5.5%	IIIw	58	142	37
95	Harp clay loam, 0 to 2 percent slopes	6.3	5.3%	IIw	63	154	40
52C2	Bode clay loam, 5 to 9 percent slopes, moderately eroded	3.5	2.9%	IIIe	63	164	43
828B	Zenor sandy loam, 2 to 5 percent slopes	3.0	2.5%	IIIe	50	92	28
2225	Blue Earth mucky silt loam, sandy substratum, 0 to 1 percent slopes	2.4	2.0%	IIIw	38	87	22
511	Blue Earth mucky silt loam, 0 to 1 percent slopes	0.6	0.5%	IIIw	55	101	26
Weighted Average					74.9	163	43