

FARM REAL ESTATE AUCTION

154.1 Acres, M/L - Lyon County, Iowa

Thursday, October 30, 2008 at 2:00 P.M.

Sale held at Doon Community Center

202 Barton Avenue, Doon, Iowa

PROPERTY LOCATION:

1.5 miles East of Doon on A44-or-1 mile West of HWY 75 on A44. Farm is located on the South side of A44.

LEGAL DESCRIPTION:

The Northeast Quarter excluding Lot One (NE ¼ Exc. Lot 1) of Section Thirty (30), Township Ninety-eight (98) North, Range Forty-five (45) West of the 5th P.M. Lyon County, Iowa

METHOD OF SALE:

- Farm will be sold as one tract of 154.1 acres m/l.
- Sellers reserve the right to refuse any and all offers.

FSA DATA:

- Farm No. 5330, Tract No. 9942
- Farmland – 160.0 Acres
- Cropland – 151.0 Acres
- Corn Base – 115.4 Acres
- Yield - 95 Bu. Direct / 135 Bu. Counter-Cyclical
- Soybean Base - 35.6 Acres
- Yield - 37 Bu. Direct / 45 Bu. Counter-Cyclical

REAL ESTATE TAXES:

Net Payable in Fiscal Year 2008-2009 is \$2,234.00
Tax Per Acre on 151.59 Taxable Acres is \$14.74/Ac.
Taxes will be prorated to January 1, 2009

SOIL TYPES: See soil map on back

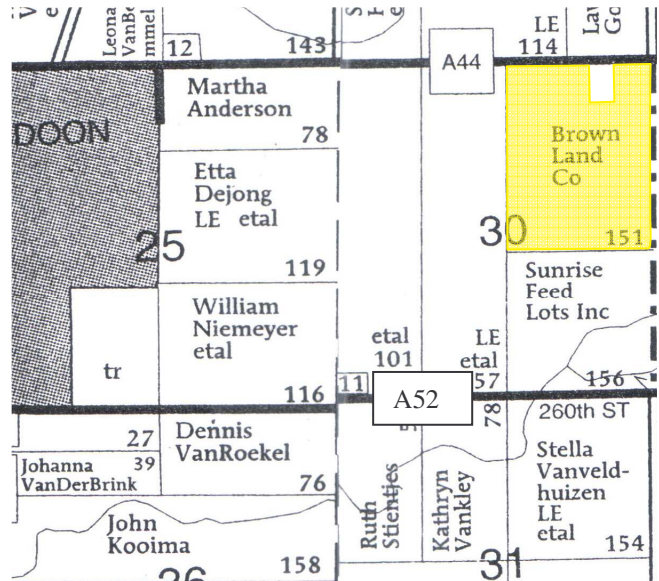
CSR per AgriData, Inc. measure: 57.2 on crop acres

LAND DESCRIPTION:

Moderately sloping

COMMENT: Conservation plan in effect on Highly Erodible Land.

LOCATION MAP



TERMS:

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 December 4, 2008. Final settlement will require certified check or wire transfer. Closing and possession will occur on or before December 4, 2008, subject to the existing lease which expires March 1, 2009. Buyer will be allowed to perform fall tillage or fertilizer applications.

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.

AGENCY: Hertz Farm Management Inc./Hertz Real Estate Services and their representatives are agents of the seller.

SELLER: Brown Land Company

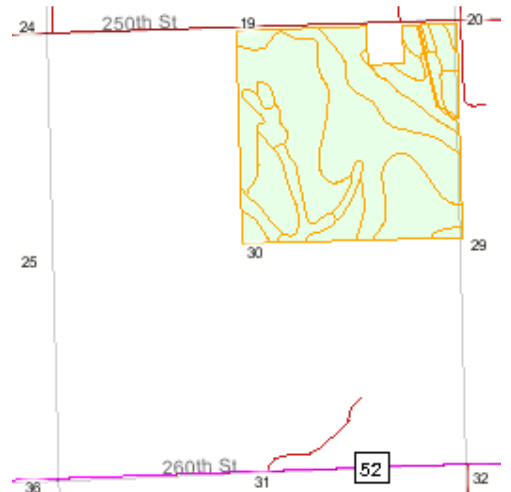
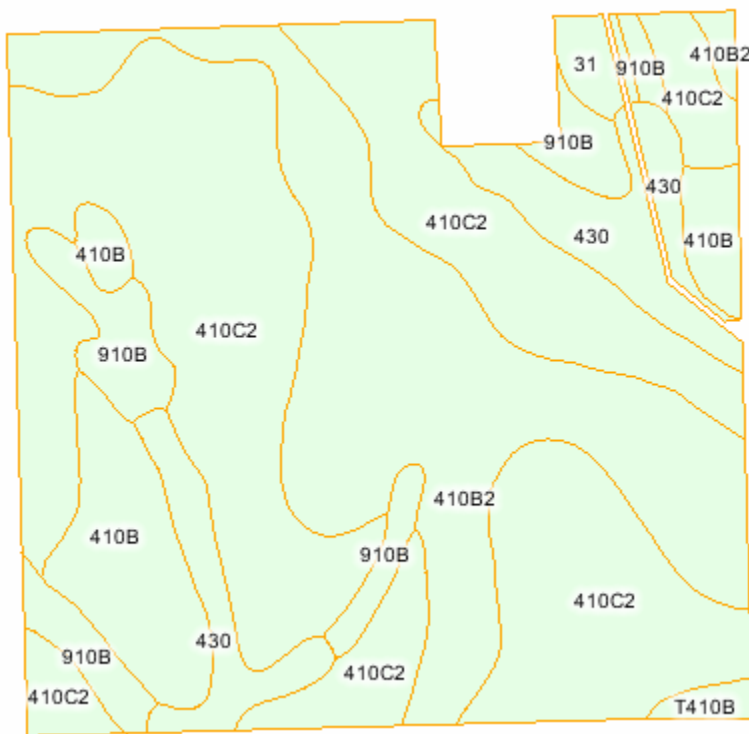
For additional information, contact Ryan Roetman at 515-332-1406.



AERIAL MAP



SOIL MAP



State: **IA**
 County: **Lyon**
 Location: **30-98N-45W**
 Township: **Garfield**
 Acres: **151.0**

Code	Soil Description	Acres	Percent of field	CSR
410C2	Moody silty clay loam, 5 to 9 percent slopes, moderately eroded	74.4	49.3%	48
410B2	Moody silty clay loam, 2 to 5 percent slopes, moderately eroded	38.6	25.6%	63
430	Ackmore silty clay loam, 1 to 3 percent slopes	12.7	8.4%	70
410B	Moody silty clay loam, 2 to 5 percent slopes	12.4	8.2%	65
910B	Trent silty clay loam, 2 to 5 percent slopes	10.2	6.8%	73
31	Afton silty clay loam, 0 to 2 percent slopes	1.8	1.2%	68
T410B	Moody silty clay loam, benches, 2 to 5 percent slopes	0.9	0.6%	65
Weighted Average				57.2



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