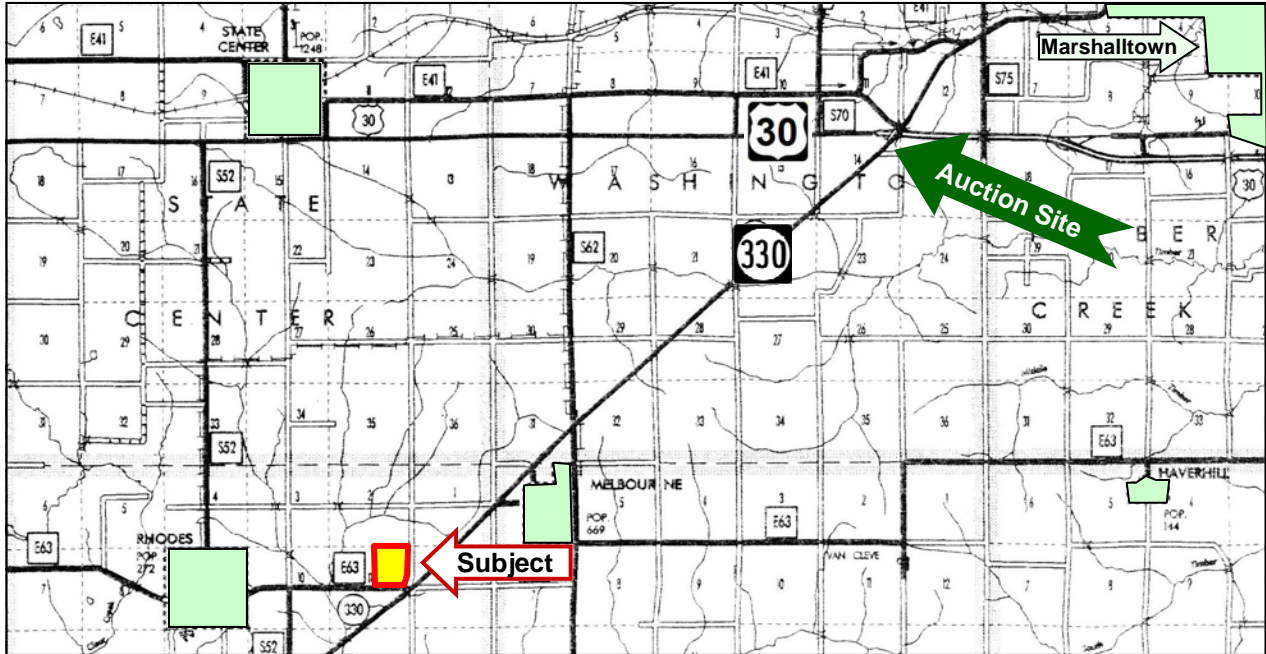


FARM REAL ESTATE AUCTION

153 Acres, m/l - Marshall County, Iowa

Thursday, January 5, 2012 at 10:00 a.m.

Sale held at the Consumer's Energy Community Room
2074 242nd St. (Jct. of Hwys. 30 & 330), Marshalltown, IA



LOCATION: 1½ miles east of Rhodes at the intersection of Hwy. 330 and County Road E63 (295th St.).

ADDRESS: 1481 295th St., Rhodes, IA

LEGAL DESCRIPTION: NE¼, except roadways, Section 11, Township 82 North, Range 20 West of the 5th p.m. (Eden Twp.)

METHOD OF SALE:

- Parcel will be sold as single tract of land.
- Sellers reserve the right to refuse any and all bids.

SELLER: William and Janice Godfrey

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

SOIL TYPES: Primary soils are Killduff, Tama and Muscatine. See soil map on back for detail.

CSR: 80.4 per Agridata, Inc. and 81.4 per County Assessor

DRAINAGE: Drainage map on back.

BUILDINGS/IMPROVEMENTS: 13,000 Bu. bin with dryer/heat, 5 BR 2-story dwelling, 44' x 64' metal building and frame barn. All buildings/improvements are being sold "As Is". No warranties.

WATER/WELL INFORMATION: Central Iowa Water Association service. Deep, drilled well south of metal building is not in use.

REAL ESTATE TAXES:

Payable in 2011-2012: \$5,066

Taxable Acres: 150.3

FSA DATA:

Part of Farm Number 2984

Crop Acres: 145.7

Base/Yields	Direct	Counter-Cyclical
Corn Base: 105.9	128	128
Bean Base: 19.9	41	41

LEASE: There are no existing leases on either the buildings or the land.

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 February 15, 2012. Final settlement will require certified check or wire transfer. Closing and possession will occur February 15, 2012. Taxes will be prorated to February 15, 2012.

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.

For additional information, contact Bill Vogel:

415 S. 11th St., Nevada, IA 50201-0500
Telephone: 515-382-1500 or 1-800-593-5263
www.hfmgt.com

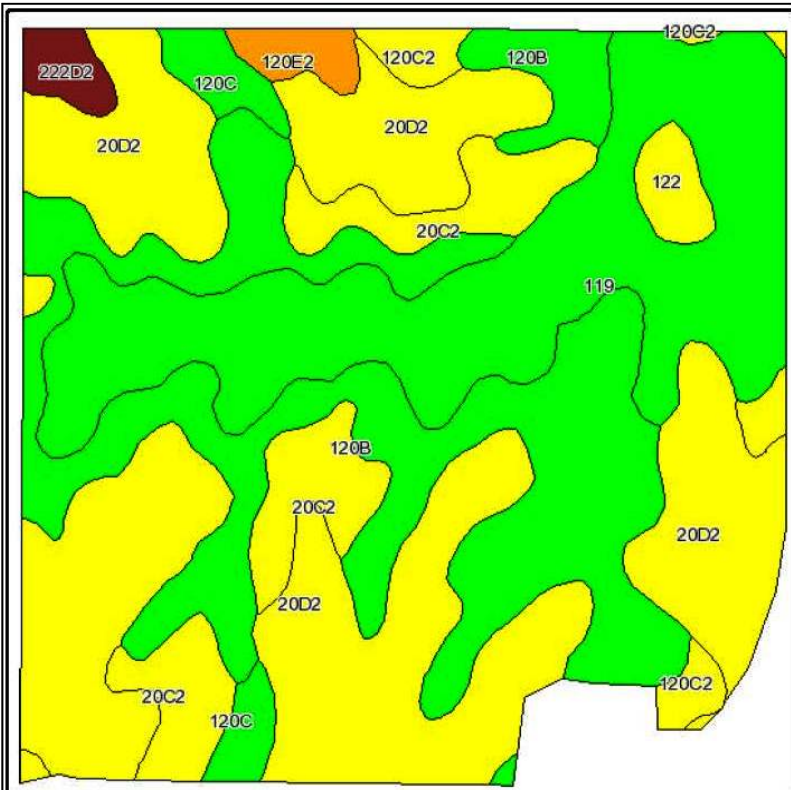
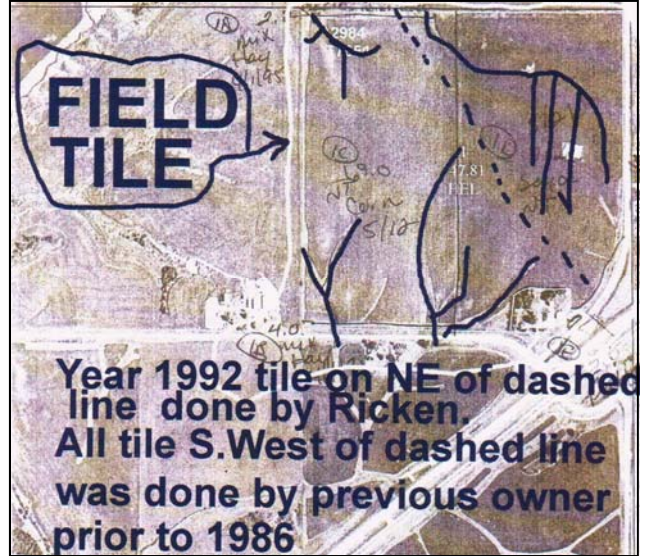


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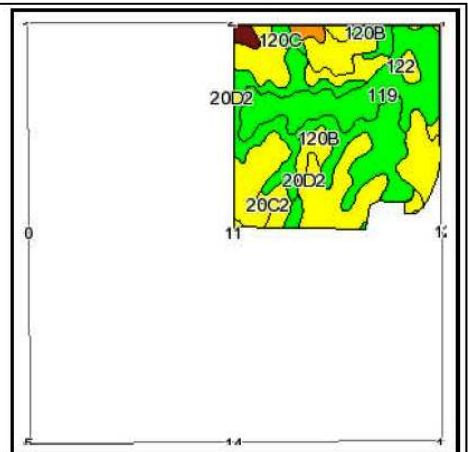
AERIAL, SOIL & TILE MAPS



Drawn property borders are an approximate representation



Fsa borders provided by the Farm Service Agency as of May 23, 2008.
Soils data provided by USDA and NRCS.



State: Iowa
County: Marshall
Location: 011-082N-020W
Township: Eden
Acres: 146.8
Date: 11/29/2011



Maps provided by:



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www.AgriDataInc.com

Code	Soil Description	Acres	Percent of field	CSR Legend	Non-Irr Class	CSR	Corn	Soybeans
20D2	Killduff silty clay loam, 9 to 14 percent slopes, moderately eroded	52.2	35.5%	IIIe	IIIe	63	178	48
120B	Tama silty clay loam, 2 to 5 percent slopes	38.8	26.3%	IIe	IIe	95	221	60
119	Muscataine silty clay loam, 1 to 3 percent slopes	32.6	22.2%	I	I	100	228	62
20C2	Killduff silty clay loam, 5 to 9 percent slopes, moderately eroded	11.8	7.9%	IIIe	IIIe	73	192	52
120C2	Tama silty clay loam, 5 to 9 percent slopes, moderately eroded	3.4	2.3%	IIIe	IIIe	78	198	53
120C	Tama silty clay loam, 5 to 9 percent slopes	3.3	2.2%	IIIe	IIIe	80	201	54
122	Sperry silt loam, 0 to 2 percent slopes	1.8	1.2%	IIIw	IIIw	63	178	48
120E2	Tama silty clay loam, 14 to 18 percent slopes, moderately erode	1.7	1.1%	IVe	IVe	57	170	46
222D2	Clarinda silty clay loam, 9 to 14 percent slopes, moderately eroded	1.6	1.1%	IVe	IVe	10	107	29
Weighted Average						80.4	201.3	54.5

WE ARE PLEASED TO OFFER THESE SERVICES

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