

FARM REAL ESTATE AUCTION

159.15 Acres in two parcels, m/l - Marshall County, Iowa
 Wednesday, August 31, 2011 at 10:00 a.m.

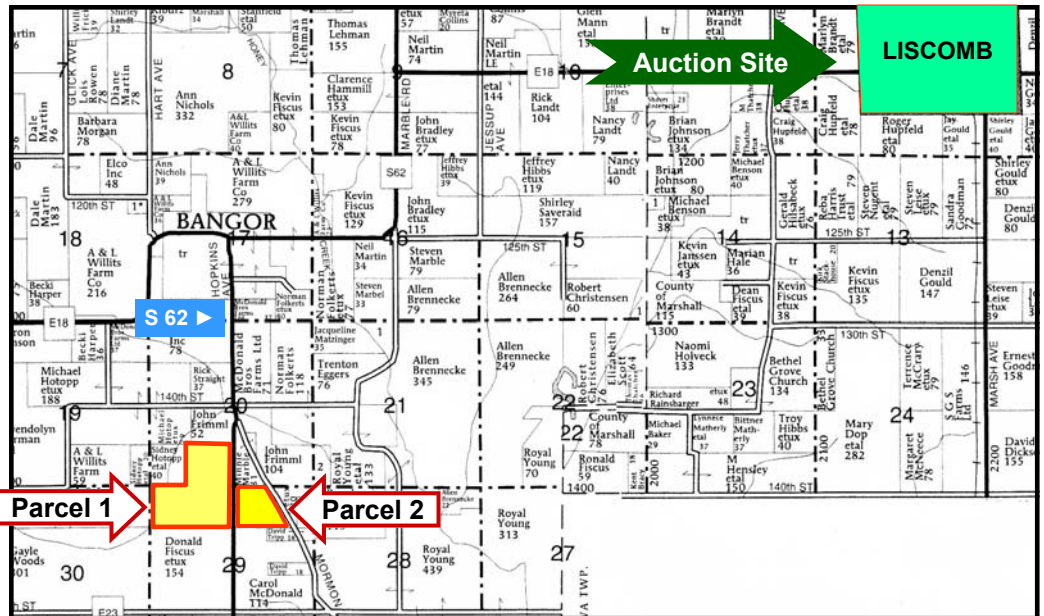
Sale held at the Liscomb Community Center
 Liscomb, Iowa

LOCATION: 2 miles south of Bangor on S62 (both sides of road)

LEGAL DESCRIPTION:

Parcel 1:
 SE¼ SW¼ Section 20; and N½ NW¼ Section 29, Township 85 North, Range 19, West of the 5th P.M. (Bangor Twp.)

Parcel 2:
 All of the N½ NE¼ of Section 29 EXCEPT that part of NE¼ lying north and east of the public highway, Township 85 North, Range 19 West of the 5th P.M. (Bangor Twp.)



Map reproduced with permission of Farm & Home Publishers, Ltd.

METHOD OF SALE:

- Farms will be offered as two separate tracts. Bidding will be per acre times the net taxable acres of 114.84 on Parcel 1 and 44.31 on Parcel 2.
- Sellers reserve the right to refuse any and all bids.

SELLER: Helen Gall and Pamila Petrik

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

SOIL TYPES: Primary soils are Tama, Downs and Ackmore-Colo. See soil maps on back for detail.

CSR: Parcel 1: 67.2 Parcel 2: 65.3 **SOURCE:** Agri Data, Inc.

LAND DESCRIPTION: Gently sloping to steep

SCHOOL DISTRICT: BCLUW & West Marshall

BUILDINGS/IMPROVEMENTS: None

REAL ESTATE TAXES:

	<u>Parcel 1</u>	<u>Parcel 2</u>
Payable in 2011-2012	\$2,244	\$666
Taxable Acres:	114.84	44.31
Tax per Acre:	\$19.54	\$15.03

FSA DATA:

Farm Number: 4307, Tract 8475

Crop Acres	68.91 Ac.	26.62 Ac. HEL
Corn Base	49.82 Ac.*	19.18 Ac.*
Corn Yield	97	97
Bean Base	19.06 Ac. *	7.34 Ac.*
Bean Yield	35	35

*Estimated if split. Final acreage bases determined by FSA.

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 October 14, 2011. Final settlement will require certified check or wire transfer. Closing and possession will occur October 14, 2011, subject to the existing lease which expires March 1, 2012. Sellers will retain 100% of 2011 cash rent lease. Taxes will be prorated to October 14, 2011.

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.

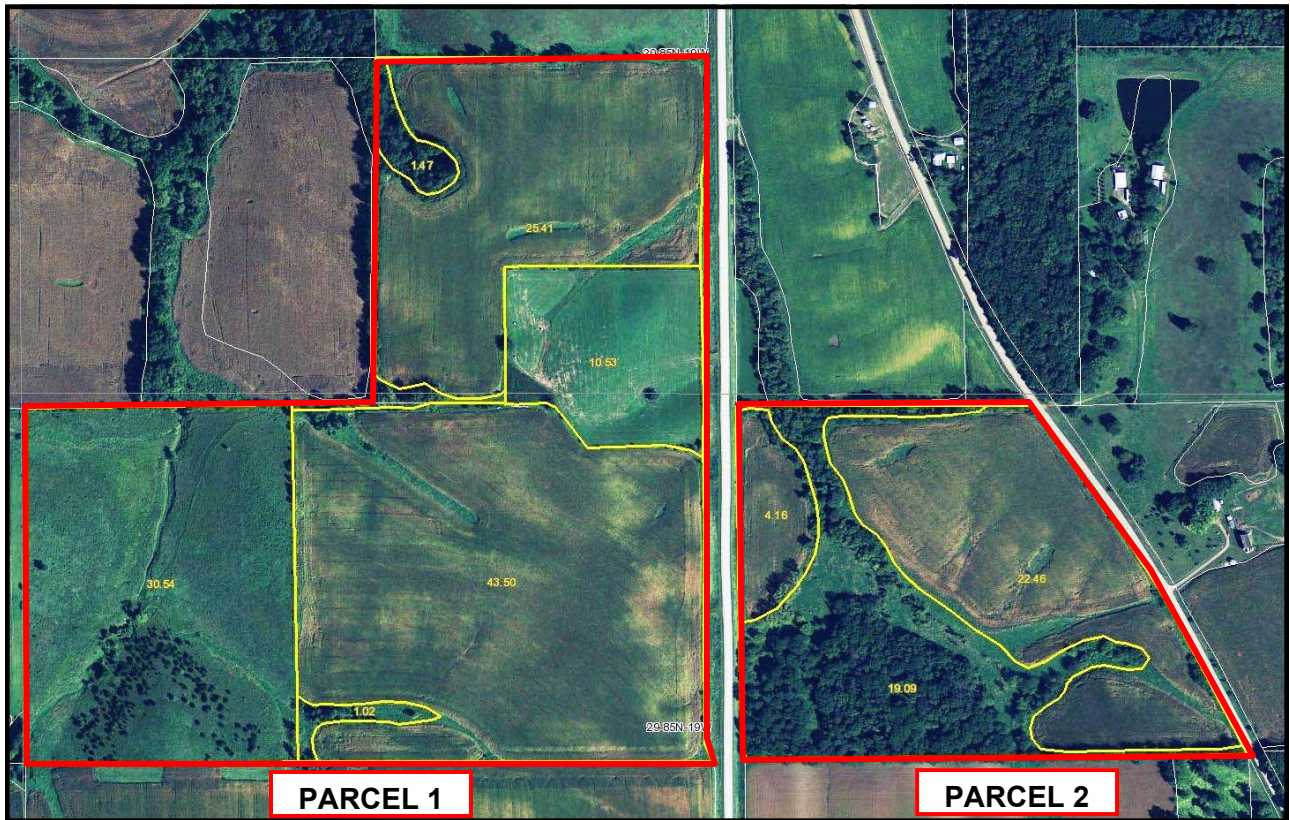
For additional information, contact Marv Huntrods:

415 S. 11th St., Nevada, Iowa 50201-0500
 Telephone: 515-382-1500 or 1-800-593-5262
 www.hfmgt.com



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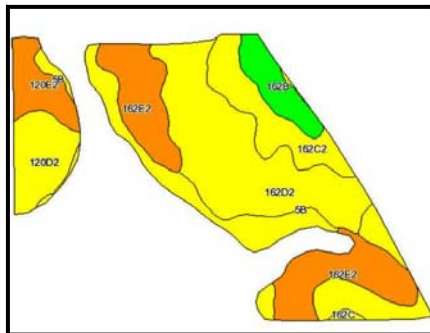
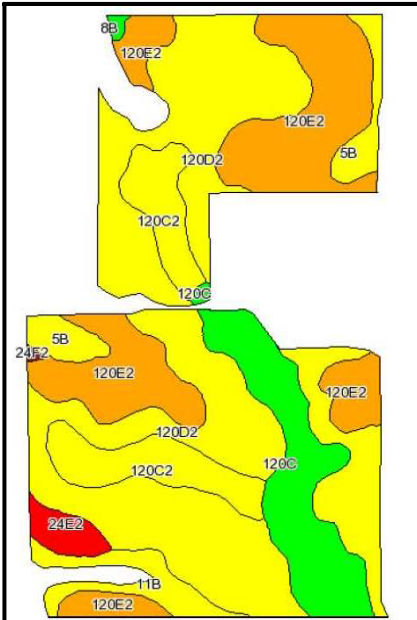
AERIAL & SOIL MAPS



PARCEL 1

PARCEL 2

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



PARCEL 1: Acres Shown: 112.9 Average CSR: 67.2

Code	Soil Description	Acres	Percent of field	CSR Legend	Non-Irr Class	CSR	Corn	Soybeans
120D2	Tama silty clay loam, 9 to 14 percent slopes, moderately eroded	31.6	45.9%	Yellow	IIIe	68	185	50
120E2	Tama silty clay loam, 14 to 18 percent slopes, moderately erode	16.1	23.3%	Orange	IVe	57	170	46
120C	Tama silty clay loam, 5 to 9 percent slopes	7.9	11.5%	Green	IIIe	80	201	54
120C2	Tama silty clay loam, 5 to 9 percent slopes, moderately eroded	6.7	9.7%	Yellow	IIIe	78	198	53
5B	Ackmore-Colo complex, 2 to 5 percent slopes	2.6	3.8%	Yellow	IIw	70	188	51
11B	Colo-Ely complex, 2 to 5 percent slopes	2.5	3.6%	Yellow	IIIe	68	185	50
24E2	Shelby loam, 14 to 18 percent slopes, moderately eroded	1.2	1.8%	Red	IVe	38	144	39
8B	Judson silty clay loam, 2 to 5 percent slopes	0.2	0.2%	Green	IIe	90	215	58
24F2	Shelby loam, 18 to 25 percent slopes, moderately eroded	0.1	0.1%	Brown	VIe	18	117	32
Weighted Average						67.2	183.8	49.6

PARCEL 2: Acres Shown: 45.7 Average CSR: 65.3

Code	Soil Description	Acres	Percent of field	CSR Legend	Non-Irr Class	CSR	Corn	Soybeans
162D2	Downs silt loam, 9 to 14 percent slopes, moderately eroded	8	29.5%	Yellow	IIIe	63	178	48
162E2	Downs silt loam, 14 to 18 percent slopes, moderately eroded	5.5	20.8%	Orange	IVe	53	165	45
162C2	Downs silt loam, 5 to 9 percent slopes, moderately eroded	4.6	17.4%	Yellow	IIIe	73	192	52
5B	Ackmore-Colo complex, 2 to 5 percent slopes	3.1	11.8%	Yellow	IIw	70	188	51
120D2	Tama silty clay loam, 9 to 14 percent slopes, moderately eroded	2.2	8.5%	Yellow	IIIe	68	185	50
120E2	Tama silty clay loam, 14 to 18 percent slopes, moderately erode	1.6	6.0%	Orange	IVe	57	170	46
162B	Downs silt loam, 2 to 5 percent slopes	1.5	5.7%	Green	IIe	90	215	58
162C	Downs silt loam, 5 to 9 percent slopes	0.1	0.5%	Yellow	IIIe	75	194	52
Weighted Average						65.3	181.6	49.2

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