

FARM REAL ESTATE AUCTION

75 Acres, m/l - Marshall County, Iowa

Wednesday, January 28, 2009 at 10:00 a.m.

Sale held at "The Hornet's Nest"
Laurel, Iowa

PROPERTY LOCATION:

One-half mile north of Laurel on Hwy. 14
(east side of highway)

LEGAL DESCRIPTION:

S $\frac{1}{2}$ SW $\frac{1}{4}$ (except Parcel "A" and except highway),
Section 23, T-82-N, R-18-W (Jefferson Township)

METHOD OF SALE:

- Farm will be sold as one tract of 75 acres.
- Sellers reserve the right to refuse any and all offers.

FSA DATA:

- Farm No. 5627, Tract 1373
- Crop Acres 73.2 HEL
- Corn Base 35.6 Yields: 119
- Bean Base 33.4 Yields: 36

REAL ESTATE TAXES:

Net Payable in Fiscal Year 2008-2009 is \$1,414.
Tax Per Acre on 74.9 Taxable Acres is \$18.88/Ac.
Taxes will be prorated to February 26, 2009.

SOIL TYPES:

Primarily Tama, Killduff and Shelby
64.8 CSR per AgriData, Inc. measure

LAND DESCRIPTION:

Gently sloping to moderately steep

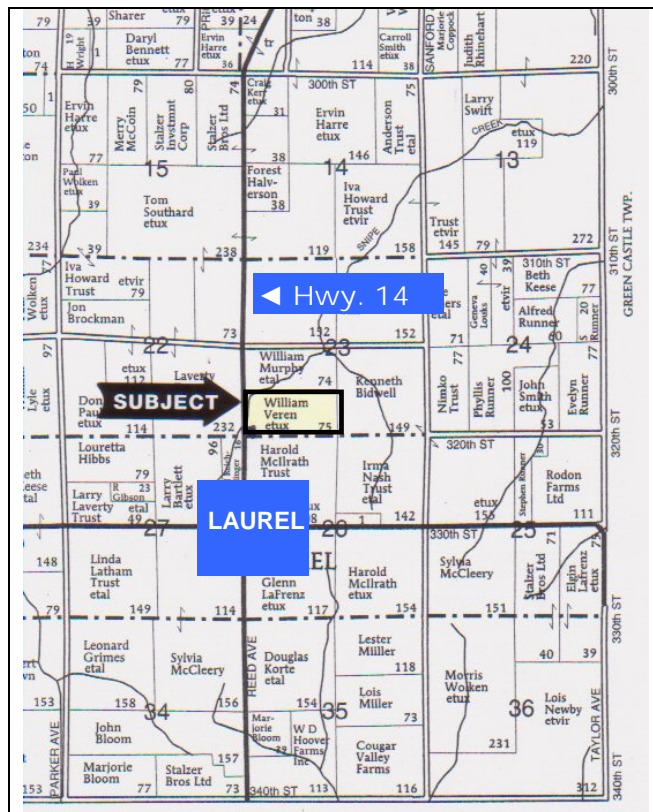
DRAINAGE:

Natural

BUILDINGS:

None

LOCATION MAP



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

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 26, 2009. Final settlement will require certified check or wire transfer. Closing and possession will occur on February 26, 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.

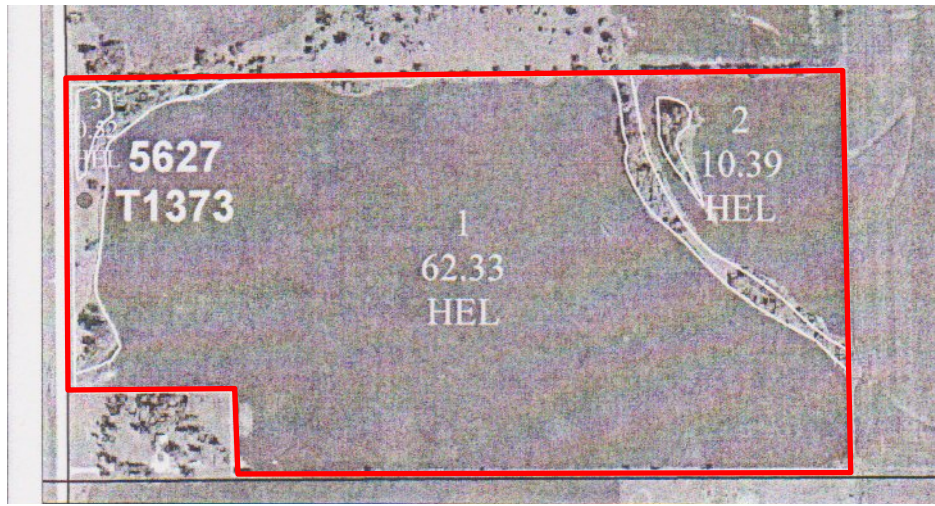
AGENCY: Hertz Real Estate Services and their representatives are agents of the seller.

SELLER: William and Diane Veren

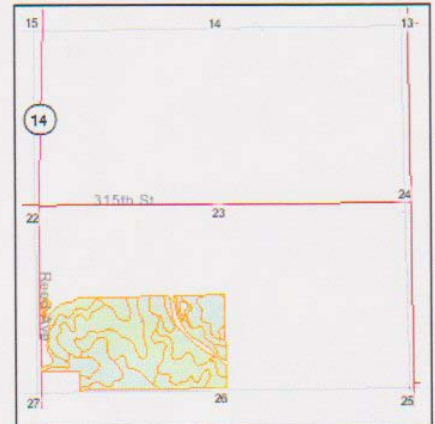
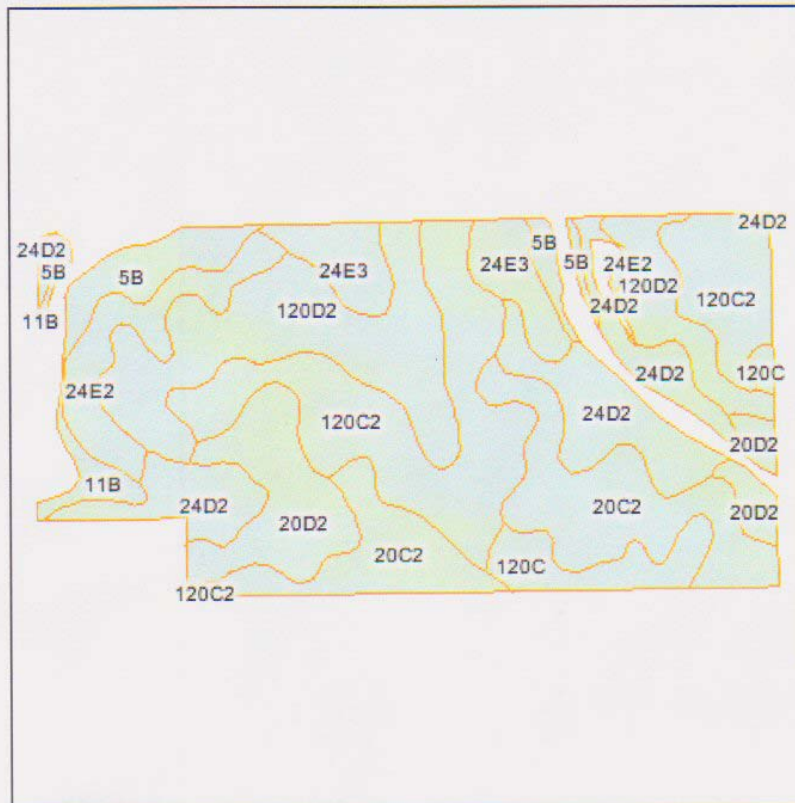
For additional information contact: Marv Huntrods at 515-382-1500



AERIAL MAP



SOIL MAP



State: **IA**
 County: **Marshall**
 Location: **23-82N-18W**
 Township: **Jefferson**
 Acres: **73.2**



Maps provided by:



© AgriData, Inc. 2007
www.AgriDataInc.com

Fsa borders provided by the Farm Service Agency.

Soils data provided by USDA and NRCS.

Code	Soil Description	Acres	Percent of field	Non-Irr Class	CSR	Corn	Soybeans
120C2	Tama silty clay loam, 5 to 9 percent slopes, moderately eroded	15.6	21.3%	IIIe	78	188	53
120D2	Tama silty clay loam, 9 to 14 percent slopes, moderately eroded	13.9	19.0%	IIIe	68	184	50
20C2	Killduff silty clay loam, 5 to 9 percent slopes, moderately eroded	11.6	15.8%	IIIe	73	184	51
24D2	Shelby loam, 9 to 14 percent slopes, moderately eroded	9.0	12.3%	IIIe	48	138	35
20D2	Killduff silty clay loam, 9 to 14 percent slopes, moderately eroded	6.7	9.2%	IIIe	63	173	48
24E2	Shelby loam, 14 to 18 percent slopes, moderately eroded	4.5	6.1%	IVe	38	119	30
24E3	Shelby clay loam, 14 to 18 percent slopes, severely eroded	4.2	5.7%	VIe	35	0	0
5B	Ackmore-Colo complex, 2 to 5 percent slopes	3.6	4.9%	IIw	70	173	46
120C	Tama silty clay loam, 5 to 9 percent slopes	3.0	4.1%	IIIe	80	200	54
11B	Colo-Ely complex, 2 to 5 percent slopes	1.1	1.5%	IIIw	68	180	48
Weighted Average					64.8	164	45