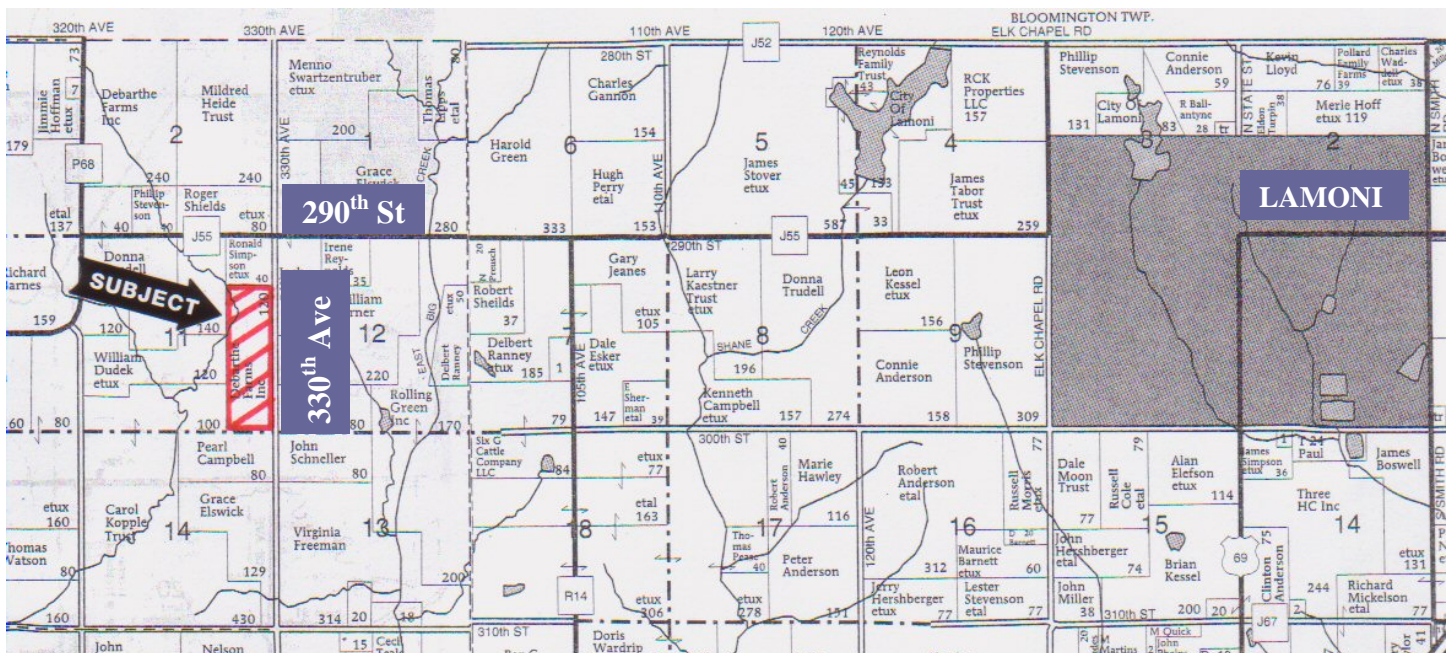


FARM REAL ESTATE AUCTION

120 Acres, m/l - Ringgold County, Iowa

March 13, 2008 at 1:00 p.m.

Sale held at Lamoni Community Center
108 South Chestnut, Lamoni, Iowa



PROPERTY LOCATION AND LEGAL DESCRIPTION:

From Lamoni, go west 4 miles on J-55 (290th St.),
then south one-fourth mile on 330th Ave.

SE $\frac{1}{4}$ NE $\frac{1}{4}$ and E $\frac{1}{2}$ SE $\frac{1}{4}$ Section 11, T67N, R28W of
5th P.M. (Riley Township)

METHOD OF SALE:

- Farm will be sold as one tract of 120 acres..
- Sellers reserve the right to refuse any and all bids.

INFORMATION ON PARCELS OFFERED:

Gross Acres 120.0
Taxable Acres 117.0
Net Taxes \$884.00 (7.56 per taxable acre)

Taxes will be prorated to April 16, 2008.

FSA DATA:

Farm Number 3620 with 93.4 total crop acres and a 14.2
acre corn base with yields of 80 bushels direct and
countercyclical.

LAND DESCRIPTION:

Rolling upland crop with 78.4 acres that were released from
CRP 10-1-07 and 15.0 acres that has been pastured.
Balance of land is in timber pasture, ponds and waterways.

RECREATION:

This property has several ponds and areas of timber that
will provide fishing, hunting, and other recreational
opportunities.

SOIL TYPES:

Primary soils are Pershing, Gara, Armstrong and Bucknell.
See soil maps for details.

CROPLAND CSR: 35.8 per Agri Data
ASSESSOR CSR: 35.0

IMPROVEMENTS: None

LEASE:

There is no lease and buyer will have full
possession for 2008.

AGENCY:

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

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
April 16, 2008 when possession will be given.
Final settlement will require certified check or
wire transfer.

EARLY POSSESSION:

Immediate possession will be granted if buyers
make a 25% down payment.

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.

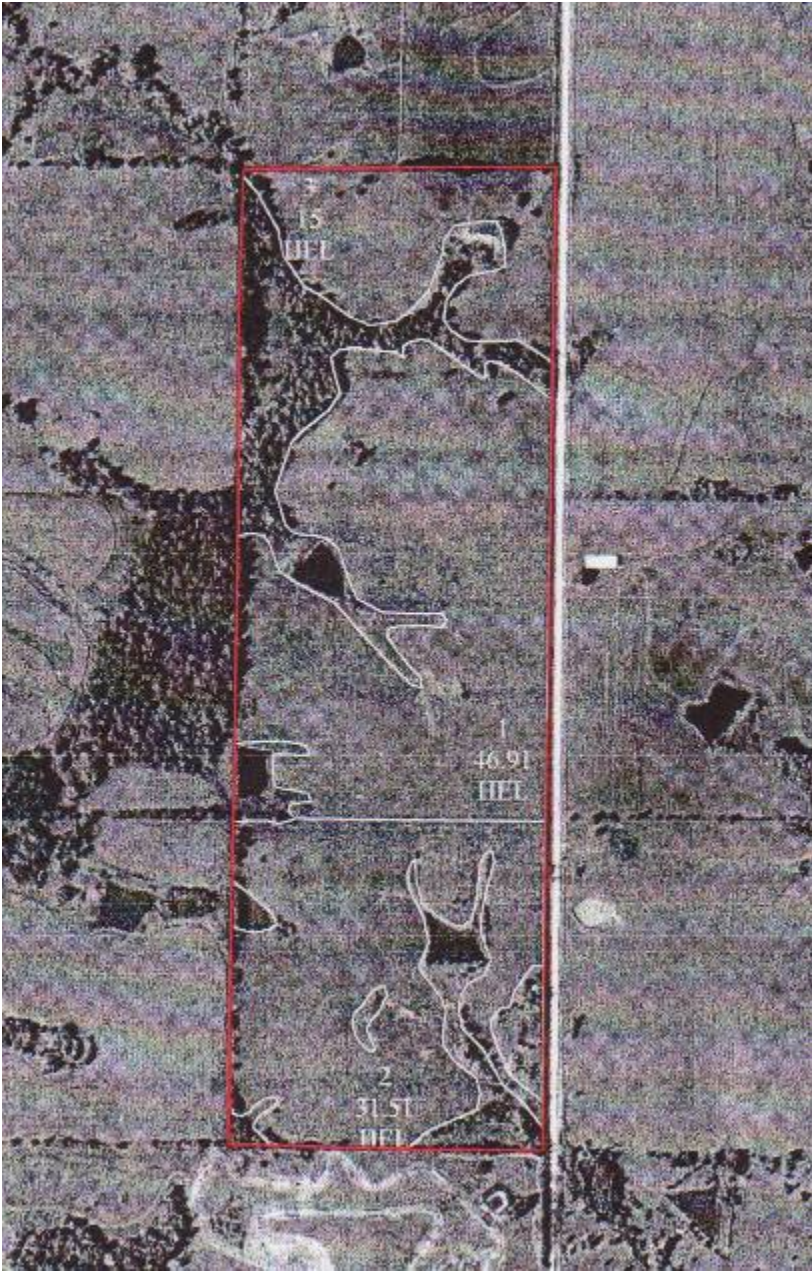
SELLER: Community of Christ

For additional information, contact Jerry L. Lage

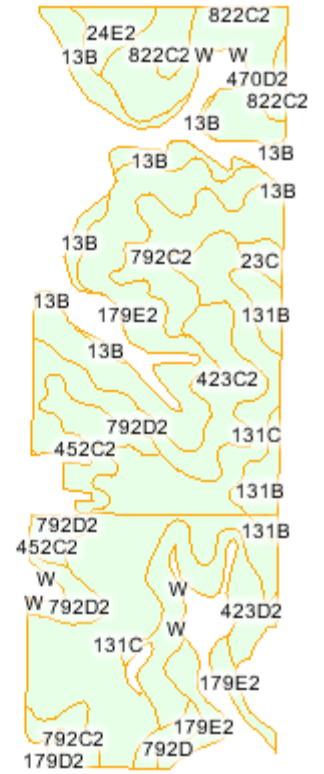


P.O. Box 500, Nevada, IA 50201-0500
Telephone: 515-382-1500

AERIAL PHOTO



SOIL MAP



Fsa borders provided by the Farm Service Agency.
Soils data provided by USDA and NRCS.

State: IA

SOIL DESCRIPTIONS

Code	Soil Description	Acres	Percent of field	Non-Irr Class	CSR	Corn	Soybeans
131C	Pershing silt loam, 5 to 9 percent slopes	24.4	26.1%	IIIe	49	137	38
179E2	Gara loam, 14 to 18 percent slopes, moderately eroded	15.9	17.0%	VIe	33	114	0
470D2	Lamoni-Shelby complex, 9 to 14 percent slopes, moderately eroded	8.2	8.8%	IVe	27	106	28
792C2	Armstrong clay loam, 5 to 9 percent slopes, moderately eroded	7.8	8.4%	IIIe	27	90	24
423D2	Bucknell silty clay loam, 9 to 14 percent slopes, moderately eroded	7.1	7.6%	IVe	13	78	21
792D2	Armstrong clay loam, 9 to 14 percent slopes, moderately eroded	6.9	7.4%	IVe	13	79	21
13B	Olmitz-Zook-Humeston complex, 0 to 5 percent slopes	5.1	5.5%	IIw	59	163	39
423C2	Bucknell silty clay loam, 5 to 9 percent slopes, moderately eroded	5.0	5.4%	IIIe	29	89	24
131B	Pershing silt loam, 2 to 5 percent slopes	3.5	3.7%	IIIe	67	147	40
452C2	Lineville silt loam, 5 to 9 percent slopes, moderately eroded	3.0	3.2%	IIIe	31	106	28
822C2	Lamoni silty clay loam, 5 to 9 percent slopes, moderately eroded	2.5	2.7%	IIIe	30	104	27
24E2	Shelby clay loam, 14 to 18 percent slopes, moderately eroded	1.9	2.0%	IVe	38	118	33
792D	Armstrong loam, 9 to 14 percent slopes	1.1	1.2%	IVe	18	91	25
23C	Arispe silty clay loam, 5 to 9 percent slopes	0.8	0.9%	IIIe	55	153	43
179D2	Gara loam, 9 to 14 percent slopes, moderately eroded	0.2	0.2%	IVe	43	126	36
Weighted Average					35.6	114	26