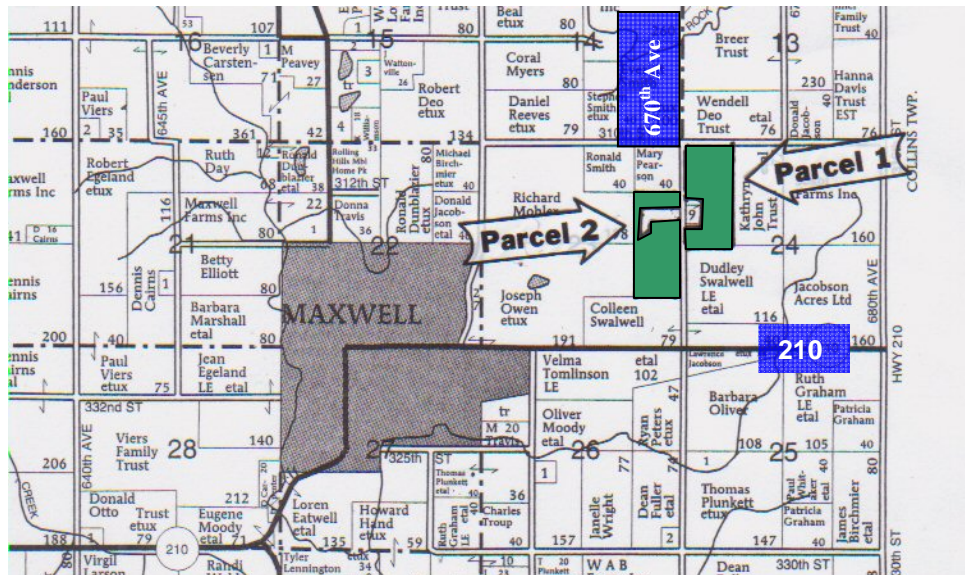


# FARM REAL ESTATE AUCTION

138.68 Acres (2 parcels), m/l - Story County, Iowa

Wednesday, April 2, 2008 at 10:00 a.m.

Sale held at Maxwell Community Center,  
84 Main Street, Maxwell, Iowa



## PROPERTY LOCATION:

One mile east of Maxwell on Hwy. 210 and one-half mile north on 670th Ave.

## LEGAL DESCRIPTION:

**Parcel 1**— W½ NW¼ (except Parcel "A") Section 24, T-82-N, R-22-W of the 5<sup>th</sup> P.M.

**Parcel 2**— NE¼ SE¼ and SE¼ NE¼ (except Parcel "A") Section 23, T-82-N, R-22-W of the 5<sup>th</sup> P.M., Indian Creek Twp.

## METHOD OF SALE:

- Parcels will be sold individually. They will not be combined.
- Sellers reserve the right to refuse any and all bids.

## INFORMATION ON PARCELS OFFERED:

	<u>Parcel 1</u>	<u>Parcel 2</u>
Gross Acres	71.46	67.22
Taxable Acres	68.89	65.52
Net Taxes	\$1,262 \$18.32/ taxable ac.	\$1,084 \$16.54/ taxable ac.
CSR	90.1 Agri Data	85.2 (on crop ac.) Agri Data
<u>FSA Data:</u>		
Farm Number	5050, Tract 803	
Crop Acres	68.72 NHEL	62.51 NHEL
Corn Base	65.8	
Corn Yields	127 bu.	
Bean Base	65.2	
Bean Yields	41 bu.	

## SOIL TYPES:

Primary soils are Clarion, Nicollet and Webster  
See individual soil maps for detail.

**LAND DESCRIPTION:** Level to gently sloping

## BUILDINGS & IMPROVEMENTS:

18' x 18' grain bin on Parcel #2

## AGENCY:

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

**SELLER:** Carver Family Trust

## 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 May 7, 2008. Final settlement will require certified check or wire transfer. Closing and possession will occur May 7, 2008 subject to the existing leases which expire March 1, 2009. Taxes will be prorated to May 7, 2008. Grain bin reserved until March 1, 2009. \$100 per crop acre credited to buyer at closing for 2008 rent proration.

## ANNOUNCEMENTS:

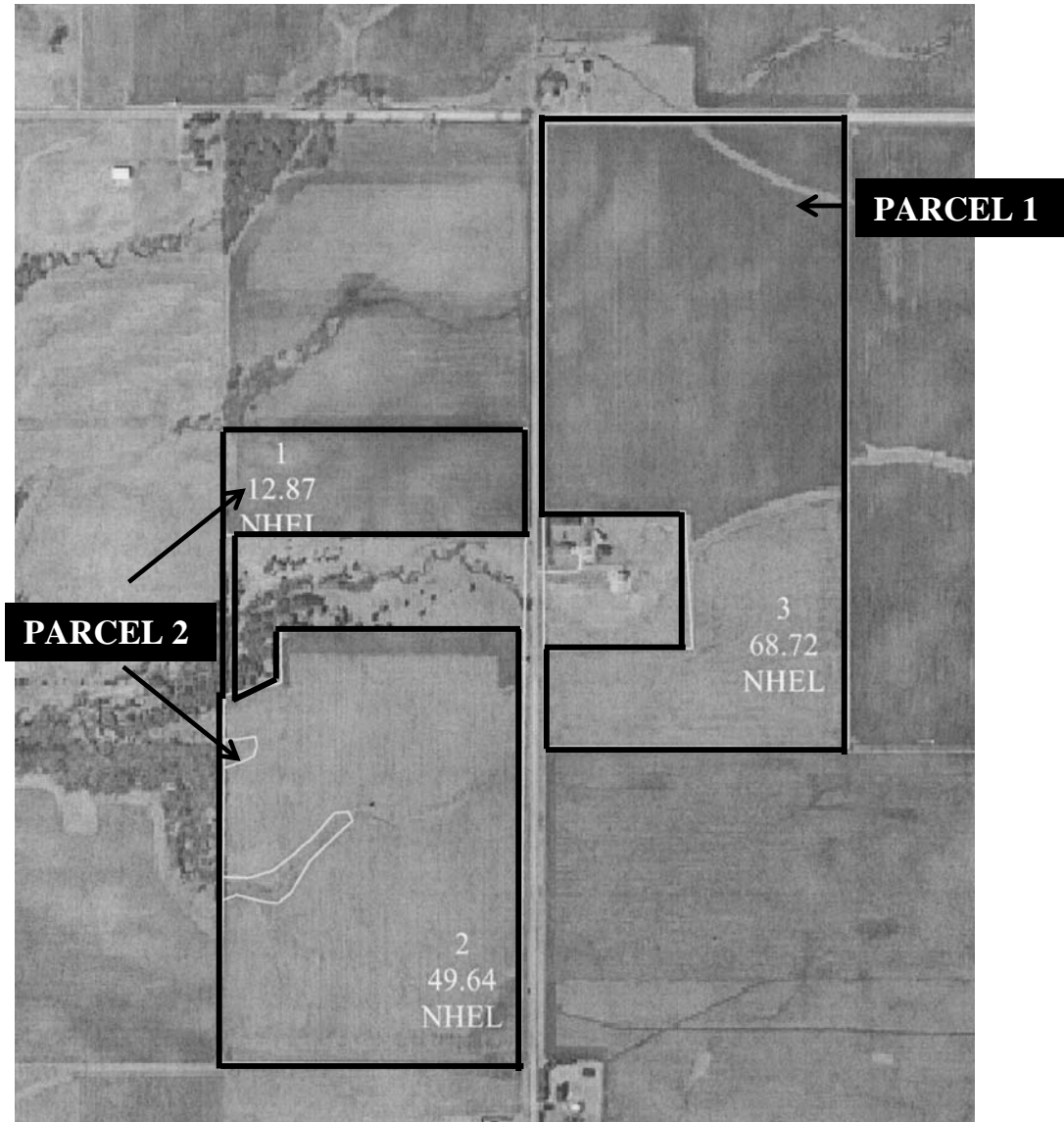
Information provided herein was obtained from sources deemed reliable but the Auctioneer makes no guarantees as to its accuracy. Prospective bidders are urged to fully inspect the property and to rely on their own conclusions. Announcements made the day of the auction will take precedence over previously 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:

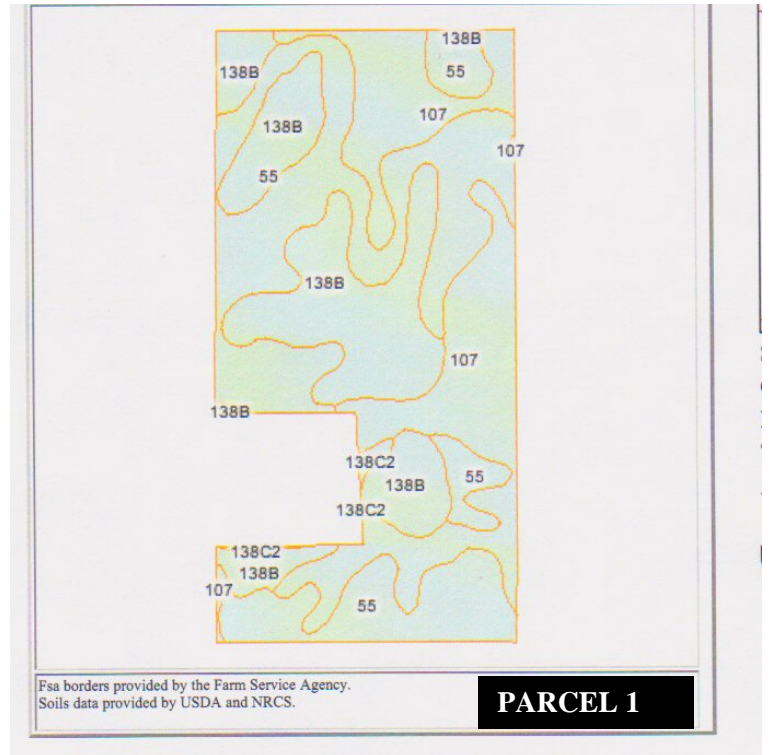
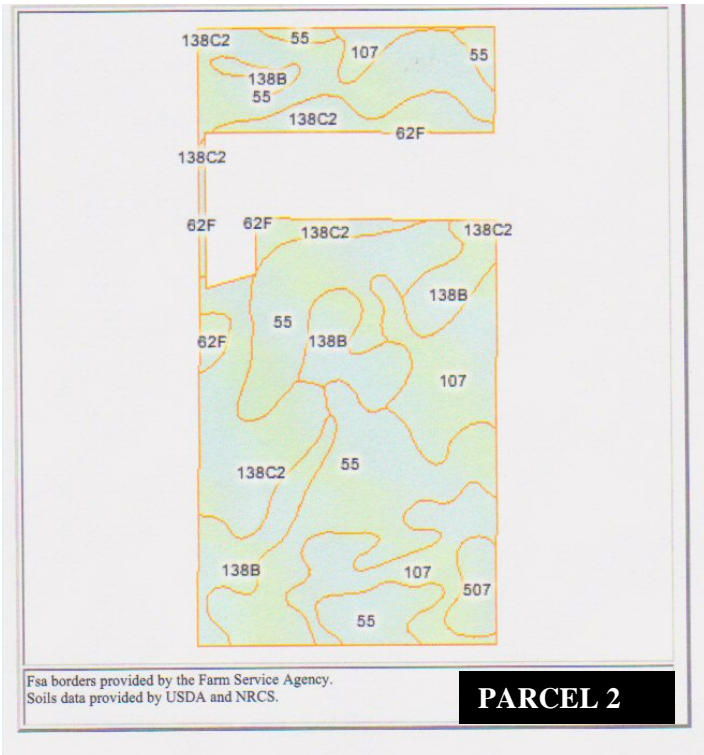


P.O. Box 500, Nevada, IA 50201-0500  
Telephone: 515-382-1500

## AERIAL PHOTOS



## SOIL MAPS



Code	Soil Description	Acres	Percent of field	Non-Irr Class	CSR	Corn	Soybeans
55	Nicollet loam, 1 to 3 percent slopes	22.7	34.7%	I	94	199	52
138B	Clarion loam, 2 to 5 percent slopes	16.3	24.9%	Ile	86	182	49
107	Webster clay loam, 0 to 2 percent slopes	12.4	18.9%	IIw	89	184	49
138C2	Clarion loam, 5 to 9 percent slopes, moderately eroded	11.5	17.6%	IIIe	68	175	46
507	Canisteo clay loam, 0 to 2 percent slopes	1.7	2.6%	IIw	84	179	47
62F	Storden loam, 18 to 25 percent slopes	0.9	1.4%	VIe	13	0	0
<b>Weighted Average</b>					<b>85.2</b>	<b>185</b>	<b>49</b>

Code	Soil Description	Acres	Percent of field	Non-Irr Class	CSR	Corn	Soybeans
55	Nicollet loam, 1 to 3 percent slopes	28.6	41.6%	I	94	199	52
138B	Clarion loam, 2 to 5 percent slopes	19.9	29.0%	Ile	86	182	49
107	Webster clay loam, 0 to 2 percent slopes	19.8	28.8%	IIw	89	184	49
138C2	Clarion loam, 5 to 9 percent slopes, moderately eroded	0.4	0.6%	IIIe	68	175	46
<b>Weighted Average</b>					<b>90.1</b>	<b>190</b>	<b>50</b>