

FARM REAL ESTATE AUCTION

239 Acres, m/l - Story County, Iowa
Thursday, February 7, 2008 at 2:00 p.m.

Sale held at Collins Community Center
Main Street of Collins, Iowa



PROPERTY LOCATION AND LEGAL DESCRIPTION:

Parcel 1—

- Located one-half mile south of Collins on Hwy. 65 and one-half mile west on Hwy. 210
- NW $\frac{1}{4}$ except N 276' E 216' in NE $\frac{1}{4}$ NW $\frac{1}{4}$ Section 29, T82N, R21W of the 5th P.M., Story County, Iowa (Collins Twp.)

Parcel 2—

- Located two miles north of Collins on Hwy. 65 and 1 $\frac{1}{2}$ miles East on 290th St.
- W $\frac{1}{2}$ NE $\frac{1}{4}$ Section 10, T82N, R21W of the 5th P.M., Story County, Iowa (Collins 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:

	Parcel 1	Parcel 2
Gross Acres	158.64	80
Taxable Acres	153.95	79
Net Taxes	\$2,554	\$1,386
FSA Data:		
Farm Number	33	31
Tract Number	31	30
Crop Acres	151.1 NHEL	77.9 NHEL
Corn Base	85.5	35.8 CC
Corn Yields	118	113 133
Bean Base	46.1	32.5
Bean Yields	37	31 37
CRP	14.3 Ac. @ \$189.58 = \$2,711—matures 9-30-2009	7.7 Ac. @ \$188.83 = \$1,454—matures 9- 30-2009

BUILDINGS & IMPROVEMENTS: None

For additional information, contact Marv Huntrods or Randy Hertz



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

SOIL TYPES:

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

CSR: Parcel 1 = 83.94 Parcel 2 = 85.05 per I Soils
CSR: Parcel 1 = 80.75 Parcel 2 = 84.55 per Story
County Assessor

AGENCY:

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

SELLER: Young Farms, Inc.

TERMS AND POSSESSION:

10% down payment required the day of sale. Successful bidders are purchasing with no financing or other contingencies. Settlement by certified check or wire transfer. Closing and possession will occur July 1, 2008. The buyers will obtain limited access prior to closing and right to the 2008 crop by entering into a Cash Lease Agreement with payment by March 1 to seller of \$100 cash rent per crop acre covering the first half of 2008. This rent includes seller's fall tillage.

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.

