

FARM REAL ESTATE AUCTION

150 Acres, m/l - Winnebago County, IA

Friday, September 18, 2009 at 10:30 a.m.

Sale held at the Woden Community Center

201 Main Ave., Woden IA 50484

LOCATION:

Located 1½ mile north of Woden on the west side of County Road R-20.

LEGAL DESCRIPTION:

SW¼ SE¼, SE¼ SE¼, Fr. NE¼ SE¼ and Fr. NW¼ SE¼ all in Section 33, Township 98 North, Range 26 West of the 5th P.M. (Grant Township)

METHOD OF SALE:

- Parcel will be sold as a single tract of land.
- Seller reserves the right to refuse any and all bids.

SELLER: Myra N. Canady Revocable Trust

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

SOIL TYPES: Primary soils are Webster, Clarion and Nicollet. See soil map on back for detail.

CSR: 77.7

SOURCE: AgriData Inc. and ArcView

LAND DESCRIPTION: Rolling

DRAINAGE: Good natural drainage, plus some tile

BUILDINGS/IMPROVEMENTS: None

WATER/WELL INFORMATION: None

REAL ESTATE TAXES:

Payable in 2009-2010: \$3,410.00
Taxable Acres: 145.78
Tax per Acre: \$23.39

FSA DATA:

Farm Number: 433, Tract #106

Crop Acres: 142.4 NHEL

Base/Yields	Base	Direct	Counter-Cyclical
Corn Base:	73.1	135	135
Bean Base:	69.3	35	35

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 November 3, 2009. Final settlement will require certified check or wire transfer. Closing and possession will occur November 3, 2009, subject to the existing lease which expires March 1, 2010. Taxes will be prorated to December 31, 2009.

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 us at:

Nevada Office
515-382-1500

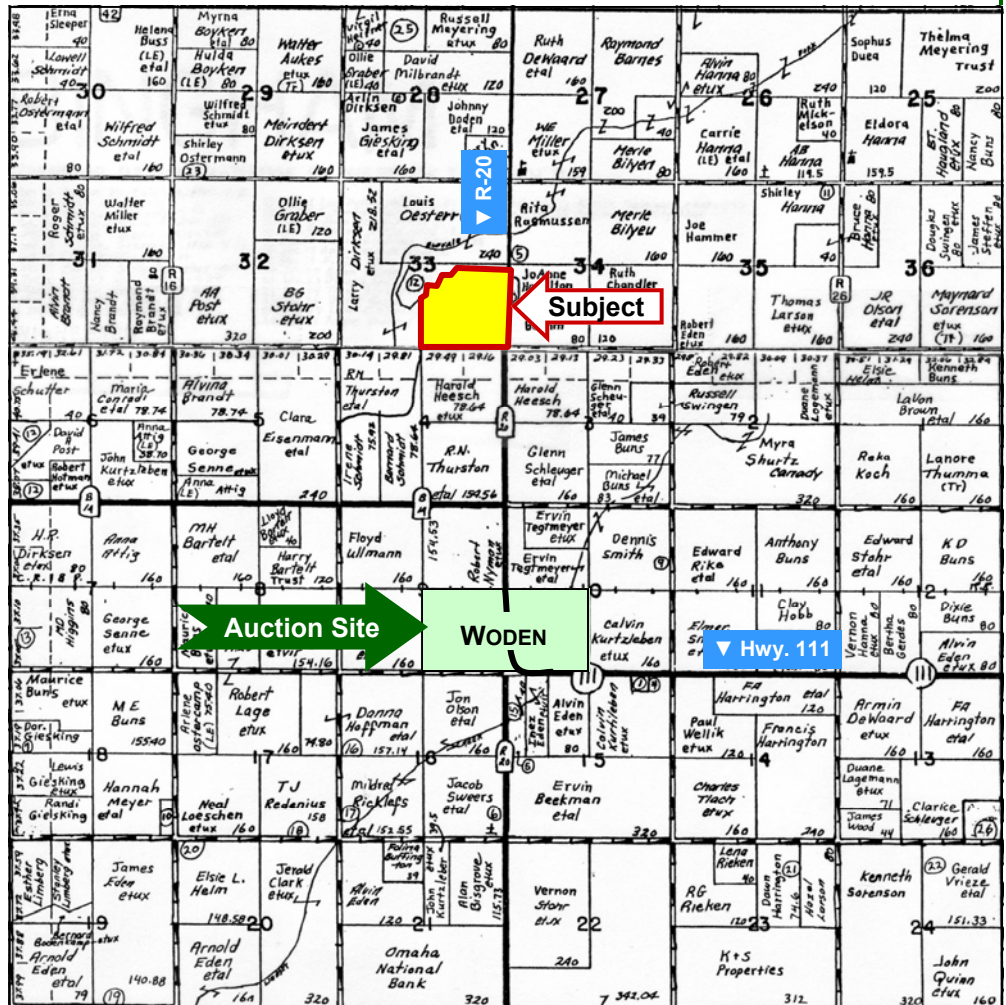
Mason City Office
641-423-9531

or call Toll Free at 1-800-563-5263

www.hfmgt.com

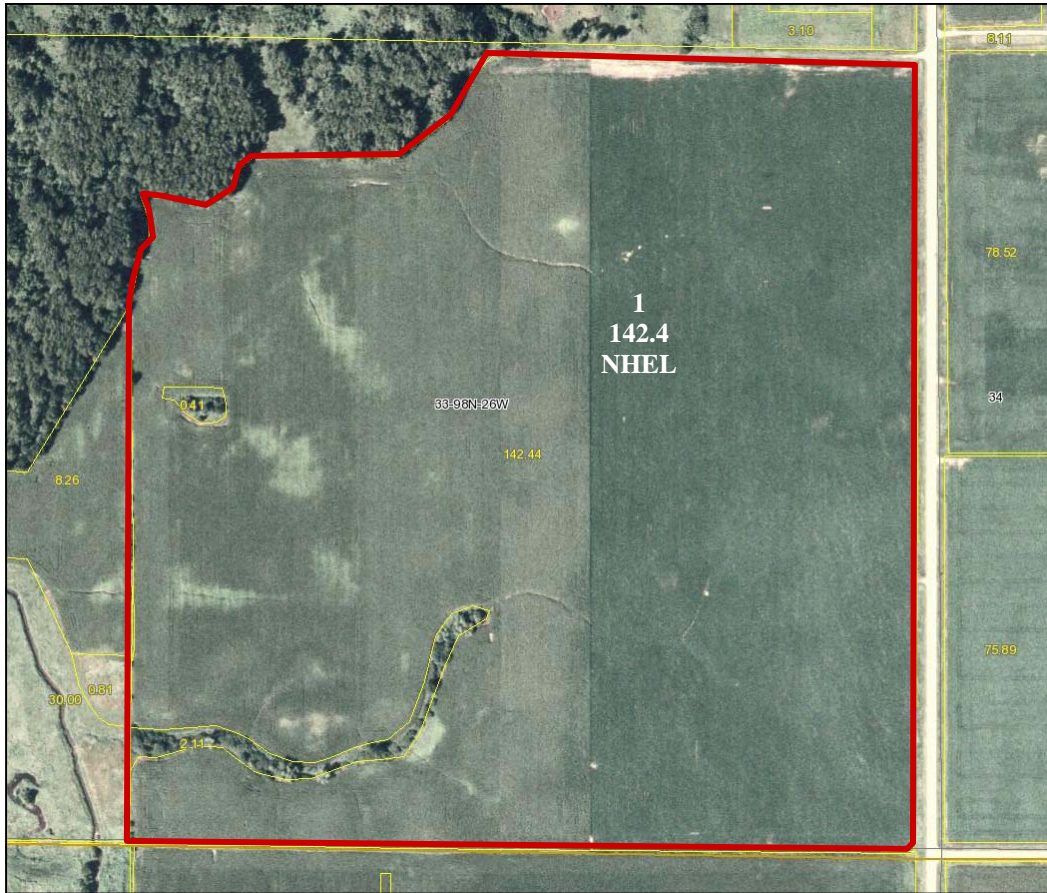


The information in this brochure is from sources deemed to be reliable but it cannot be guaranteed by Hertz Real Estate Services, Inc. or its staff.



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AERIAL & SOIL MAPS



ACRES SHOWN: 142.5		AVERAGE CSR: 77.7					
Soil Label	Soil Name	CSR	Corn Yield	Soybean Yield	Class	% Slope	Acres
107	Webster	83	207	54	2W	0-2%	55.98
138B	Clarion	80	197	53	2E	2.5%	42.67
55	Nicollet	88	208	56	1	1-3%	16.18
138C2	Clarion	63	153	47	3E	5-9^	14.45
175B	Dickinson	54	162	44	3E	2-5%	3.11
638E2	Clarion-Storden	37	137	38	4E	14-18%	3.04
138D2	Clarion	54	162	44	3E	9-14%	2.35
823B	Ridgeport	34	135	36	3E	2-5%	1.85
655	Crippin	83	201	54	1	0-3%	1.47
507	Canisteo	78	194	52	2W	0-2%	.86
62C2	Storden	51	158	43	3E	5-9%	.35
5010	Pits, Sand and Gravel	0	0	0	-	n/a	.15

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