



2800 4th Street SW, Suite 7
Mason City, IA 50401

Ph.: 641-423-9531 Fax: 641-423-7363

FARM REAL ESTATE AUCTION

43.6 Acres m/l

Mower County, Minnesota

Auction to be held at:

10:30 A.M. Wednesday, August 3, 2011

Adams American Legion, Adams, MN

LOCATION: One-quarter mile east of Adams on Highway 56 (south side).

LEGAL DESCRIPTION: That part of E1/2 SW1/4 of Section 12, T101N, R16W, Adams Township, Mower County lying South of former Chicago, Milwaukee & St. Paul Railroad (now abandoned).

TERMS: Ten percent down by high bidder on day of sale; balance due at closing on or about September 6, 2011. Possession at closing, subject to lease expiring March 1, 2012. Buyer will sign a Real Estate Purchase Agreement on the day of sale providing for full settlement on or about September 6, 2011. Buyer is purchasing the property as is with no contingencies on the sale. Seller reserves the right to reject any and all bids. Announcements made at the time of the auction take precedence over printed materials or previous statements.

REAL ESTATE TAX: \$1,200 due in 2011. Seller has paid the taxes due in May and will pay all taxes due in November 2011. Buyer to pay all taxes due in 2012.

FSA DATA: Part of Farm No. 6882; Tract No. 5296

Cropland	41.9 acres m/l
Corn Base	21.4 acres m/l
Program Yield	110.0 bu/ac (D.P. & C.P.)
Soybean Base	18.2 acres m/l
Program Yield	30.0 bu/ac (D.P. & C.P.)

LAND DESCRIPTION: One field with no waterways or terraces; level to gently rolling topography. Bordered on the north by Highway 56 and a recreational trail, and on the south by a gravel road (140th Street). Completely pattern-tiled in 2008 by Boe Brothers Tiling, Inc. See tile map on back side.

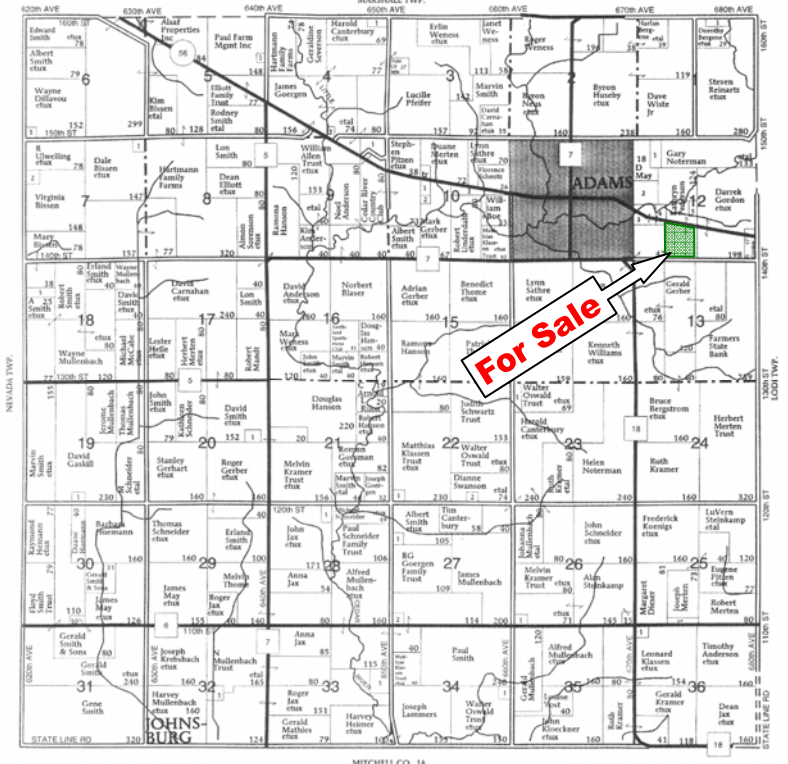
SOILS: The predominant soils are Lilah sandy loam, Protivin silt loam and Floyd silt loam. The average productivity index is 74. A soil map is included on the back of this brochure.

SELLERS: Robert F. and Nancy A. Miller

AGENTS: Hertz Farm Management, Inc. and its representatives are agents for the sellers.

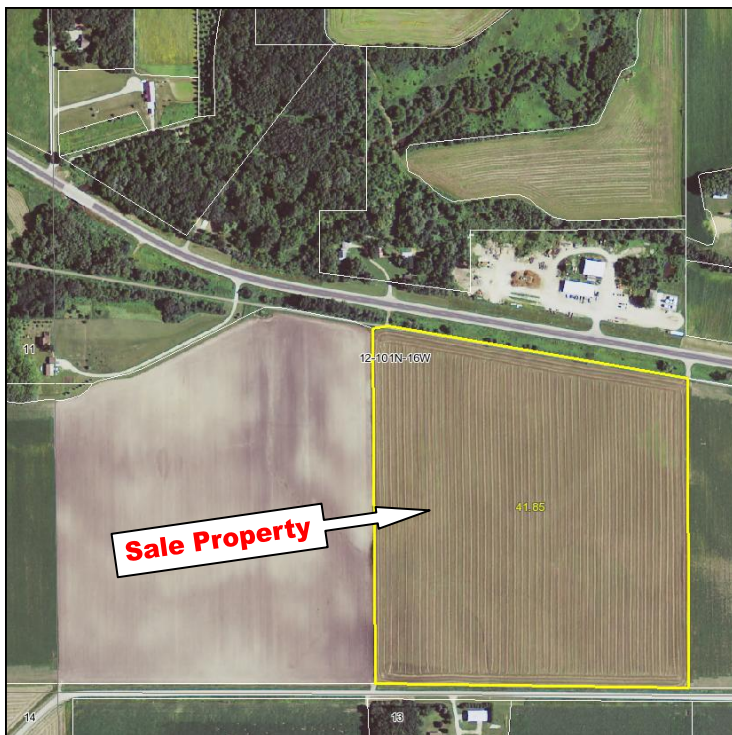


Adams Township Plat
(Courtesy Farm & Home Publishers)



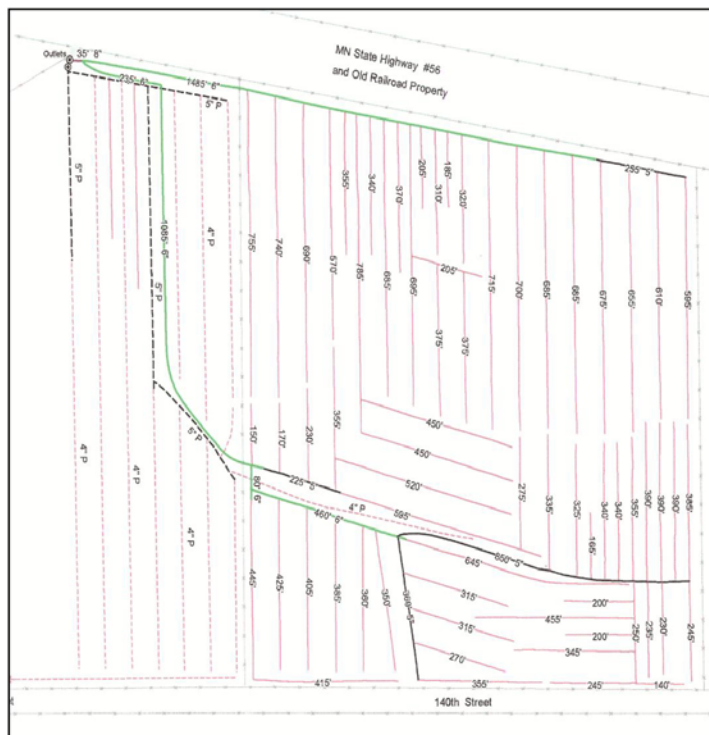
The information gathered for this brochure is from sources deemed reliable, but cannot be guaranteed by Hertz Farm Management, Inc. or its staff.

Aerial Photograph

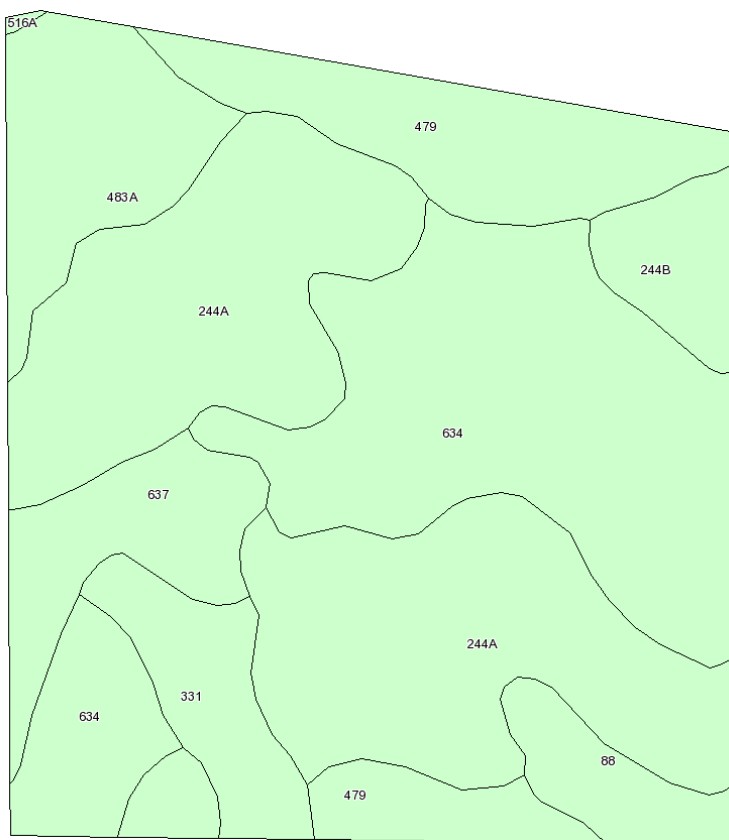


Aerial photo & soil map provided by AgriData, Inc.

Drainage Tile Map



Soil Map



Soil Map Key

Symbol	Soil Type	P. I.	Acres
244A	Lilah sandy loam (0-2% slope)	43.0	14.2
634	Protivin silt loam	99.0	11.4
479	Floyd silt loam	100.0	5.5
483A	Waukee loam (0-2% slope)	69.0	3.3
637	Schley silt loam	84.0	2.6
331	Tripoli silty clay loam	87.0	2.1
244B	Lilah sandy loam (2-6% slope)	43.0	1.4
88	Clyde silty clay loam	86.0	1.4
Total		74.0	41.9



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AUCTIONEER: Marv Huntrods, Lic. #50-02, 415 S. 11th Street, Nevada, IA 50201.

FOR MORE INFORMATION: Contact Gary Loos, Salesperson, at 641-423-9531 or e-mail at gloos@mc.hfmgmt.com.

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