



**WE ARE PLEASED  
TO PRESENT AT AUCTION**

**100 Acres m/1 - Floyd County, Iowa  
Parcel No. 2 of 5**

**Wednesday, July 15, 2009 at 10:00 a.m.  
Catholic Community Center  
16 South Summit Ave.  
Nora Springs, Iowa**

2800 4<sup>th</sup> Street SW, Suite 7  
Mason City, IA 50401  
Ph.: 641-423-9531 Fax: 641-423-7363

**Property Location:** Approximately 1 1/2 miles East of Nora Springs City Limits on Highway 122 and 1/2 mile South on Dancer Avenue. (See plat map on back.)

**Legal Description:** NE1/4 SE1/4 and E 3/4s S 1/2 SE 1/4 Section 16, Township 96 North, Range 18, West of the 5th P.M., Rock Grove Township, Floyd County, Iowa. (Exact legal to be taken from abstract.)

**Terms:** This is Parcel 2 of 5 being offered at auction. See accompanying brochure for terms of sale. Subject to cash rent lease for the 2009 crop year.

**Real Estate Tax:** \$2,246.00 (\$23.41 per acre) - Net Payable in 2008/09.

Gross Acres	99.46 m/1
Road	3.50 m/1
Net Taxable	95.96 m/1

**FSA Data:** FSA Farm No. 5444 Cropland Acres - 96.2 m/1

Crop	Base Acres	Direct Payment Yield	Counter Cyclical Payment Yield
Corn	48.1	142 bu./A	161bu./A
Beans	48.1	40 bu./A	48 bu./A

**Land Description:** Level to slightly sloping topography. (See aerial photo on back.)

**Drainage:** Average. Some tile present, but additional tile would be beneficial. Seller is not able to locate tile maps.

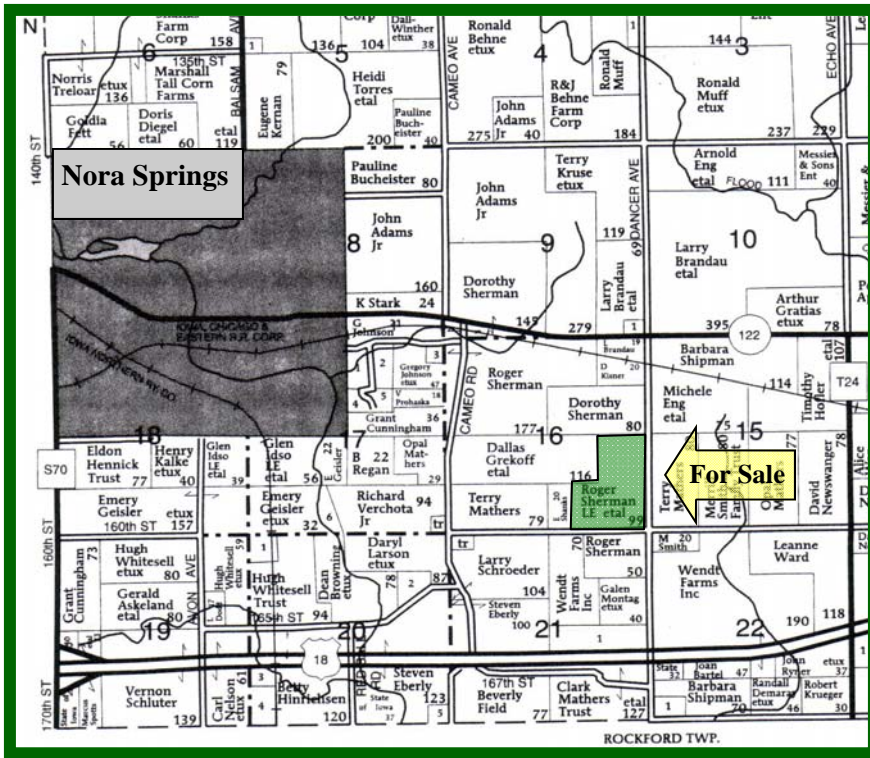
**Soils:** Primary soils are Tripoli, Dinsdale, Kenyon and Readlyn. The average CSR is estimated at 86.9. (See soil map/key on back.)

**Improvements:** None

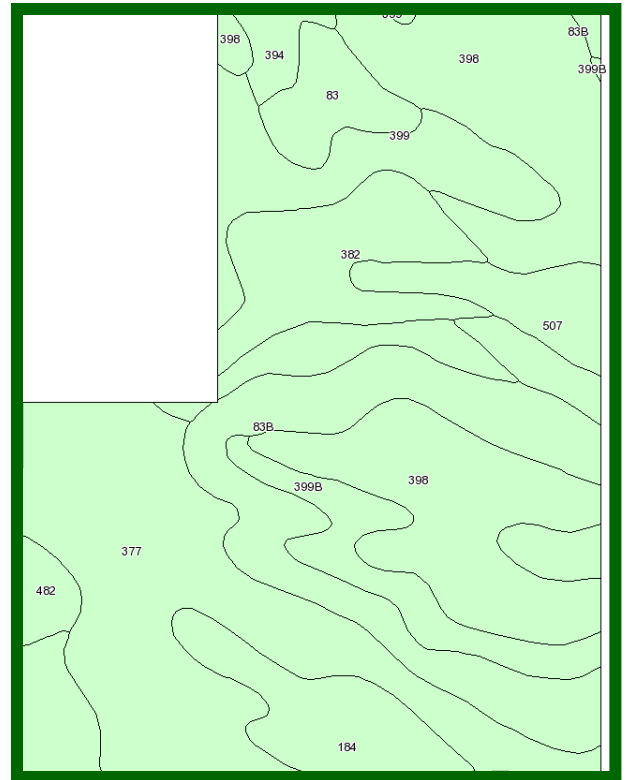
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**For Additional Information:** Contact Cal Dickson at the above number or e-mail at [cdickson@mc.hfmgt.com](mailto:cdickson@mc.hfmgt.com).

# Plat Map

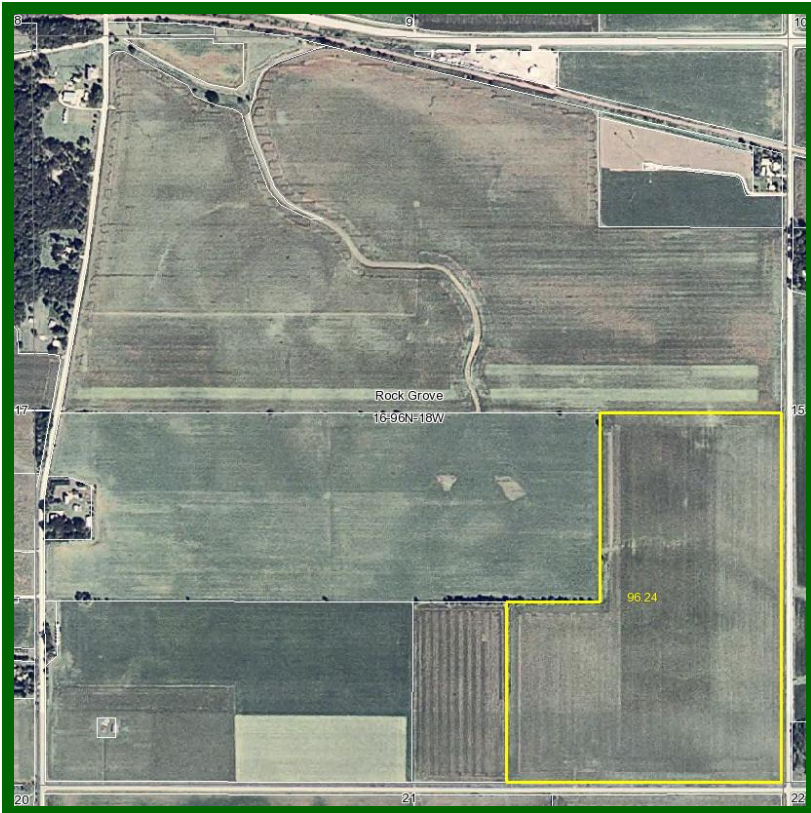


# Soil Map



Plat provided by Farm & Home Publishers.

# FSA Aerial Photo



# Soil Map Key

Code	Soil Description	Acres	Percent of Field	CSR
398	Tripoli Silty Clay Loam	22.8	23.8%	79
377	Dinsdale Silty Clay Loam	21.0	21.8%	95
83B	Kenyon Loam	13.0	13.5%	84
399	Readlyn Loam	9.3	9.6%	89
184	Klinger Silty Clay Loam	7.9	8.2%	95
382	Maxfield Silty Clay Loam	7.1	7.4%	90
399B	Readlyn Loam	4.6	4.7%	84
507	Canisteo Silty Clay Loam	4.6	4.8%	79
83	Kenyon Loam	3.1	3.2%	89
394	Ostrander Loam	1.4	1.5%	89
482	Racine Loam	1.2	1.2%	84
194	Norville Silty Clay Loam	0.2	0.2%	79
	Weighted Average			86.9

Aerial Photo and Soil Map/Key provided by AgriData, Inc.

**WE ARE PLEASED TO OFFER THESE SERVICES:**  
**SALES \* ACQUISITION \* INVESTMENT ANALYSIS \* EXCHANGING \* FARM AND RANCH MANAGEMENT \* APPRAISALS**