



WE ARE PLEASED TO PRESENT AT AUCTION

21 Acres m/1 - Floyd County, Iowa
Parcel No. 5 of 5

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

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

Property Location: On East side of Nora Springs City Limits on North side of Highway 122.
(See plat map on back .)

Legal Description: A parcel of land in SE 1/4 (lying North of Highway) Section 8, 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 5 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: \$280.00 (\$14.71 per acre) - Net Payable in 2008/09.

Gross Acres	20.84 m/1
Road	1.80 m/1
Net Taxable	19.04 m/1

FSA Data: FSA Farm No. 5444 Cropland Acres - 19.8 m/1

Crop	Base Acres	Direct Payment Yield	Counter Cyclical Payment Yield
Corn	9.5	142 bu./A	161 bu./A
Beans	10.3	40 bu./A	48 bu./A

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

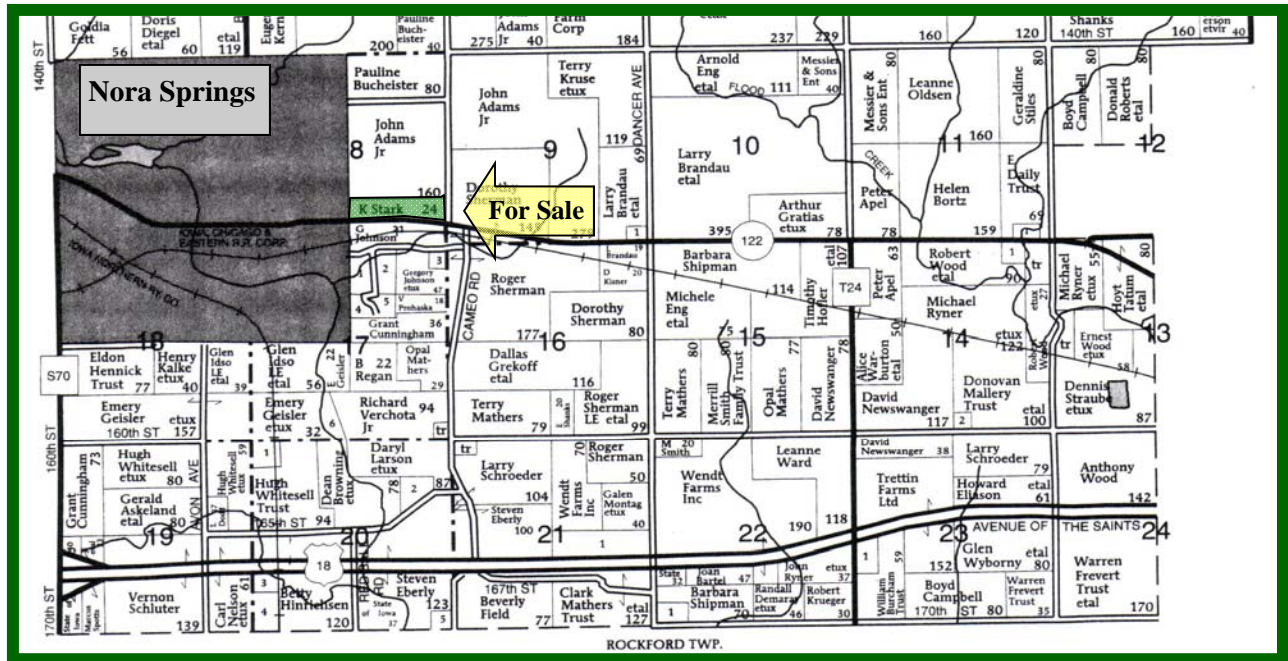
Drainage: Average. Some tile present, but additional tile would be beneficial. Seller is not able to locate tile maps.

Soils: Primary soils are Maxfield, Orthents and Bassett. The average CSR is estimated at 64.5. (See soil map/key on back. Referring to the 4.8 acres of 5040-Orthents soil shown as a zero CSR, the farm tenant states that area will produce two-thirds of a normal crop. If the CSR is adjusted from 0 to 60, the average CSR increases to 79.)

Improvements: Cost-share waterways need to be maintained through 2019.

For Additional Information: Contact Cal Dickson at the above number or e-mail at cdickson@mc.hfmgt.com.

Plat Map



Plat provided by Farm & Home Publishers.

FSA Aerial Photo



Soil Map and Key



Code	Soil Description	Acres	Percent	
			of Field	CSR
382	Maxfield Silty Clay Loam	7.7	38.9%	90
5040	Orthents, Loamy*	4.8	24.2%	0
171B	Bassett Loam	3.3	16.7%	79
84	Clyde Silty Clay Loam	2.0	10.1%	77
399B	Readlyn Loam	2.0	10.1%	84
Weighted Average			64.5	

If adjusted to 60 CSR, weighted average increases to 79.

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