



**WE ARE PLEASED
TO PRESENT AT AUCTION**

**Parcel 1 of 2
160.0 Acres, m/l
Franklin County, Iowa**

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Mason City, IA 50401
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**Tuesday, February 9, 2010 at 10:00 a.m.
Ridge Stone Golf Club
7 Brickyard Rd.
Sheffield, Iowa**

Property Location: Two miles west of Sheffield, Iowa, on County Blacktop Road C-13, or from Interstate 35-Sheffield Exchange go 4 miles east on County Blacktop Road C-13, or 20 miles southwest of Mason City.

Legal Description: NE 1/4 Section 12, Township 93 North, Range 21, West of the 5th P.M., Richland Township, Franklin County, IA. (Includes an approximate 1.28-acre bin site in NE 1/4 NE 1/4.)

Real Estate Tax: \$4,150.00 (\$26.87 per acre) - Net Payable in 2009/10.

Gross Acres	160.00 m/l
Road	<u>5.61 m/l</u>
Net Taxable	154.39 m/l

FSA Data: FSA Farm No. 1143; Cropland Acres - 151.8; Enrolled in ACRE Program

<u>Crop</u>	<u>Base Acres</u>	<u>Direct Payment Yield</u>	<u>Counter Cyclical Payment Yield</u>
Corn	76.9	134	148
Beans	74.9	39	47

In 2009, there were 120 acres planted to corn and 31.8 acres planted to soybeans.

Land Description: Primarily level to undulating.

Drainage: Considered well drained, but additional tile would be beneficial. Located in County Drainage District No. 84, but there is no county tile on the property. An 8-inch county tile line extends to the southwest corner of the field and provides an outlet for private tile.

Soils: Primary soils are Dinsdale and Klinger. The average CSR is estimated at 91. (See soil map/key on page 3.)

Improvements: Bin site has a 9,000-bushel storage bin and a 7,000-bushel drying bin with stirrator.

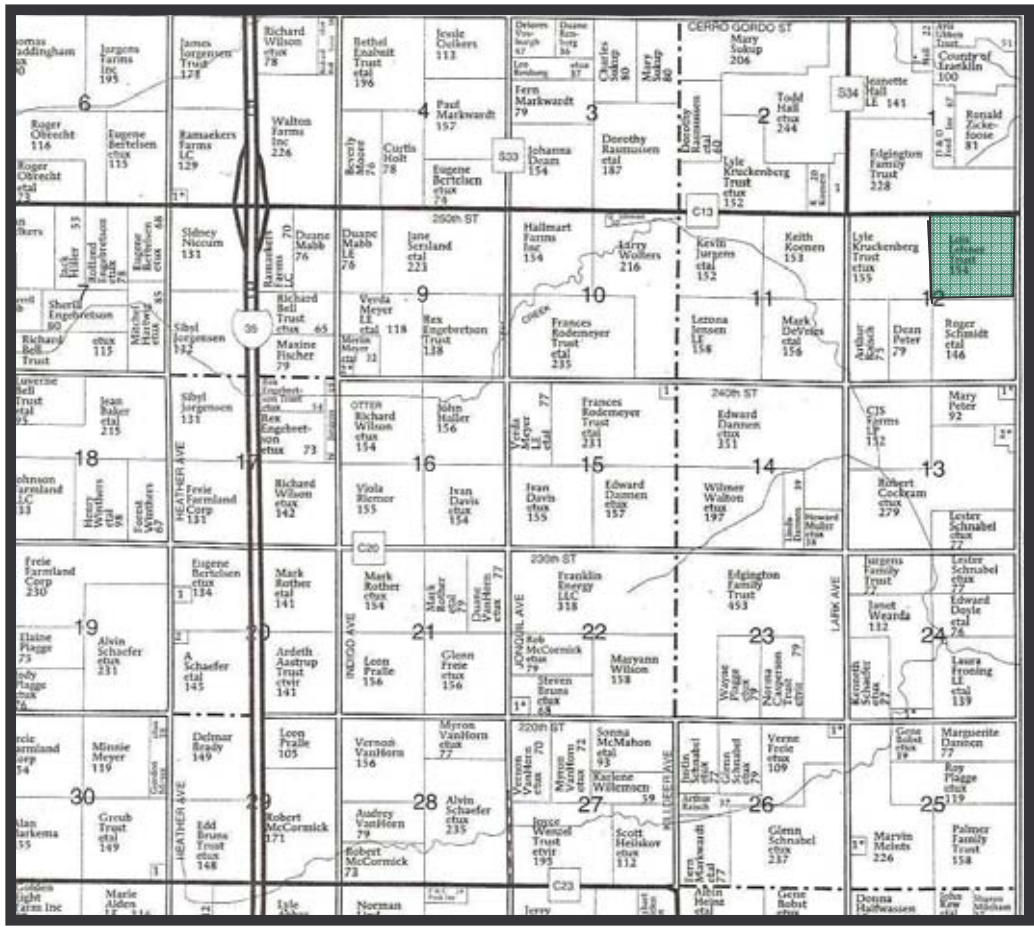
For Additional Information: Contact Cal Dickson at 641-423-9531 or e-mail: cdickson@mc.hfmgt.com
Company website: www.hfmgt.com

Terms: Ten percent down by the high bidder on the day of the sale; balance of purchase price due at closing on or about March 10, 2010. Buyer will sign a Real Estate Purchase Agreement on the day of the sale providing for full settlement on or about March 10, 2010. Seller has paid all taxes due April 1, 2010. Buyer will receive credit at closing for the estimated property taxes that will be delinquent if not paid on October 1, 2010 and will pay the taxes due October 1, 2010, and all subsequent taxes.

Buyer is purchasing the property as is and there will be no contingencies on the sale. Seller reserves the right to reject any and all bids. The parcel is leased for the 2010 crop year on an 80/20 modified crop-share lease. The 2010 lease will be terminated prior to the September 1, 2010, deadline. Buyer to take possession subject to the existing lease.

Hertz Real Estate Services will conduct the sale closing and will provide closing statements to Buyer and Seller. Announcements made on the day of the auction take precedence over any earlier oral statements or printed material. Hertz Real Estate Services and Hertz Farm Management, Inc. and their agents are representing the sellers only in this transaction and not the buyers.

LOCATION MAP



Location map provided by Farm & Home Publishers.

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 SALES * ACQUISITION * INVESTMENT ANALYSIS * EXCHANGING * FARM AND RANCH MANAGEMENT * APPRAISALS

FSA AERIAL PHOTO



SOIL MAP AND KEY



FSA Aerial Photo and Soil Map/Key provided by AgriData, Inc. on-line mapping.

Code	Soil Description	Slope	Acres	% of Field	CSR
377B	Dinsdale Silty Clay Loam	2-5%	96.2	63.3	90
377	Dinsdale Silty Clay Loam	0-2%	23.0	15.1	95
184	Klinger Silty Clay Loam	1-3%	19.4	12.8	95
426B	Aredale Loam	2-5%	10.4	6.9	85
174B	Bolan Loam	2-5%	2.4	1.6	62
1152	Marshan Clay Loam	0-2%	0.3	0.2	68
613	Rosfield Silt Loam	0-2%	0.1	0.1	85
	Weighted Average				91

Information used in this brochure is from sources deemed reliable but cannot be guaranteed by Hertz Farm Management, Inc./ Hertz Real Estate Services or its staff.