



**WE ARE PLEASED  
TO PRESENT AT AUCTION**

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

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

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

**Property Location:** From Sheffield go 2 miles west 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:** West Fractional 1/2 of Northwest Fractional 1/4 of Section 7, Township 93 North, Range 20, West of the 5th P.M., containing 93.23 acres, more or less, Ross Township, Franklin County, Iowa.

**Real Estate Tax:** \$2,310.00 (\$25.91 per acre) - Net Payable in 2009/10.

Gross Acres	93.23 m/1
Road	<u>4.09</u> m/1
Net Taxable	89.14 m/1

**FSA Data:** FSA Farm No. 1143; Cropland Acres - 84.1; Enrolled in ACRE Program

<u>Crop</u>	<u>Base Acres</u>	<u>Direct Payment Yield</u>	<u>Counter Cyclical Payment Yield</u>
Corn	42.6	134	148
Beans	41.5	39	47

In 2009, all of Parcel 2 was planted to soybeans.

**Land Description:** Mostly level but north end begins to slope toward the north. There is a waterway on the north end. (See aerial photo on page 3.)

**Drainage:** Considered well drained, but additional tile would be beneficial. This parcel not located in county drainage district but has a private tile which drains toward the waterway on the north end. A 12-inch tile outlet at the south tip of the waterway drains the property and provides an outlet to the neighbor to the south.

**Soils:** Primary soils are Klinger, Rossfield and Dinsdale. The average CSR is estimated at 88. (See soil map/key on page 3.)

**Improvements:** None

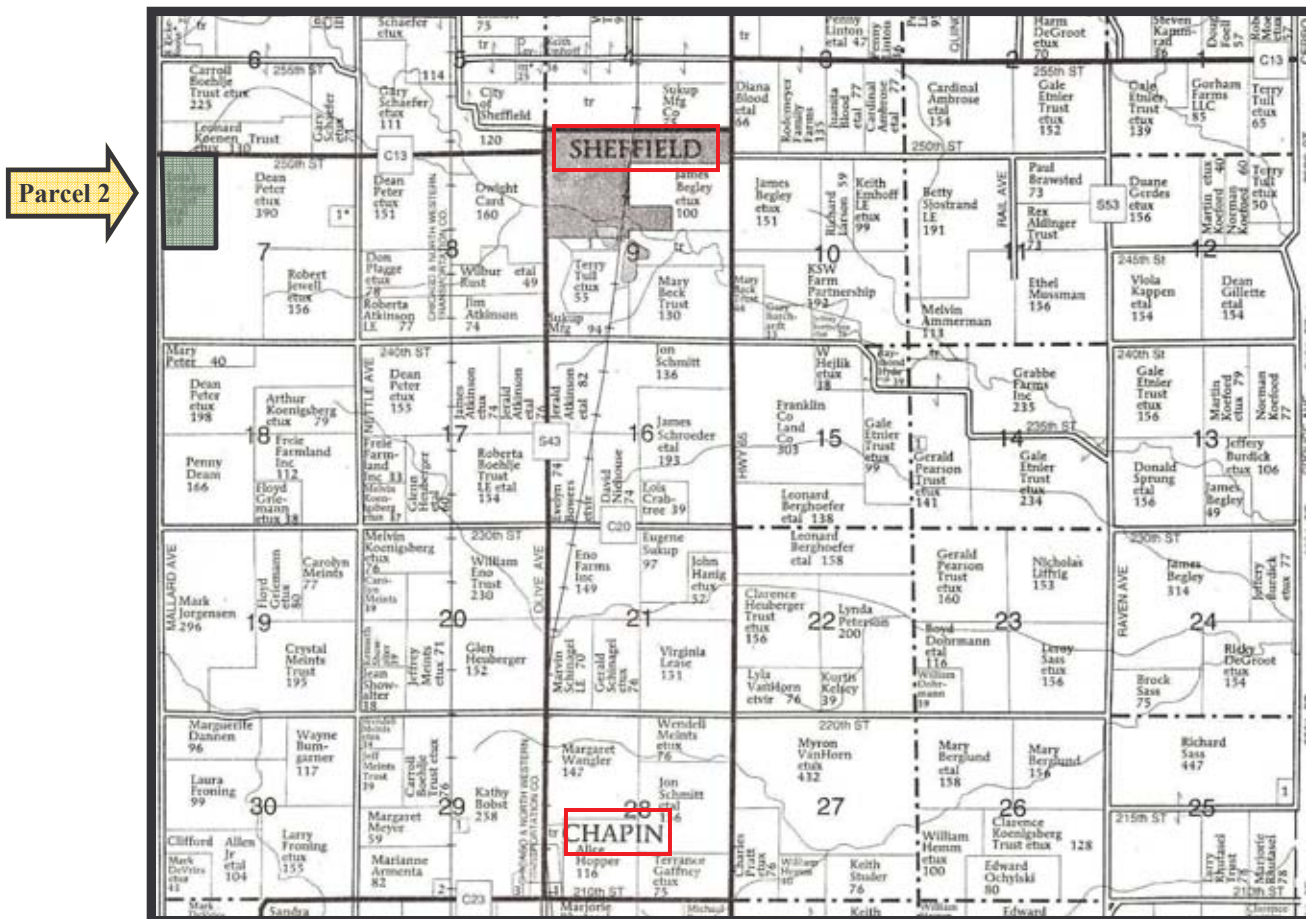
**For Additional Information:** Contact Cal Dickson at 641-423-9531 or e-mail: cdickson@mc.hfmgt.com  
Company Website: www.hfmgt.com

**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 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

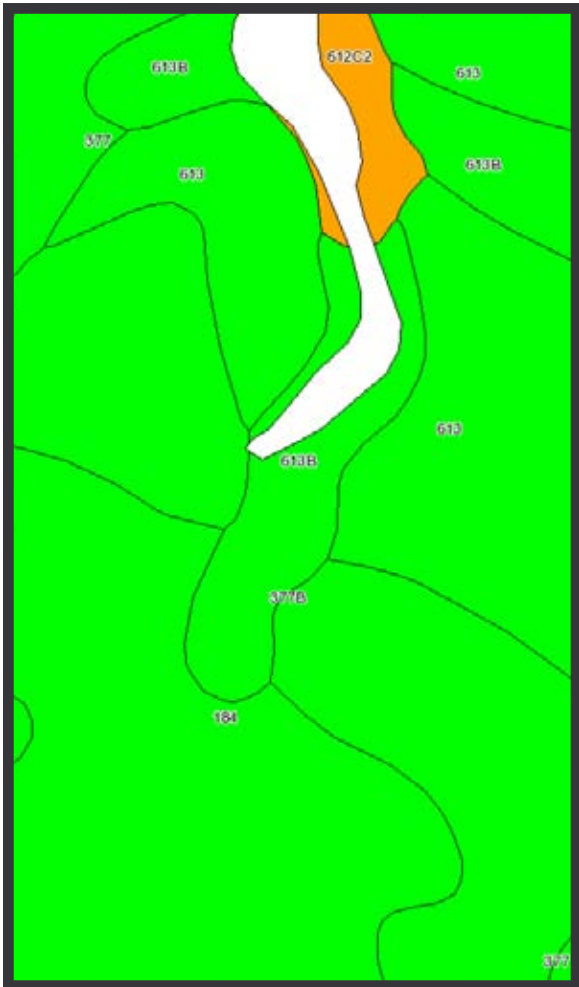


Location map provided by Farm & Home Publishers.

### WE ARE PLEASED TO OFFER THESE SERVICES:

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

# FSA AERIAL PHOTO



## SOIL MAP AND KEY

Code	Soil Description	Slope	Acres	% of Field	CSR
184	Klinger Silty Clay Loam	1-3%	24.2	28.7	95
613	Rossfield Silt Loam	0-2%	21.7	25.8	85
377B	Dinsdale Silty Clay Loam	2-5%	21.4	25.5	90
613B	Rossfield Silt Loam	2-5%	10.9	13.0	80
377	Dinsdale Silty Clay Loam	0-2%	3.8	4.5	95
612C2	Mottland Loam	5-9%	2.1	2.5	46
<b>Weighted Average</b>					<b>88</b>

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