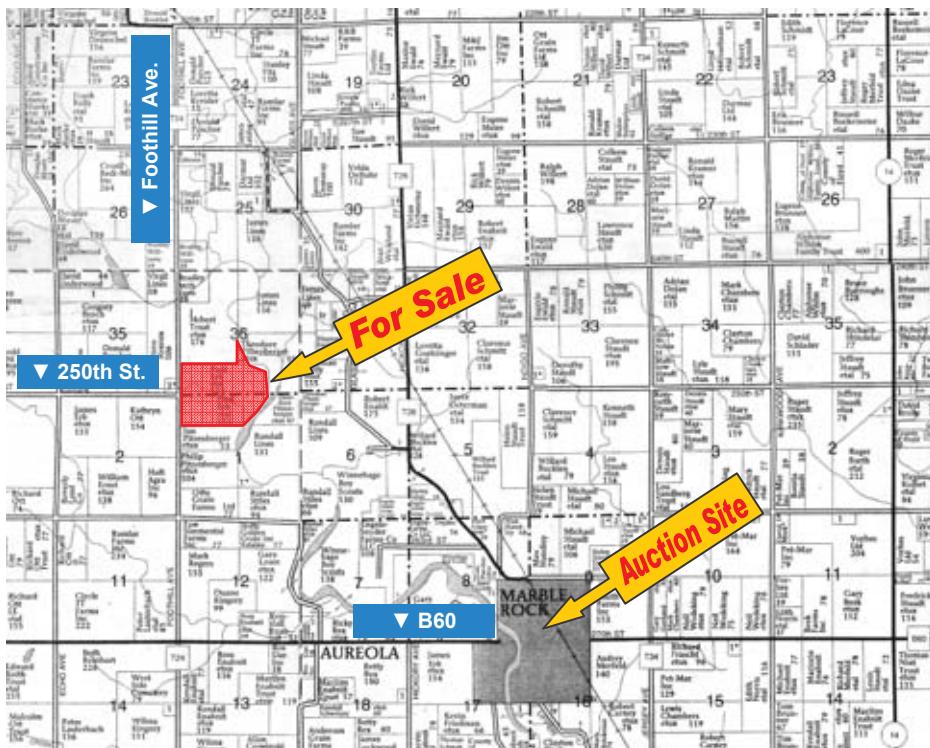




Caring for You and Your Farm

2800 4th Street SW, Suite 7
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Ph.: 641-423-9531 Fax: 641-423-7363
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FLOYD CO., IA LAND AUCTION

236 Acres, m/l
THURSDAY, FEBRUARY 17, 2011
@ 10 a.m. in Marble Rock, IA
Community Center—520 College St.

LOCATION: @ INTERSECTION OF FOOT-HILL AVE. & 250TH ST. OR: From Marble Rock go 3 miles W on B60 to Foothill Ave.; then go 2 miles N. Farm is on E side of Foot-hill Ave.

LEGAL DESCRIPTION: S1/2 SW1/4 & SW1/4 SE1/4 & 10 Ac. in NW1/4 SE1/4 except a parcel in Sec. 36, Twp. 95 N, Rge. 18 W and N1/2 NW1/4 & NW1/4 NE1/4 W of River in Sec. 1, Twp. 94 N, Rge. 18 W of the 5th P.M., Scott Township, Floyd Co., IA. Subject to easements. (Exact legal as per abstract.)

SELLERS: Erb & Firmstone Families

IMPROVEMENTS: Valley Center Pivot Irrigation System, Drilled Well & Pump powered by Diesel Engine. Approx. 137 acres irrigated. Iowa DNR Water Use Permit #4045-R4; Expiration Date 6/26/2020. Permit covers up to 230 acres of the property.

REAL ESTATE TAXES: \$2,866 due in Fiscal Year 2010/11; \$12.24 per taxable acre.

Gross Acres	236.16 m/l
Road	2.00 m/l
Net Taxable	234.16 m/l

FSA DATA: Farm No. 5998, Tract No. 591

Cropland 210.1 acres m/l

Corn Base 103.4 acres m/l Program Yield 142 & 150 bu./ac. (D.P. & C.P., respectively)

Soybean Base 104.6 acres m/l Program Yield 35 & 42 bu./ac. (D.P. & C.P., respectively)

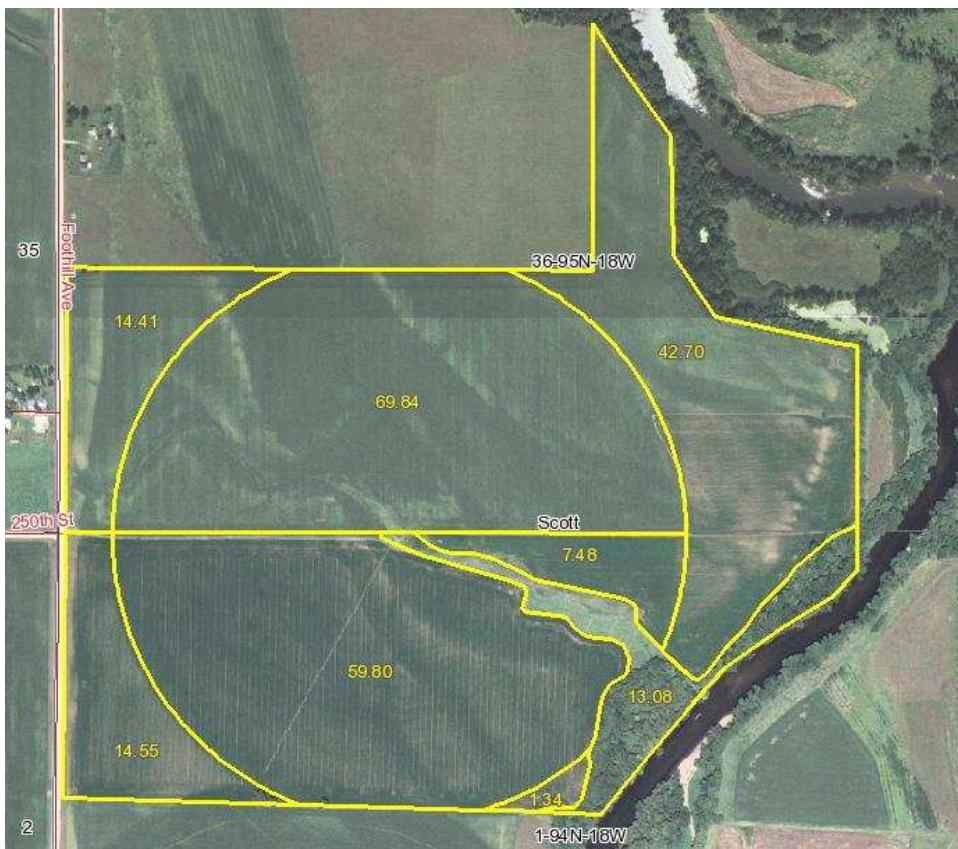
LAND DESCRIPTION: Level to gently sloping. Farm lies on the west side of the Shell Rock River.

DRAINAGE: Natural and tile drainage. Tile map available upon request.

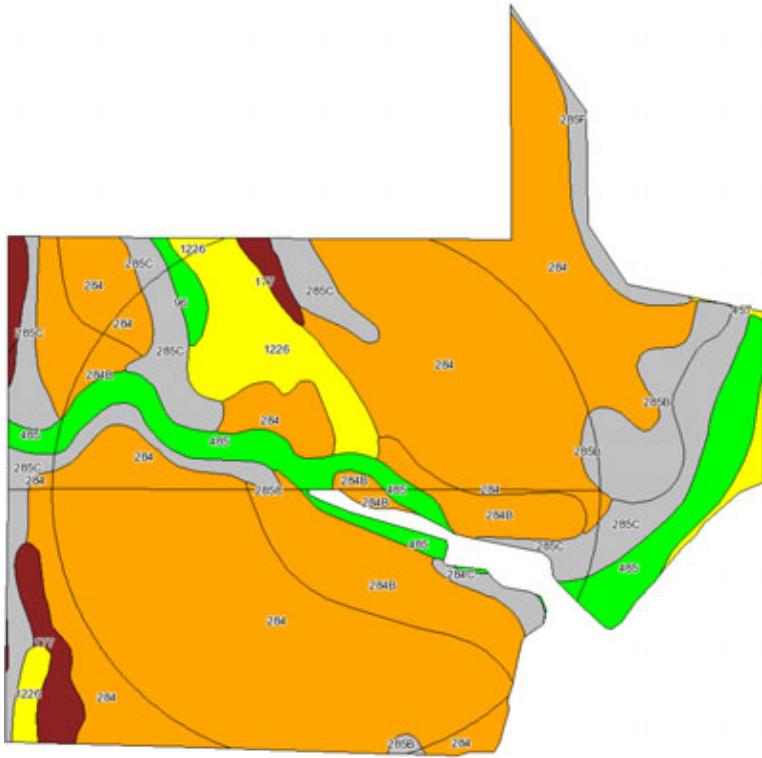
SOILS: Predominate soil types are Flagler, Spillville, Burkhardt & Lawler. Average CSR is 48.4 on 210.1 cropland acres as per AgriData, Inc. A soil map is included on page two of this brochure.

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 15, 2011. Buyer will sign a Real Estate Purchase Agreement on the day of sale providing for the full settlement on or about March 15, 2011. Seller will pay all taxes that will be delinquent if not paid in calendar year 2010 and the March 2011 payment. Buyer will receive credit at closing for an amount equal to the March 2011 property taxes that will be delinquent if not paid by October 1, 2011. Buyer will pay the taxes due in September 2011 and all subsequent taxes. Buyer is purchasing the property as is and there will be no contingencies on the sale.

Aerial Photo



Soils Map



Map Symbol	Soil Type	CSR*	Acres
284	Flagler sandy loam, 0 to 2% slopes	50	114.4
285C	Burkhardt sandy loam, 5 to 9% slopes	5	22.8
284B	Flagler sandy loam, 2 to 5% slopes	45	22.5
485	Spillville loam, 0 to 2% slopes	92	17.3
1226	Lawler loam, 24 to 40" to sand & gravel	71	12.5
285B	Burhardt sandy loam, 2 to 5% slopes	25	7.3
177	Saude loam, 0 to 2% slopes	63	5.9
285F	Burhardt sandy loam, 14 to 30% slopes	5	2.9
284C	Flagler sandy loam, 5 to 9% slopes	30	1.5
96	Turlin loam, 0 to 2% slopes	90	1.4
535	Shellwood sandy loam, 0 to 3% slopes	65	1.3
177B	Saude loam, 2 to 5% slopes	58	0.2
457	Du Page loam, 0 to 2% slopes	72	0.1
Total		48.4	210.1

* CSR - Corn Suitability Rating - a soil index rating of 0 to 100 with 100 being the best.

POSSESSION: Full possession will be given on or about March 15, 2011, as the farm is not leased for 2011.

Hertz Real Estate Services will conduct the sale closing and will provide closing statements to the Buyer and Seller. Seller reserves the right to reject any and all bids.

Announcements made the day of the sale take precedent over printed materials.

AGENTS: HERTZ FARM MANAGEMENT, INC./HERTZ REAL ESTATE SERVICES, and its representatives are agents for the Seller. 2800 4th St. SW, Mason City, IA 50401 Ph: 641-423-9531 Fax: 641-423-7363 Email: syoung@mc.hfmgt.com