

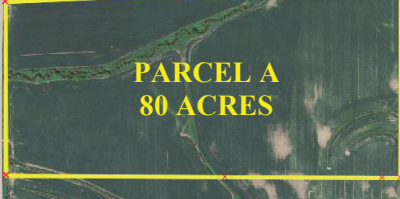
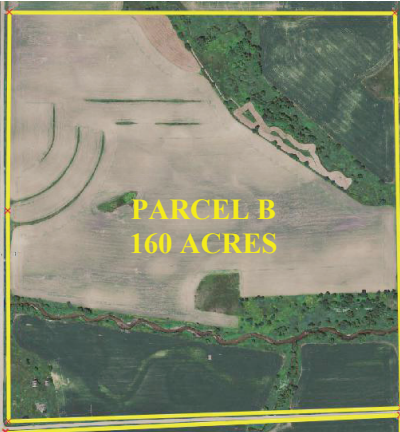
LAND AUCTION

240 ACRES

Located 4 miles SE of Hubbard, IA

Tuesday, August 7TH, 2012 • 10:00AM

Hubbard Golf and Recreation Club – 21251 HWY D-55, Hubbard IA



Farm Information

Legal description acres: 240

Parcel A: 80 Acres

Parcel B: 160 Acres

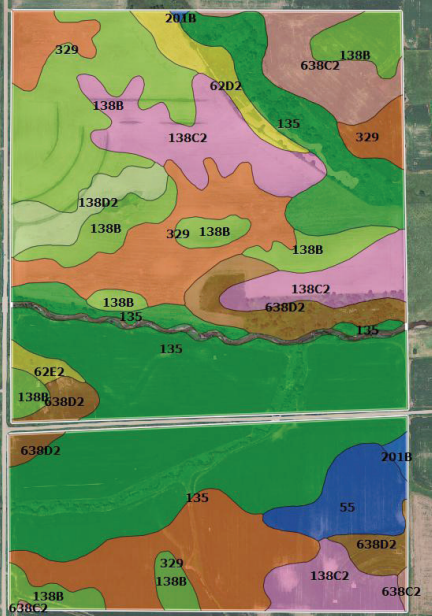
Taxable acres: 232.5

Average CSR: 75.7
(From SURETY)

Additional Information

Net Annual Taxes for 2011-2012
\$ 5,316

**PROPERTY TO BE
AUCTIONED IN TWO
PARCELS, THEN IN
COMBINATION.**



Soils map
(Corresponding soils information below)

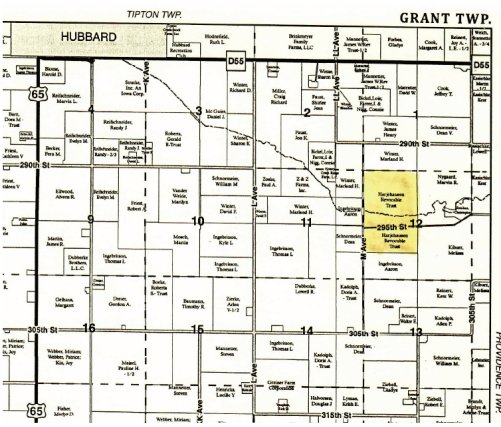
MUSYM	SOIL SERIES	CSR	CORN YLD	SOYBN YLD
55	NICOLLET	92	160	54
135	COLAND	80	136	46
329	WEBSTER-NICOLLET	87	153	51
62 E2	STORDEN	33	100	34
138B	CLARION	84	148	50
138C2	CLARION	67	139	47
138D2	CLARION	56	130	44
201B	COLAND-TERRIL	69	143	48
62D2	STORDEN	43	117	39
638C2	CLARION-STORDEN	59	134	45
638D2	CLARION-STORDEN	49	125	42

Parcel A
Deeded Acres: 80.0
Taxable Acres: 75.0
Crop Acres (FSA): 68.99
Overall taxable Acres CSR: 80.2
FSA Crop Acres CSR: 80.3

FSA corn base acres: 37.6
FSA soybean base acres: 28.6
FSA direct yield: corn 130- bean 30
FSA CC yield: corn 130- bean 30

Parcel B
Deeded Acres: 160.0
Taxable Acres: 157.5
Crop Acres (FSA): 131.64
Overall taxable Acres CSR: 73.5
FSA Crop Acres CSR: 76.0

FSA corn base acres: 77.4
FSA soybean base acres: 51.3
FSA direct yield: corn 130- bean 30
FSA CC yield: corn 130- bean 30



Legal Description:
NW 1/4 of Section 12 and N 1/2 of SW 1/4, section 12,
T-86 R-81 (Grant TWP), Hardin County, IA.

Terms: Buyer will sign Real Estate Purchase Contract and pay 10% of the purchase price as down payment on signing. Seller's attorney will hold down payment in escrow until closing. Closing will be on or before September 12, 2012. Sellers will provide an abstract showing clear title and will give possession with a general warranty deed or trustees deed. Possession will be given at closing, subject to lease that expires February 28, 2013. Property will be free of lease for the 2013 crop year. Buyers are required to secure financing before the auction. Sellers offer no financing terms.

Announcements: All property to be sold on a "where is, as is" basis. No warranties or guarantees, expressed or implied made by seller, agent, agent's company, auction company or auctioneer. Information provided by seller, agents, or auctioneer is deemed accurate, but no guarantee is made as to accuracy. All prospective bidders are urged to fully inspect the property and information and rely on own conclusions. All acreage and statistics are approximate, more or less. Sellers reserve the right to reject any or all bids.

All announcements day of sale take precedence over any previous advertising or oral information

Harjehausen Trust and Thomas & James Keller
Agency: ABC Farm Mgt. Ltd, James L. Sankot (Broker), 102 S. Wilson, Jefferson, IA (515-386-2226)
Or email: jlsankot@netins.net
ABC Farm Mgt. and agents represent the sellers.
Auction conducted by Dan Vonnahme, Auctioneer (515-395-3517)

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