

Land Auction

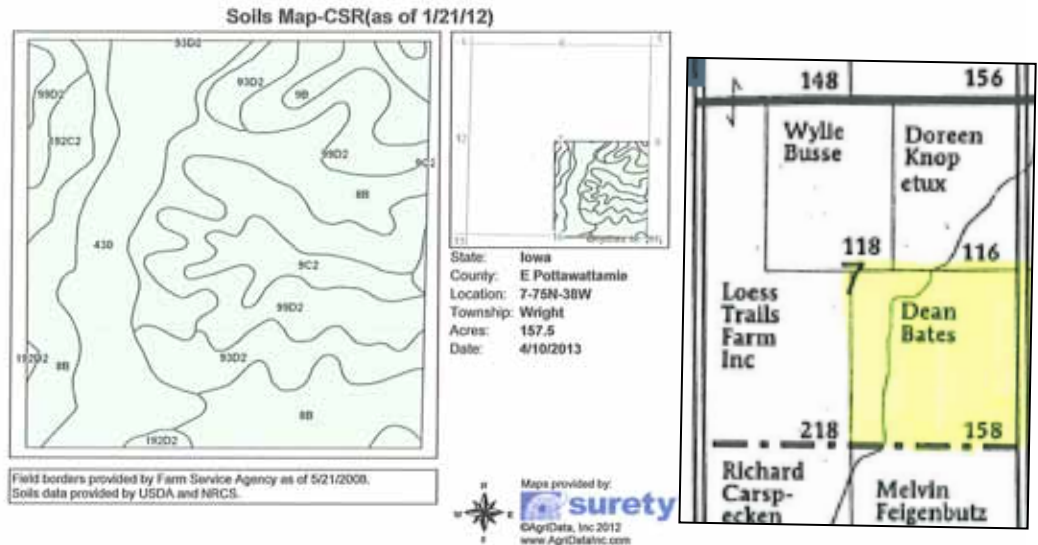
Monday June 10, 2013 @ 10 a.m.

Sale Location - Griswold Community Building Griswold, Iowa

Selling 2 parcels - 158 acres and 68.69 acres

Parcel #1 - 158 acres M/L

- Brief legal description - SE 1/4 section 7 Wright Township, Pottawattamie County, Iowa, complete legal according to abstract.
- Cropland acres - 148.5
- Corn Base - 72.8
- Corn Yield - 104-104
- Bean Base - 44.4
- Bean Yield - 36-36
- CSR per Surety Map - 66.5
- Improvements - 24 ft. grain bin, corn crib,. Farm is well terraced and has had excellent care for many years.
- Taxable acres - 158
- Taxes \$3,526
- Farm Location - 6 mi. west of Griswold on Hwy. 92 to 490th St. then north 5 mi. on west side of road.

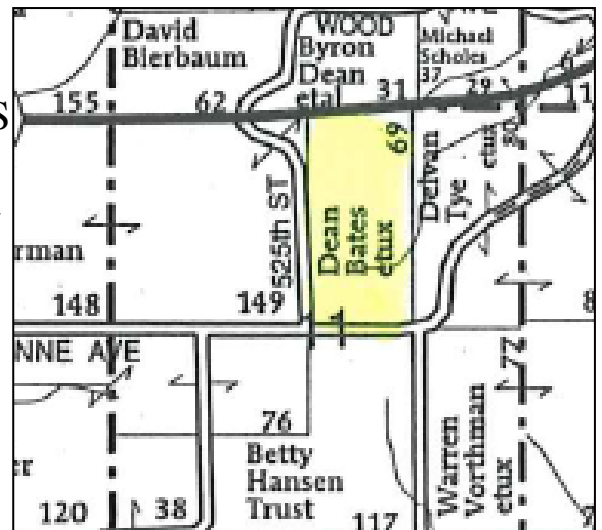


Code	Soil Description	Acres	Percent of field	Non-er Class	CSR*	Brnegrass alfalfa	Brnegrass alfalfa hay	Corn	Kentucky bluegrass	Oats	Smooth bromegrass	Soybeans
DB	Judson silt loam, 2 to 5 percent slopes	48.9	31.1%	IIB	82	11.2	6.3	193	3.7	77	6.1	52
99D2	Extra silty clay loam, 9 to 14 percent slopes, moderately eroded	41.7	26.5%	IIB	54	8.8	5.2	155	3.1	62	5.1	42
430	Ackmore silt loam, 0 to 2 percent slopes	31.3	19.9%	IIB	83	7.1	5.6	194	3.5	78	5.8	52
93D2	Shelby-Adair complex, 9 to 14 percent slopes, moderately eroded	15	9.5%	IIB	25	6.1	3.7	116	2.3	40	3.8	31
9C2	Marshall silty clay loam, 5 to 9 percent slopes, moderately eroded	7.8	4.9%	IIB	67	9.9	5.8	172	3.4	69	5.7	46
9B	Marshall silty clay loam, 2 to 5 percent slopes	6.5	4.1%	IIB	83	10.5	6.2	194	3.6	78	6	52
192C2	Adair silty clay loam, 5 to 9 percent slopes, moderately eroded	5	3.2%	IIB	30	5.5	3.3	123	2	49	3.4	33
192D2	Adair silty clay loam, 9 to 14 percent slopes, moderately eroded	1.2	0.7%	IIV	15	4.0	2.9	102	1.8	41	3	28
Weighted Average		66.5				9.1	5.9	171.8	3.3	68.7	5.4	46.2

Note: ALL soils information on this page is dated 1/21/2012
 *CSR ratings will be available for a limited time to aid in the transition to CSR.

Parcel #2 - 68.69 acres pasture land

- Brief legal description - W 1/2 NE 1/4 section 11 Waveland township, Pottawattamie County, Iowa, complete legal according to abstract.
- Note - This farm has been used as pasture for many years but has 6.5 acres of excellent farmland. Crop basis for this parcel will be prorated from Parcel #1.
- Taxable acres - 68.69
- Net Taxes \$1,552
- Improvements - Older farm house, that is being sold AS IS, buyer responsible for septic update if necessary, 2 good dams, corral for loading cattle, fences are average to near new.
- Farm Location - 2 3/4 miles west of Griswold on Hwy 92 to 525th St. lays on east side of road around cemetery
- Terms - 10% down day of auction with balance due in approximately 30 days, when deed and abstract will be given. Buyer will receive last half cash rent according to current lease. Buyer will be responsible for terminating the 2014 lease if desired. Sells subject to seller's approval.
- Agency - Bergren Real Estate & Auction are sellers agents
- Closing Agent - Richard C. Schenck Attorney, Harlan, Iowa



Sellers

Dean E. & Velma Bates Family