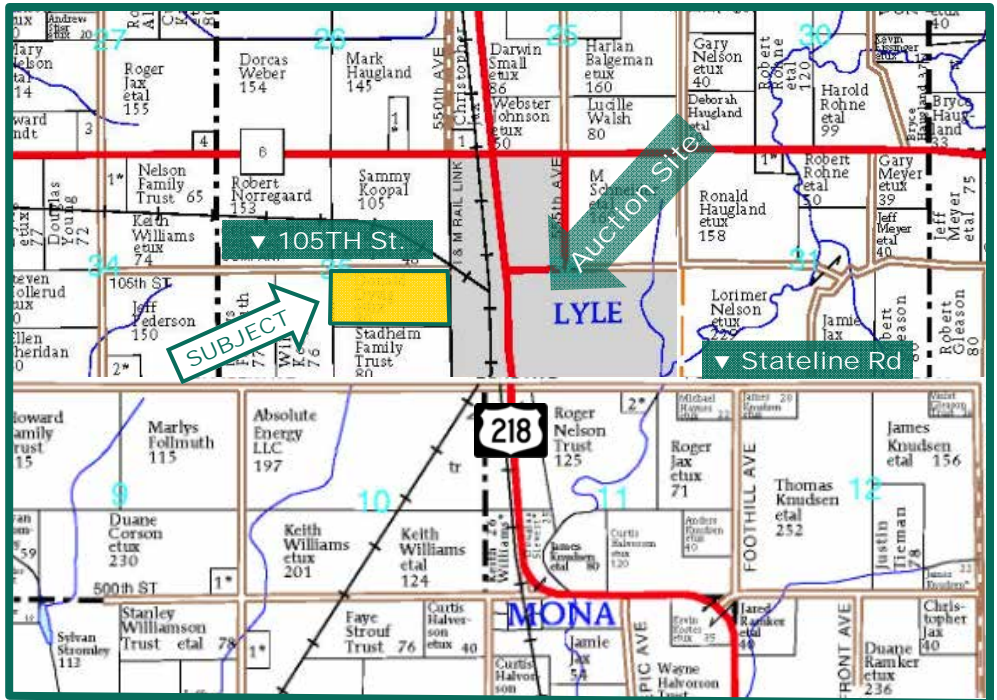




LAND AUCTION

80 Acres, m/l,
Mower Co.,
MN



Map reproduced with permission of Farm & Home Publishers, Ltd.

Farmland plus Wildlife Habitat Area

Date: Thur., Feb. 19, 2015

Time: 10:00 a.m.

Auction Site:

American Legion Hall

Address:

112 Grove Street

Lyle, MN 55953

Real Estate Tax

Taxes Payable in 2015: \$4,230.

Net Taxable Acres: 80.0

Tax per Net Tax. Ac.: \$52.875

FSA Data

As per the 2008 Farm Program:

Farm Number: 4849

Crop Acres: 73.26

Corn Base: 45.9

Corn Direct/CC Yields: 114/138

Bean Base: 27.4

Bean Direct/CC Yields: 34/40

CRP Contract

None.

Soil Types / Productivity

Primary soils are Udolpho and Skyberg silt loam. See soil map for detail.

- **PI:** 80.1 per AgriData, Inc. 2014, based on FSA crop acres.

Land Description

Level to gently sloping.

Drainage

Natural. No known tile maps.

Water & Well Information

No wells on the property.

Buildings/Improvements

None.

Property Information

Location

In Lyle, MN go west from U.S. Highway 218 on 105th St approximately 3/8 mile.

Property is on the south side of 105th St.

Legal Description

N½ SE¼, Section 35-101N-18W. Exact legal as per Abstract of Title.

Sterling C. Young, AFM

Licensed Real Estate Broker in Iowa and Minnesota

2800 4th Street SW, Suite #7

Mason City, IA 50401

641-423-9531

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REID: 020-365-1



Auction Information

Method of Sale

- Real estate will be sold as a single parcel.
- Bids will be in dollars per acre.
- Total purchase price paid will be the bid price per acre times 80 with NO buyer's premium.
- Seller reserves the right to refuse any and all bids.

Seller

Barbara A. Dyvig

Agency

Hertz Farm Management, Inc. and their representatives are Agents of the Seller.

Terms of Possession

10% down payment required the day of sale. Successful bidders are purchasing with no financing contingencies and must be prepared for cash settlement of their purchase on March 31, 2015. Final settlement will require certified check or wire transfer. Closing and possession will occur March 31, 2015, subject to the existing lease which has been terminated and expires March 31, 2015. Taxes will be prorated to March 31, 2015.

Auctioneer

Marvin D. Huntrods (Lic.#40285262)

Announcements

Information provided herein was obtained from sources deemed reliable, but the Auctioneer makes no guarantees as to its accuracy. Prospective bidders are urged to fully inspect the property and to rely on their own conclusions. Announcements made the day of the auction will take precedence over previously printed material and/or oral statements. Bidding increments are at the discretion of the Auctioneer. Acreage figures are based on information currently available, but are not guaranteed.

The information gathered for this brochure is from sources deemed reliable, but cannot be guaranteed by Hertz Farm Management, Inc. or its staff. All acres are considered more or less, unless otherwise stated.

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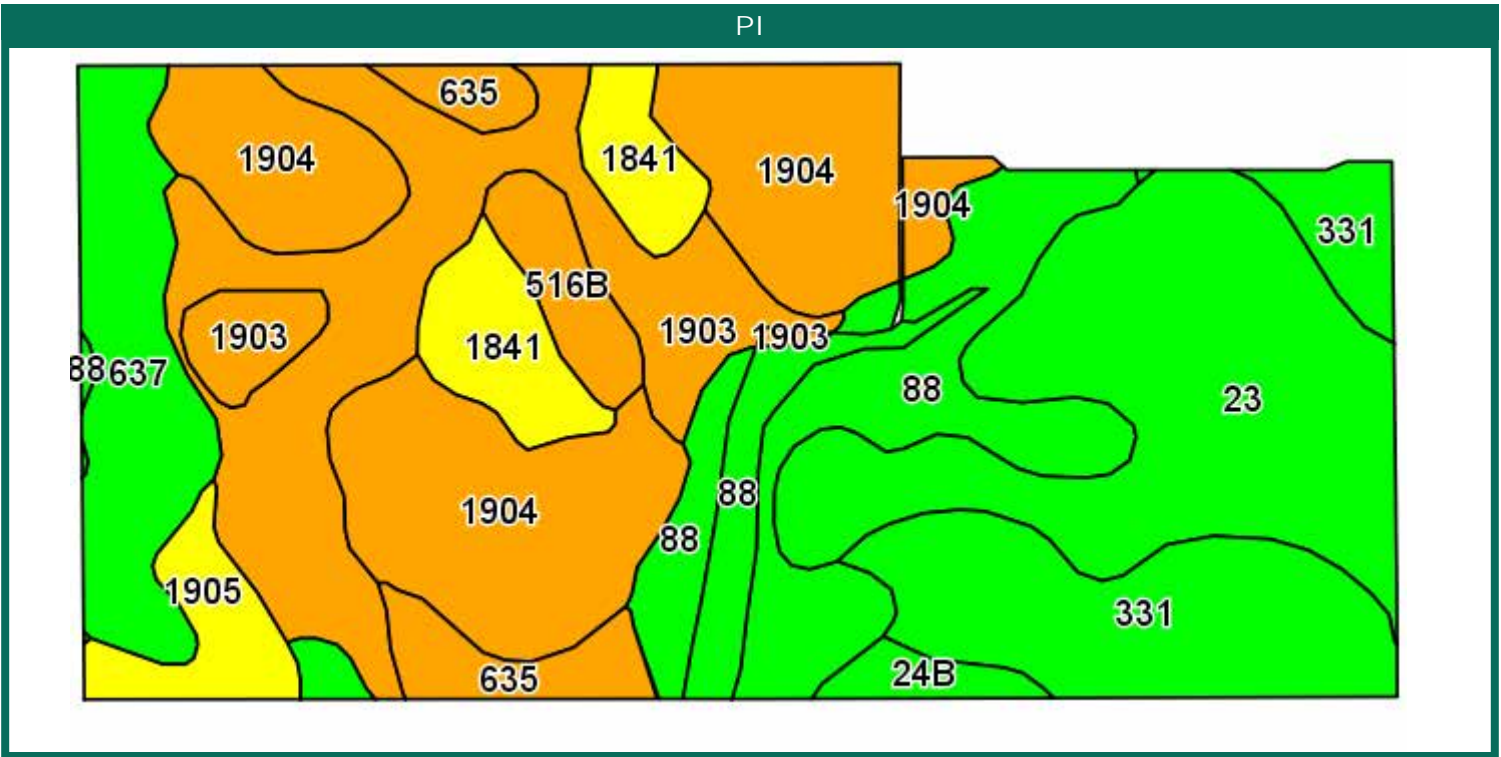
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Soil Map

PI



Viewing soils data as of 2/5/2014
Area Symbol: MN099, Soil Area Version: 7

Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class	Productivity Index	Corn	Soybeans
1904	Udolpho silt loam, loamy substratum	14.61	19.9%		llw	70	151	42
23	Skyberg silt loam	13.34	18.2%		llw	94	202	56
1903	Udolpho silt loam, loamy substratum, swales	11.54	15.8%		lllw	70	151	42
88	Clyde silty clay loam	10.06	13.7%		llw	86	185	52
331	Tripoli silty clay loam	8.17	11.2%		llw	87	187	52
637	Schley silt loam	5.33	7.3%		llw	84	181	50
1841	Hayfield loam, loamy substratum	3.62	4.9%		lls	79	170	47
635	Riceville silt loam	2.28	3.1%		llw	66	142	40
1905	Brownsdale silt loam	1.94	2.6%		lllw	77	166	46
516B	Dowagiac loam, 2 to 6 percent slopes	1.59	2.2%		lle	64	138	32
24B	Kasson silt loam, 1 to 4 percent slopes	0.78	1.1%		lle	95	204	57
Weighted Average						80.1	172.5	47.9

Area Symbol: MN099, Soil Area Version: 7

Field borders provided by Farm Service Agency as of 5/21/2008. Aerial photography provided by Aerial Photography Field Office.



Maps provided by:



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FSA Aerial Map



Mower County, Minnesota

Farm 4849

Tract 2921



2015 Program Year

Map Created October 20, 2014

Common Land Unit

- Cropland
- Non-cropland

Conservation Reserve Program

- Wetland Determination Identifiers
- Restricted Use
 - ▼ Limited Restrictions
 - Exempt from Conservation Compliance Provisions

Tract Boundary

Section Line

1:4,800



Unless otherwise noted, crops are non-irrigated

- Corn = yellow for grain
- Soybeans = common soybeans for grain
- Wheat = HRS for grain or HRW for grain
- Oats and Barley = Spring for grain
- Rye = for grain
- Peas = process
- Alfalfa, Mixed Forage AGM, GMA, IGS = for forage
- Beans = Dry Edible
- Canola = Spring for seed
- Sunflower = oil or non-oil for grain

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