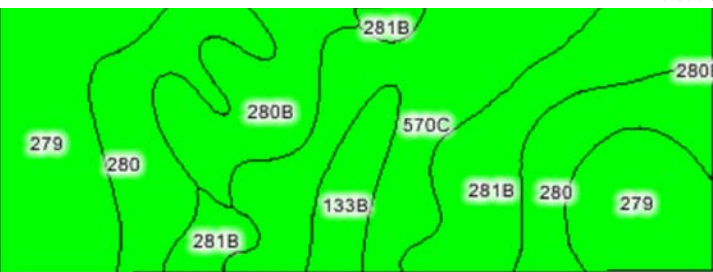


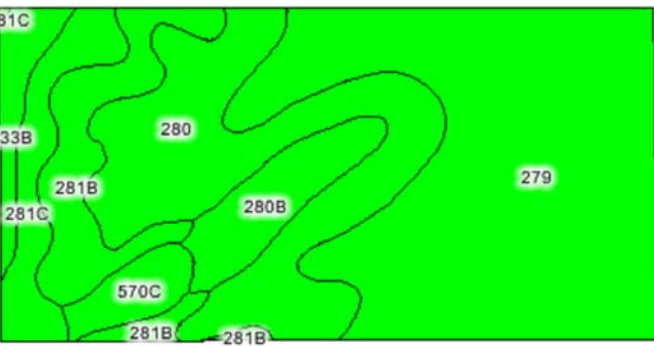
Tract #1

Code	Soil Description	CSR Legend	Acres	Percent of field	Non-Irr Class	CSR	Corn	Soybeans
280	Mahaska silty clay loam, 0 to 2 percent slopes	■	27.8	31.6%	I	95	200	55
280B	Mahaska silty clay loam, 2 to 5 percent slopes	■	25.2	28.6%	Ile	90	198	54
279	Taintor silty clay loam, 0 to 2 percent slopes	■	25.1	28.5%	IIw	88	190	52
281B	Otley silty clay loam, 2 to 5 percent slopes	■	6.1	6.9%	Ile	90	194	53
779	Kalona silty clay loam, 0 to 1 percent slopes	■	3.2	3.6%	IIw	85	186	51
570C	Nira silty clay loam, 5 to 9 percent slopes	■	0.7	0.8%	IIIe	72	183	49
Weighted Average						90.7	196	54



Tract #2

Code	Soil Description	CSR Legend	Acres	Percent of field	Non-Irr Class	CSR	Corn	Soybeans
279	Taintor silty clay loam, 0 to 2 percent slopes	■	15.2	25.7%	IIw	88	190	52
570C	Nira silty clay loam, 5 to 9 percent slopes	■	12.3	20.8%	IIIe	72	183	49
280	Mahaska silty clay loam, 0 to 2 percent slopes	■	12.0	20.3%	I	95	200	55
281B	Otley silty clay loam, 2 to 5 percent slopes	■	10.5	17.7%	Ile	90	194	53
280B	Mahaska silty clay loam, 2 to 5 percent slopes	■	6.3	10.6%	Ile	90	198	54
133B	Colo silty clay loam, 2 to 5 percent slopes	■	2.9	4.9%	IIw	75	164	45
Weighted Average						86.0	191	52



Tract #3

Code	Soil Description	CSR Legend	Acres	Percent of field	Non-Irr Class	CSR	Corn	Soybeans
279	Taintor silty clay loam, 0 to 2 percent slopes	■	36.6	46.3%	IIw	88	190	52
280	Mahaska silty clay loam, 0 to 2 percent slopes	■	19.4	24.6%	I	95	200	55
281B	Otley silty clay loam, 2 to 5 percent slopes	■	8.0	10.1%	Ile	90	194	53
281C	Otley silty clay loam, 5 to 9 percent slopes	■	5.1	6.5%	IIIe	75	188	51
280B	Mahaska silty clay loam, 2 to 5 percent slopes	■	4.8	6.1%	Ile	90	198	54
133B	Colo silty clay loam, 2 to 5 percent slopes	■	2.6	3.3%	IIw	75	164	45
570C	Nira silty clay loam, 5 to 9 percent slopes	■	2.5	3.2%	IIIe	72	183	49
Weighted Average						88.3	192	53

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PRIME LAND AUCTION



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230.31 ACRES, M/L SELLS IN 3 SEPARATE TRACTS!

TRACT #1: 89.82 ACRES, M/L PRIME CORN & SOYBEAN LAND

- Approximately 87.78 acres tillable. ➤ Corn suitability rating 90.7
- Majority type soils are Mahaska and Taintor.
- Located in Section 15, Canaan Township, Henry County, Iowa.

TRACT #2: 60.08 ACRES, M/L PRIME CORN & SOYBEAN LAND

- Approximately 59 acres tillable. ➤ Corn suitability rating 86
- Majority type soils are Mahaska, Taintor and Nira.
- Located in Section 16, Canaan Township, Henry County, Iowa.

TRACT #3: 80.41 ACRES, M/L PRIME CORN & SOYBEAN LAND

- FSA indicates 78.58 acres tillable of which 2.0 acres is in the CRP program. ➤ Corn Suitability rating 88.3
- Majority type soils are Taintor and Mahaska.
- Located in Section 16, Canaan Township, Henry County, Iowa.

GENERAL INFORMATION ON ENTIRE FARM

FSA information: 135 bushel corn yield with a 112.8 acre corn base. 38 bushel bean yield with a 108.9 acre bean base. 37 bushel wheat yield with a 1.7 acre wheat base.

*All 3 tracts have tile. (tile maps available upon request)

TERMS & TAXES

TERMS: 20% down payment on March 27, 2008. Balance to be paid on or before April 28, 2008 upon delivery of merchantable abstract & deed.

POSSESSION: April 28, 2008 (Subject to the lease with the tenant)

REAL ESTATE TAXES: The sellers shall pay the real estate taxes due in the fall of 2008 and all prior taxes.

The following taxes are approximate and will be used to prorate at closing.

Tract #1:	Tract #2:	Tract #3:
Gross taxes: \$2795.38	Gross taxes: \$1675.80	Gross taxes: \$2344.78
Ag. Land Cr.: \$101.70	Ag. Land Cr.: \$60.58	Ag. Land Cr.: \$85.31
Family Farm Cr.: \$85.99	Family Farm Cr.: \$51.22	Family Farm Cr.: \$72.13
Net taxes: \$2608.00	Net taxes: \$1564.00	Net taxes: \$2188.00

AUCTION PROCEDURE

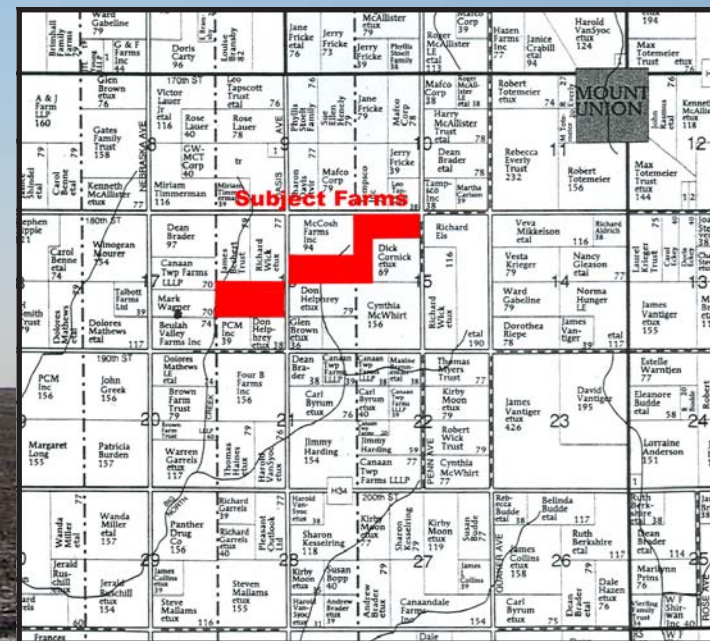
The real estate is being sold positively to the highest bidder. Listen to the auctioneer live on 91.1 FM and stay in the comfort of your vehicle. Richard Realty & Auction staff will come to you to see if you are interested in bidding on the real estate.

Turn your bids into the staff or the auctioneer. Upon completion of the auction the new owner(s) will be declared.

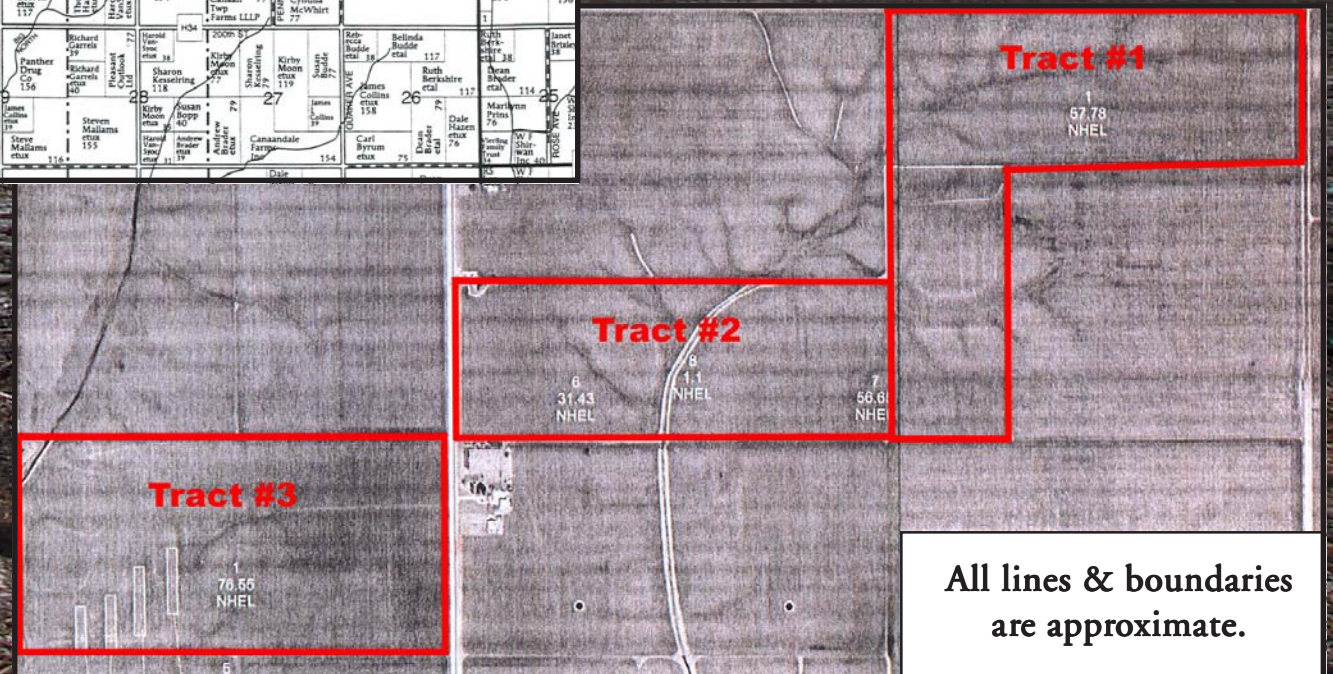
Information contained herein is believed to be correct, Richard Realty & Auction, Inc. assumes no liability for errors or omissions and reserves the right to correct any errors contained herein. Buyers should verify the information to their satisfaction. There are no expressed or implied warranties pertaining to this property.

SPECIAL PROVISIONS

- ◆ This real estate is selling subject to public road easements and all other easements of record.
- ◆ All three tracts are being surveyed by a registered land surveyor. On the day of the auction the buyers shall pay for the surveyed deeded acres as determined by the surveyor. (copies of surveys available upon request)
- ◆ If one buyer purchases more than one tract the sellers shall only be obligated to furnish one abstract and deed. Husband and wife constitute one buyer.
- ◆ The buyers shall be responsible for any desired fencing in accordance with Iowa state law.
- ◆ There are 2 acres on Tract #3 in the CRP Program at \$167.00 per acre which expires in 2011. The 2008 annual payment will be prorated. If buyers elect to discontinue the CRP Program they will be responsible for any payments or penalties in doing so.
- ◆ It shall be the obligation of the buyers to report to the Henry County FSA office and show filed deeds in order to receive their pro rata share of the base acres & Tract #3's pro rata share of the CRP payment. This will also allow FSA to update new owners on any farm changes.
- ◆ The farm tracts are rented for the 2008 crop season and the buyers will receive the following on the day of closing:
Tract #1: 87.78 tillable acres X \$225.00 per acre = \$19,750.50
Tract #2: 59.18 tillable acres X \$225.00 per acre = \$13,315.50
Tract #3: 76.55 tillable acres X \$225.00 per acre = \$17,223.75
- ◆ It shall be the obligation of the buyers to serve termination to the tenant prior to September 1, 2008 for the 2008/2009 crop year if they so desire.
- ◆ The buyers acknowledge that they have carefully and thoroughly inspected the real estate & are familiar with the premises. The buyers are buying this real estate in "as is" condition & there are no expressed or implied warranties pertaining to the same.



This land is being sold "choice with the privilege" whereas the high bidder may take Tract #1, #2, #3 or all three tracts.



All lines & boundaries are approximate.