

INVITATION TO BID ON 3 Dallas County Iowa PARCELS on I 80 @ “Southwest Connector” Interstate 80 and Metro Loop mixmaster future DEVELOPMENT AND FARM REAL ESTATE OFFERED FOR SALE SUBJECT TO RESERVE BY Ed and Carolyn Jordan

The West Des Moines and Dallas County Iowa environs will soon have the busiest and highest valued real estate in all of Iowa. Recently the newest plans for reliever Interstate Mixmasters and the route for the Metropolitan Outer Freeway Loop have been released [see map]. We now offer at Auction prime land identified to be located in the path of Western Des Moines Metro development which can produce income while in its holding period. High fertility [CSR] ground is in high demand by cash rent farmers and a lease can be arranged by Developers Realty Group if that service is wanted!

The bidding process we have begun will allow as many diverse parties as possible a chance to own some of Iowa future development parcels while earning a good return from Iowa’s famous farmland. The website with aerial, soil maps, www.developersrealtygroup.com has extensive property information, Governmental Future Development Maps, and Corn Suitability Ratio “CSR” information.

Parcel A. Farm Acreage with House and buildings, large oak trees and open farm ground. Description: Wooded and open Acreage including house, garage, machine shed, and four grain bins, three with dryers, 50,000 bushel capacity, bounded by the road on its south and east borders all self contained on the Map as “A”, at 28317 330th Way, at the intersection of S Avenue, Adel, Dallas County, Iowa, containing approximately 22 Acres. Note: The county legal description parcel number includes with the Farmstead a bare land parcel across the road; it is not included in PARCEL A. That approximate 12 Acres of farm ground to the East **is contiguous to and is included in “Parcel B”** in this offering. Actual “Deeded acres” will be determined. This acreage with tall mature Oak trees is ideally located close to Waukee, Boonville, and several Executive Developments.

Parcel B. Future Development Ground Prime Iowa farm ground, high CSR, excellent road access and utilities with future development potential. Legal description: S45RD SE ¼ and portion of S45RD SE SW ¼ & S45 RD E40 RD SW SW ¼ lying East of [center of] S Avenue, Sec 14, TN 78, R 27, W of 5th P. M., Dallas County, Iowa [approximate legal, subject to survey]. This includes a contiguous field of high CSR farmground including future possible freeway pathway as marked on the Map attached and on the website “Parcel B”, approximately 58 Acres, M/L.

Parcel C. Interstate Development Land; 80.5 Acres adjoining the mapped site of the future west Interstate Interchange, see maps. Summary legal description: E ½ of NW ¼ except 265 feet of the North 462 feet; the NE1/4NE1/4, except the North 3 rods thereof; also, the E1/2 of the SW1/4 NE1/4, North of I 80; and the SE1/4 NE1/4 lying N of I 80, Sec 14, Township 78, Range 27, West of the 5th P. M., Dallas County, Iowa, containing approximately 80.5 Acres, more or less. This farmground is also desired by farmers and a lease can be arranged by Developers Realty Group.

Parcel D. All three of the parcels listed above, Bidders may make a combined bid **if desired** to control all of the future of the development of this ground on the Interstate location of the future Mixmaster and Freeway Loop.

TERMS OF SALES:

1. Sealed bids will be accepted on behalf of Seller at the office of James S. Dougherty at P.O. Box 278 or 801 North Ave, Norwalk, Iowa 50211.
2. Sealed bids may be picked up by us, or mailed, or delivered in person, or couriered to the Law Firm.
3. BID ENVELOPES must be clearly marked on the outside: **“SEALED BID, Jordan FARMS - PARCEL A”** or **“PARCEL B”** or **“PARCEL C”**, or **“PARCEL D”**, [all three parcels combined].

4. IF BIDDING ON MORE THAN ONE PARCEL, EACH BID FOR EACH PARCEL MUST BE SUBMITTED SEPARATELY.
5. When YOU HAVE SENT A BID or want it picked up, PLEASE E-MAIL or call DEVELOPERS REALTY GROUP THAT FACT! (E-mail: dorrance_brezina@msn.com)
6. Bids will be opened at 9 AM on January 20, 2011, and the top five bidders will be contacted.
7. Due to the different possible combinations of parcels and bids, the top five bidders on each parcel which have submitted a written bid shall at 9 AM, January 23, 2011 have the opportunity to bid against each other either in person, or a designated agent, or by call.
8. We will call and invite the top five participants or their representatives to participate in the January 23rd meeting. It shall not be necessary to attend the meeting but each person or designee must be available by phone beginning at 9 AM, January 23 for the final opportunity.
9. The successful bidder must pay the purchase price as follows:
 - a. Tender payment of 10% of the purchase price within 24 hours of the day of acceptance.
 - b. Sign a purchase contract on the day of acceptance pending final settlement.
 - c. Pay the balance in full on the day of closing, on or before March 1, 2011.
10. All parcels are sold as is with no representations or warranties except for merchantable title.
11. The Sellers reserve the right to refuse any and all bids.
12. The property has not been cash rented for the 2011 crop year as it has been owner operated.
13. Announcements made at bid opening take precedence over all previous announcements.
14. For showings or further details, terms, and conditions, please contact:

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