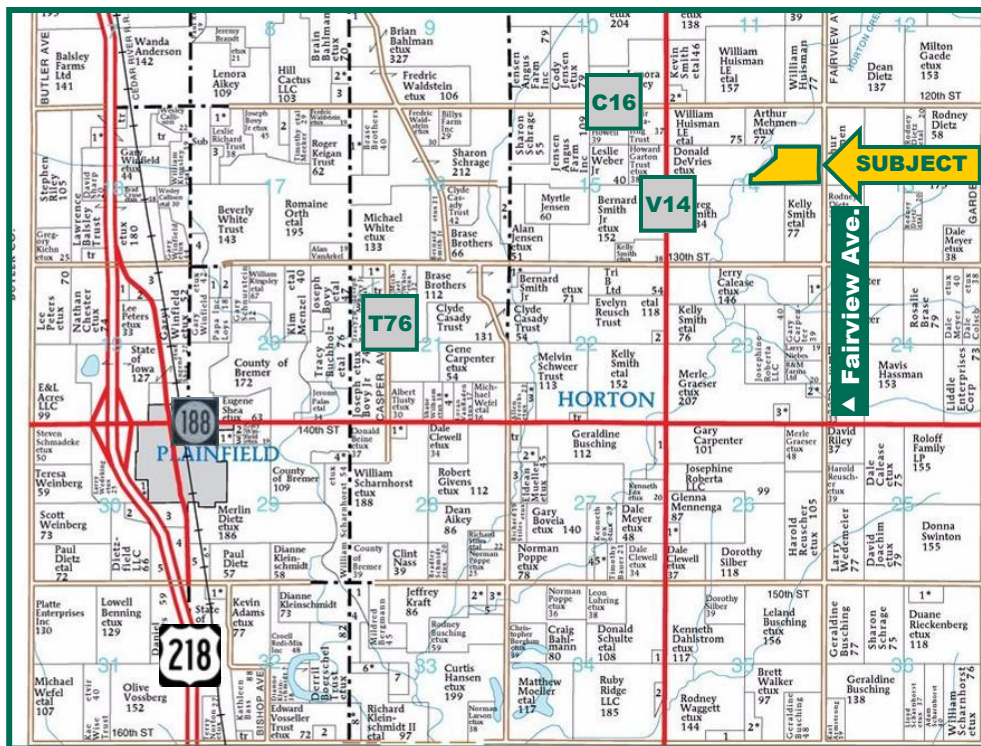


**60.72 Acres,
m/I, Bremer
County, IA**



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

Property Information

Location

Approximately 6 miles northeast of Plainfield.

Legal Description

SE ¼ NE ¼ and E ½ SW ¼ NE ¼ east of creek, all in Section 14, Township 93 North, Range 14 West of the 5th P.M. Polk Township.

Price & Terms

- \$495,000
- \$8,152.17/acre
- 10% down upon acceptance of offer; balance due in cash at closing

Possession

Negotiable

Real Estate Tax

Taxes Payable 2016 - 2017: \$1,586
Net Taxable Acres: 60.72
Tax per Net Taxable Acre: \$26.11

FSA Data

Farm Number 4539, Tract 47
Crop Acres: 59.35
Corn Base: 58.6
Corn PLC Yield: 158 Bu.
Bean Base: 29.9
Bean PLC Yield: 44 Bu.

CRP Contracts

None

Soil Types/Productivity

Primary soils are Floyd loam and Kenyon loam. See soil map for detail.

- **CSR2:** 84 per 2017 AgriData, Inc., based on FSA crop acres.
- **CSR:** 76.2 per 2017 AgriData, Inc., based on FSA crop acres.
- **CSR2:** 83.82 per County Assessor, based on net taxable acres.

Buildings/Improvements

None

Drainage

Tiled. See maps for detail.

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

Morgan D. Troendle, AFM
Licensed Broker - IA, MN
MorganT@Hertz.ag

319.234.1949
340 Tower Park Drive, P.O. Box 2396
Waterloo, IA 50704
www.Hertz.ag

REID: 050-825-1

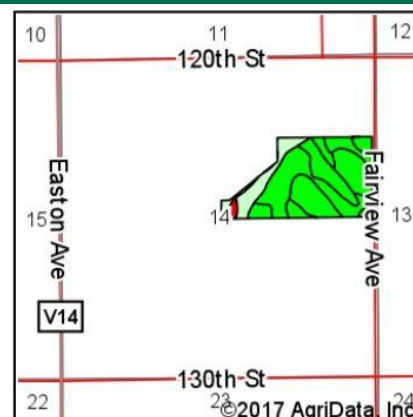
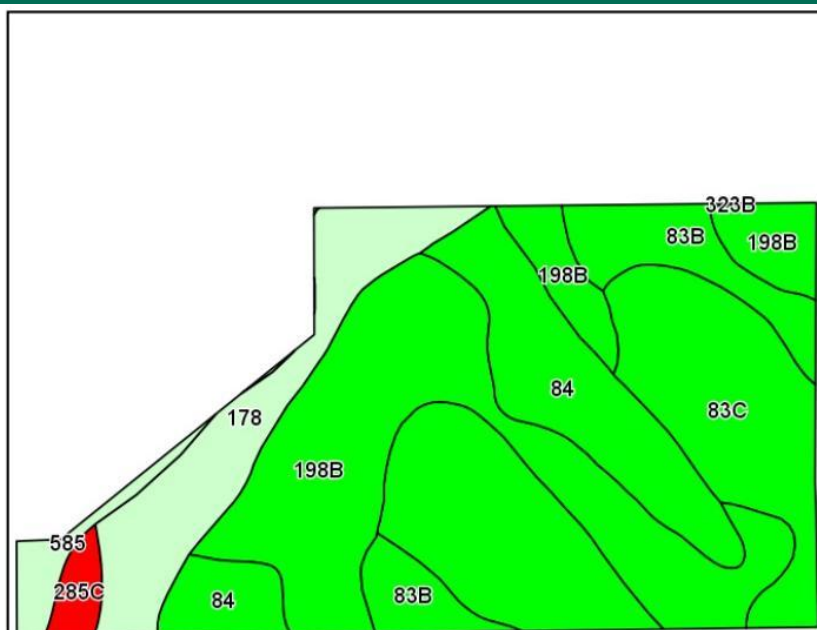
Aerial Photo



Morgan D. Troendle, AFM
Licensed Broker - IA, MN
MorganT@Hertz.ag

319.234.1949
340 Tower Park Drive, P.O. Box 2396
Waterloo, IA 50704
www.Hertz.ag

Soil Map—Entire Property



State: Iowa
 County: Bremer
 Location: 14-93N-14W
 Township: Polk
 Acres: 60.72
 Date: 2/16/2017



Soils data provided by USDA and NRCS.

©2017 AgriData, Inc.

Area Symbol: IA017, Soil Area Version: 21

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	Irr Class *c	CSR2**	CSR
198B	Floyd loam, 1 to 4 percent slopes	19.81	32.6%		IIw		89	80
83C	Kenyon loam, 5 to 9 percent slopes	17.09	28.1%		IIIe		85	71
84	Clyde silty clay loam, 0 to 3 percent slopes	9.02	14.9%		IIw		88	76
178	Waukee loam, 0 to 2 percent slopes, rarely flooded	7.41	12.2%		IIs		69	79
83B	Kenyon loam, 2 to 5 percent slopes	5.07	8.3%		Ile		90	86
585	Spillville-Coland complex, 0 to 2 percent slopes, occasionally flooded	1.37	2.3%		IIw		78	86
285C	Burkhardt sandy loam, 2 to 9 percent slopes, rarely flooded	0.95	1.6%		IIIe	Ile	13	5
Weighted Average							83.9	76.2

Area Symbol: IA017, Soil Area Version: 21

**IA has updated the CSR values for each county to CSR2.

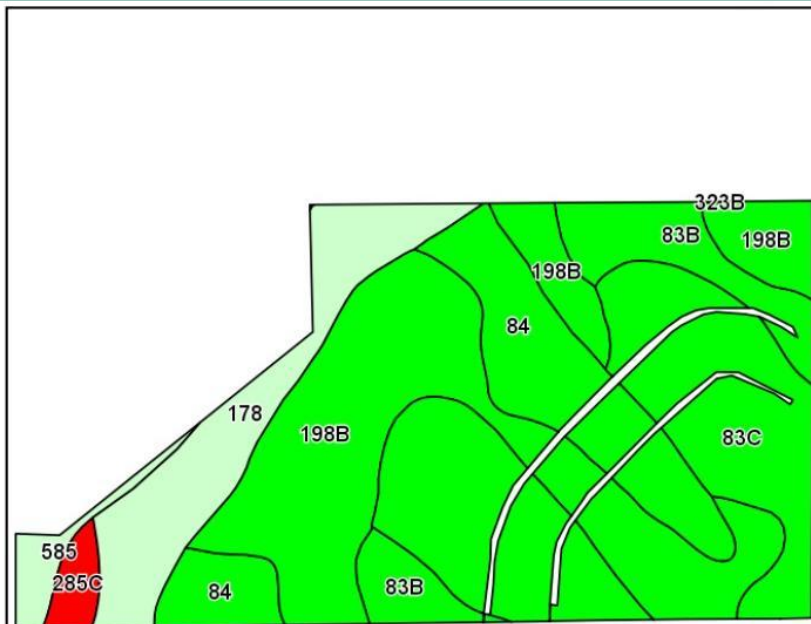
*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.

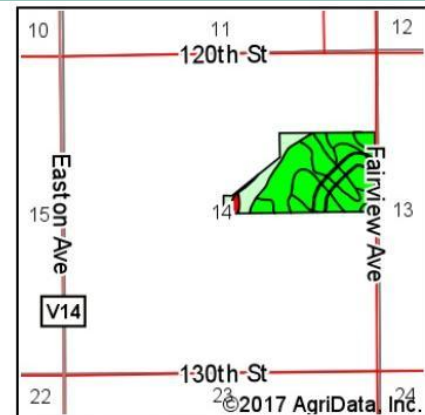
Morgan D. Troendle, AFM
 Licensed Broker - IA, MN
 MorganT@Hertz.ag

319.234.1949
 340 Tower Park Drive, P.O. Box 2396
 Waterloo, IA 50704
 www.Hertz.ag

Soil Map—Tillable Only



Soils data provided by USDA and NRCS.



State: **Iowa**
 County: **Bremer**
 Location: **14-93N-14W**
 Township: **Polk**
 Acres: **59.35**
 Date: **2/17/2017**



Area Symbol: IA017, Soil Area Version: 21

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	Irr Class *c	CSR2**	CSR
198B	Floyd loam, 1 to 4 percent slopes	19.70	33.2%		IIw		89	80
83C	Kenyon loam, 5 to 9 percent slopes	16.51	27.8%		IIIe		85	71
84	Clyde silty clay loam, 0 to 3 percent slopes	8.72	14.7%		IIw		88	76
178	Waukee loam, 0 to 2 percent slopes, rarely flooded	7.24	12.2%		IIs		69	79
83B	Kenyon loam, 2 to 5 percent slopes	5.07	8.5%		Ile		90	86
585	Spillville-Coland complex, 0 to 2 percent slopes, occasionally flooded	1.18	2.0%		IIw		78	86
285C	Burkhardt sandy loam, 2 to 9 percent slopes, rarely flooded	0.93	1.6%		IIIe	Ile	13	5
Weighted Average							84	76.2

Area Symbol: IA017, Soil Area Version: 21

**IA has updated the CSR values for each county to CSR2.

*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.

Morgan D. Troendle, AFM
 Licensed Broker - IA, MN
MorganT@Hertz.ag

319.234.1949
 340 Tower Park Drive, P.O. Box 2396
 Waterloo, IA 50704
www.Hertz.ag

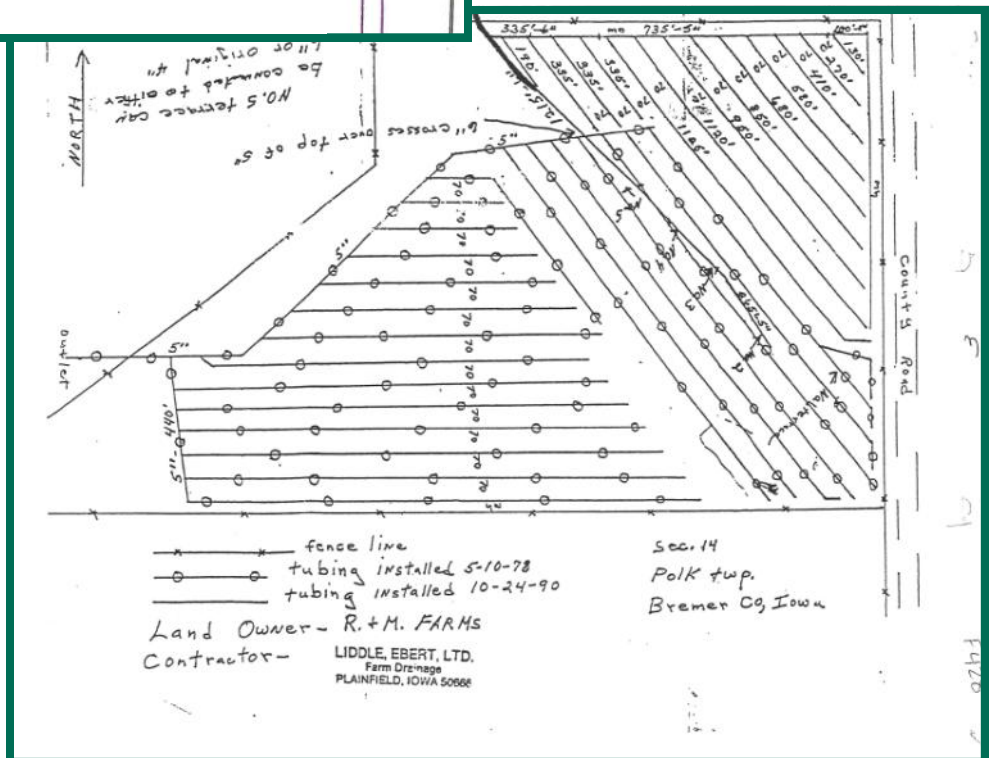
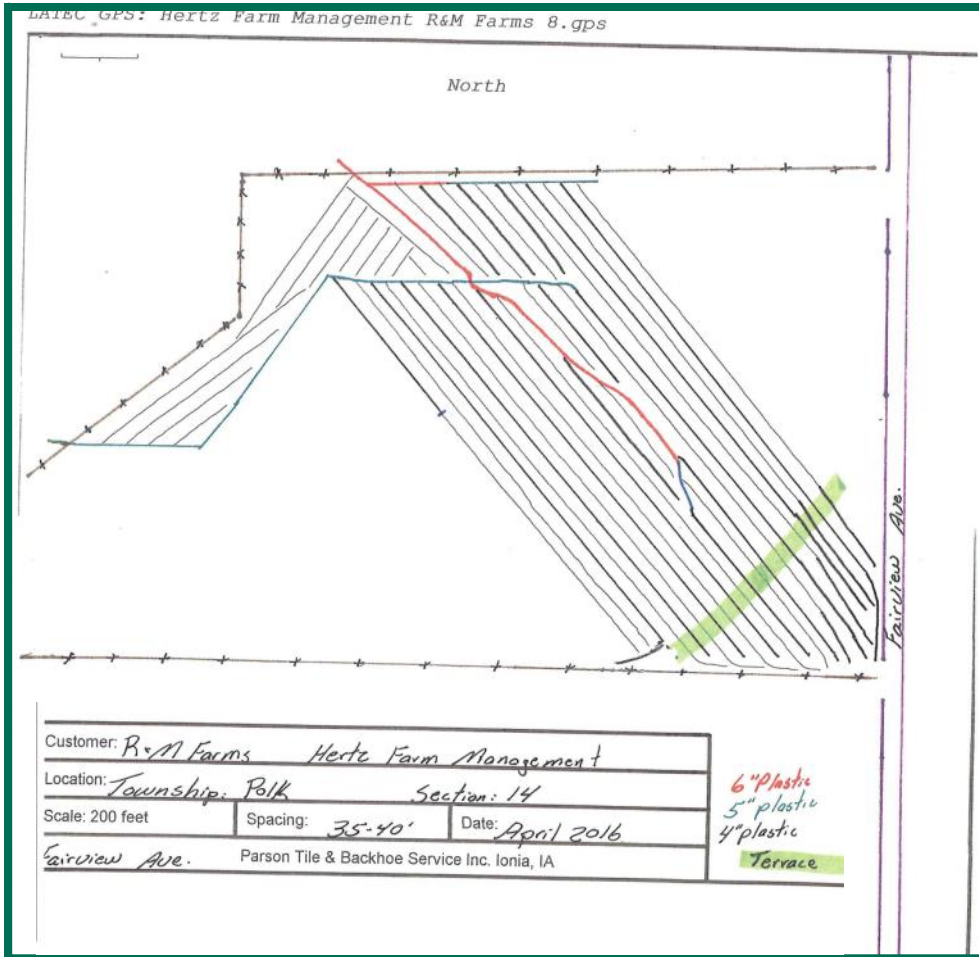
FSA Map



Morgan D. Troendle, AFM
Licensed Broker - IA, MN
MorganT@Hertz.ag

319.234.1949
340 Tower Park Drive, P.O. Box 2396
Waterloo, IA 50704
www.Hertz.ag

Tile Maps



Morgan D. Troendle, AFM
Licensed Broker - IA, MN
MorganT@Hertz.ag

319.234.1949
340 Tower Park Drive, P.O. Box 2396
Waterloo, IA 50704
www.Hertz.ag

Photos: 60.72 Acres, m/l, Bremer County, IA



Morgan D. Troendle, AFM
Licensed Broker - IA, MN
MorganT@Hertz.ag

319.234.1949
340 Tower Park Drive, P.O. Box 2396
Waterloo, IA 50704
www.Hertz.ag



Make the Most of Your Farmland Investment

- Real Estate Sales and Auctions
- Professional Buyer Representation
- Professional Farm Management
- Certified Farm Appraisals

Morgan D. Troendle, AFM
Licensed Broker - IA, MN
MorganT@Hertz.ag

319.234.1949
340 Tower Park Drive, P.O. Box 2396
Waterloo, IA 50704
www.Hertz.ag