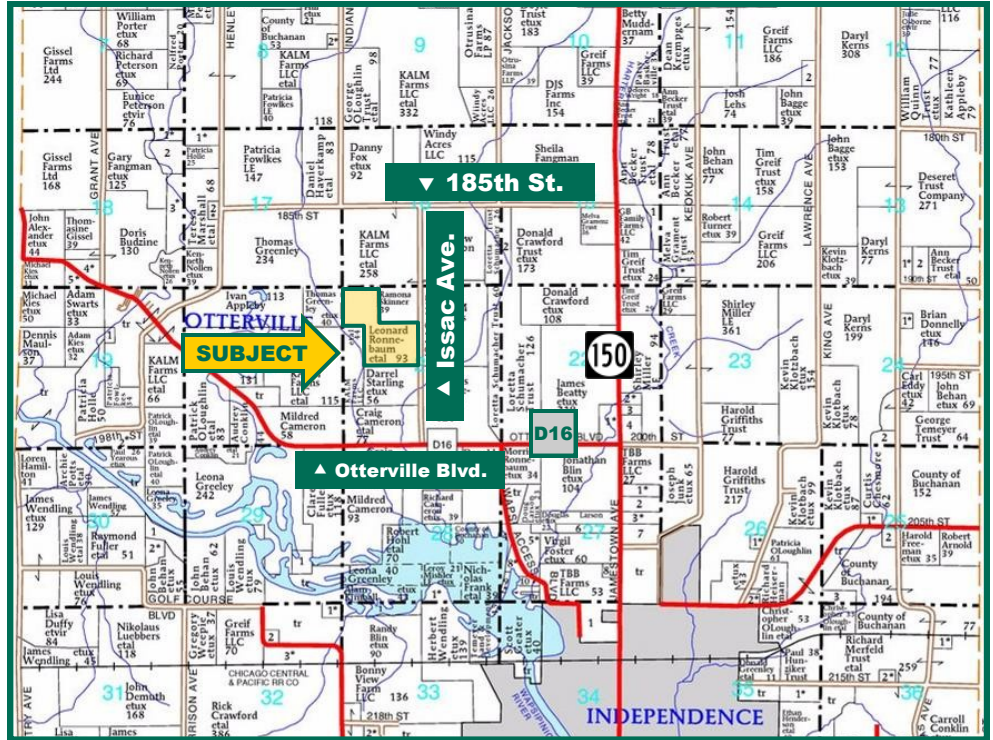


**93.2 Acres,
m/l,
Buchanan
County, IA**



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Property Information

Location

Just Northwest of Independence off
Otterville Blvd. West of Highway 150.
Washington Township

Legal Description

NW NW, SW NW Ex Beg. NW Cor
E847.3' S1325.7' W847.3' N1327.42 to
POB, SE NW all in Section 21, Township
89 North, Range 9 West of the 5th P.M.,
Buchanan County, IA

Price & Terms

- \$428,720
- \$4,600/acre
- 10% down upon acceptance of offer;
balance due in cash at closing

Possession

Negotiable—Subject to lease.

Real Estate Tax

Taxes Payable 2016 - 2017: \$1,070
Net Taxable Acres: 93.2
Tax per Net Taxable Acre: \$11.48

FSA Data

Farm Number 4458 Tract 21914
Crop Acres: 74.19
Corn Base: 51.40
Corn PLC Yield: 158 Bu.
Bean Base: 5.80
Bean PLC Yield: 41 Bu.

CRP Contracts

Tract #21914 Fields 4, 5
Contract #11091A Total Acres 12.39
Practice CP21 Rate \$195.11
Annual Pay \$2,417 Expires 9/30/2024

Water & Well Information

No known well.

Soil Types/Productivity

Primary soils are Lamont fine sandy loam
and Hayfield loam. See soil map for
detail.

- **CSR2:** 37.7 per 2016 AgriData, Inc.,
based on FSA crop acres.
- **CSR:** 40.3 per 2016 AgriData, Inc.,
based on FSA crop acres.
- **CSR2:** 32.34 per County Assessor,
based on net taxable acres.

Buildings

None

Comments

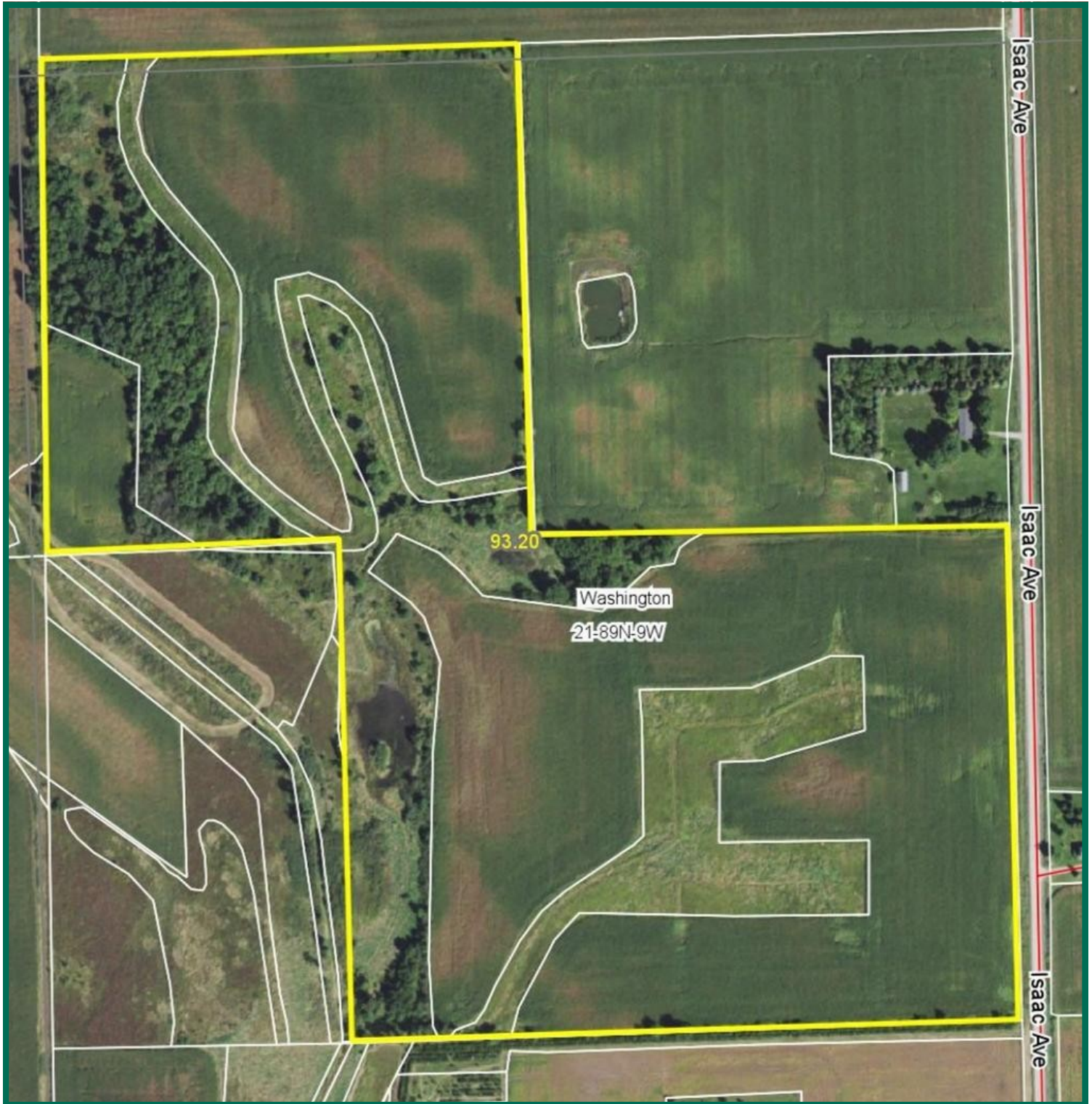
Opportunity to own a close in hunting
property with CRP, timber, pond and
cropland income. Excellent current
tenant.

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Aerial Photo



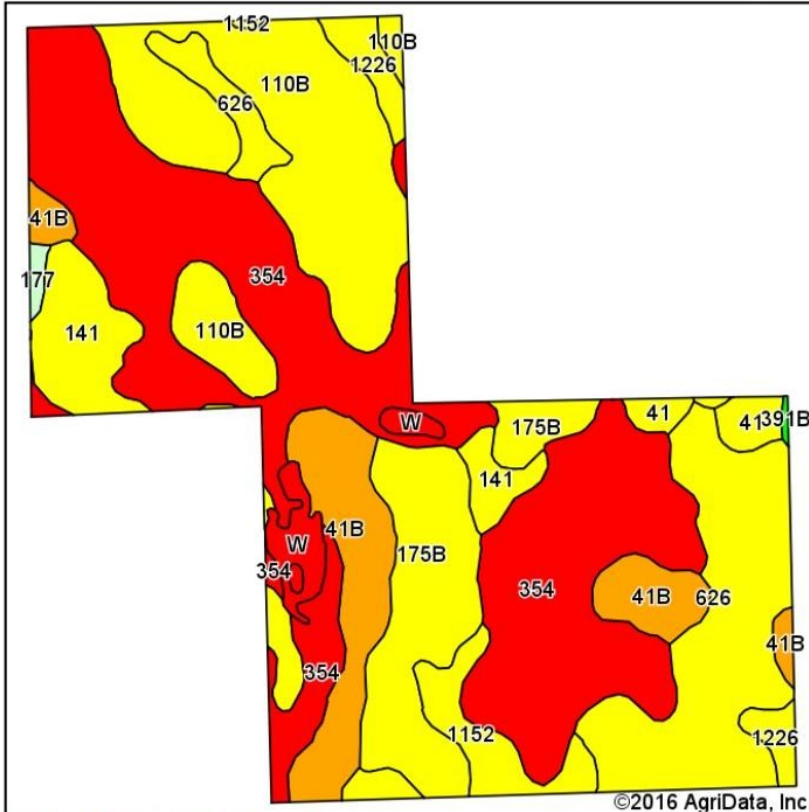
The information gathered for this brochure is from sources deemed reliable, but cannot be guaranteed by Hertz Real Estate Services, Inc. or its staff. All acres are considered more or less, unless otherwise stated.

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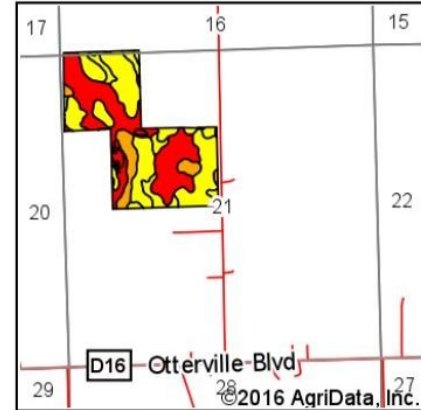
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Soil Map — Entire Property



Soils data provided by USDA and NRCS.

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State: Iowa
County: Buchanan
Location: 21-89N-9W
Township: Washington
Acres: 93.2
Date: 11/22/2016



Area Symbol: IA019, Soil Area Version: 21

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	Irr Class *c	CSR2**	CSR
354	Aquolls, ponded	34.37	36.9%		VIIIw		5	5
110B	Lamont fine sandy loam, 2 to 5 percent slopes	15.19	16.3%		IIIe		52	47
626	Hayfield loam, 0 to 2 percent slopes, rarely flooded	12.50	13.4%		IIIs		53	67
175B	Dickinson fine sandy loam, 2 to 5 percent slopes	8.86	9.5%		IIIe		50	55
41B	Sparta loamy fine sand, 2 to 5 percent slopes	8.49	9.1%		IVs	IIe	39	40
141	Watseka loamy fine sand, 1 to 3 percent slopes	5.50	5.9%		IIIs		48	40
1152	Marshan clay loam, 0 to 2 percent slopes, rarely flooded	3.05	3.3%		IIw		54	68
1226	Lawler loam, 0 to 2 percent slopes, rarely flooded	1.89	2.0%		IIIs		59	72
W	Water	1.68	1.8%				0	0
41	Sparta loamy fine sand, 0 to 2 percent slopes	1.32	1.4%		IVs	IIe	44	45
177	Saupe loam, 0 to 2 percent slopes	0.28	0.3%		IIIs		60	63
391B	Clyde-Floyd complex, 1 to 4 percent slopes	0.07	0.1%		IIw		87	76
Weighted Average							32.4	34.3

Area Symbol: IA019, Soil Area Version: 21

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

*c: Using Capabilities Class Dominant Condition Aggregation Method

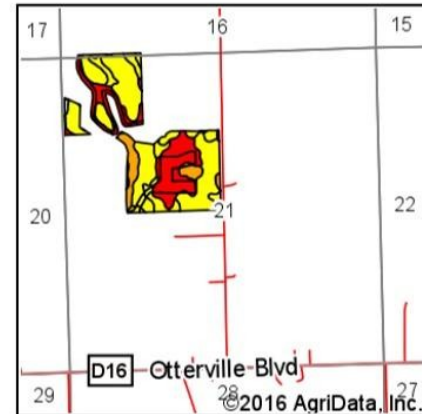
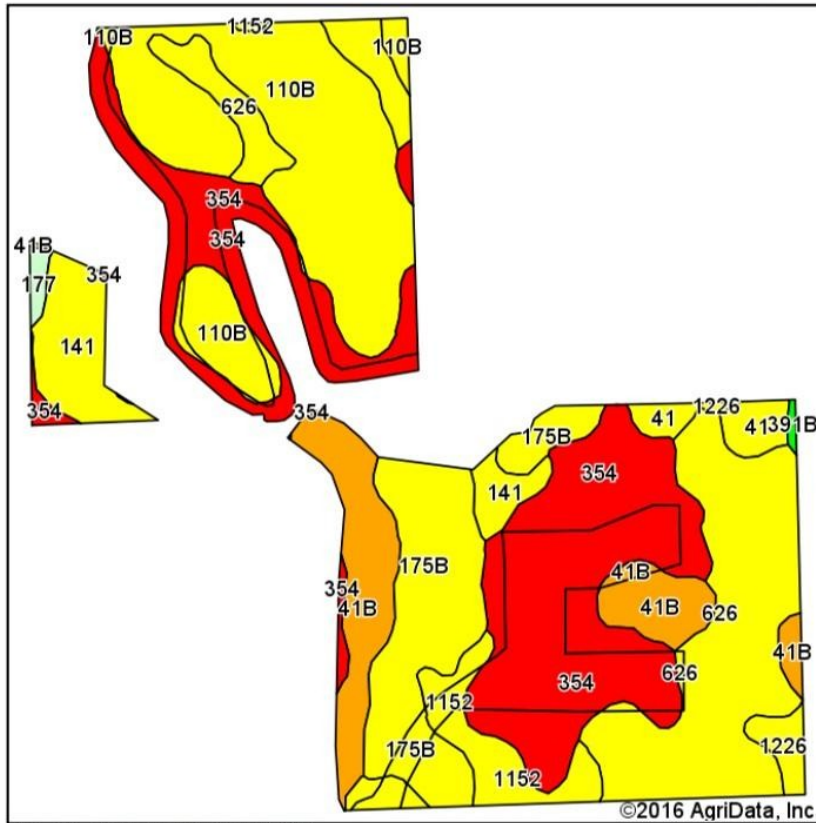
Soils data provided by USDA and NRCS.

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Soil Map — Tillable Only



State: Iowa
County: Buchanan
Location: 21-89N-9W
Township: Washington
Acres: 74.19
Date: 12/6/2016

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Maps Provided By:
surety
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Soils data provided by USDA and NRCS.

Area Symbol: IA019, Soil Area Version: 21

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	Irr Class *c	CSR2**	CSR
354	Aquolls, ponded	20.71	27.9%		VIIIw		5	5
110B	Lamont fine sandy loam, 2 to 5 percent slopes	15.29	20.6%		IIIe		52	47
626	Hayfield loam, 0 to 2 percent slopes, rarely flooded	12.66	17.1%		IIIs		53	67
175B	Dickinson fine sandy loam, 2 to 5 percent slopes	8.31	11.2%		IIIe		50	55
41B	Sparta loamy fine sand, 2 to 5 percent slopes	6.45	8.7%		IVs	IIe	39	40
141	Watseka loamy fine sand, 1 to 3 percent slopes	3.86	5.2%		IIIs		48	40
1152	Marshan clay loam, 0 to 2 percent slopes, rarely flooded	3.15	4.2%		IIw		54	68
1226	Lawler loam, 0 to 2 percent slopes, rarely flooded	2.01	2.7%		IIIs		59	72
41	Sparta loamy fine sand, 0 to 2 percent slopes	1.33	1.8%		IVs	IIe	44	45
177	Saupe loam, 0 to 2 percent slopes	0.32	0.4%		IIIs		60	63
391B	Clyde-Floyd complex, 1 to 4 percent slopes	0.10	0.1%		IIw		87	76
Weighted Average							37.7	40.3

Area Symbol: IA019, Soil Area Version: 21

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

*c: Using Capabilities Class Dominant Condition Aggregation Method

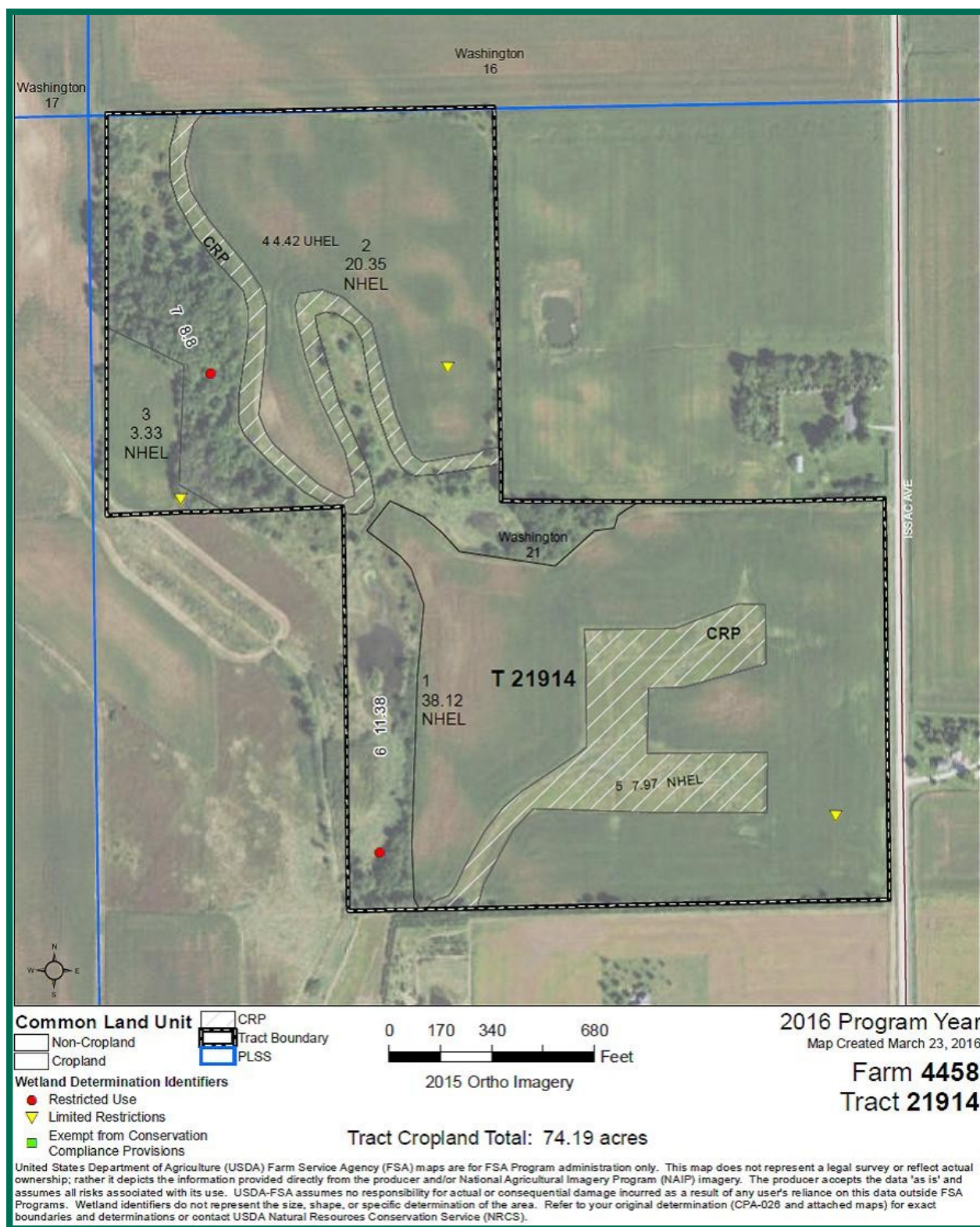
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FSA Map



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