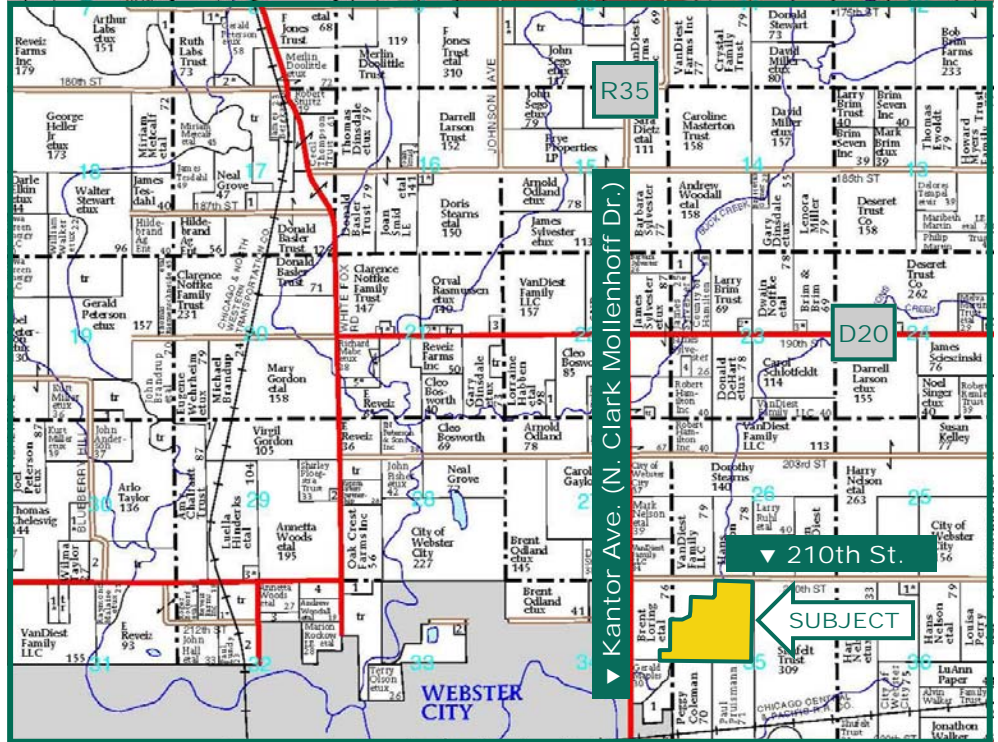


134.05 Acres,
m/I, Hamilton
County, IA



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

Property Information

Location

One mile north of the intersection of 220th St. and Co. Rd. R35 (N. Clark Mollenhoff Dr./Kantor Ave.). One-half mile east on 210th St. Property is located on the south side of 210th St.

Legal Description

E½ NW¼, SE¼ NW¼ NW¼ and SW¼ NW¼ Section 35; and Parcel in SE¼ SE¼ NE¼ Section 34; all in Township 89 North, Range 25 West of the 5th p.m., Cass Twp. (Pending Survey Legal Description: Lot 4 of Loring Addition)

Price & Terms

- \$630,035
- \$4,700/acre
- 10% down upon acceptance of offer; balance due in cash at closing

Possession

As agreed.

Estimated Real Estate Tax

Est. Taxes Payable in 2014-2015: \$2,960
Est. Net Taxable Acres: 131.47
Est. Tax per Net. Tax. Ac.: \$22.51
Property pending survey. Future taxes are estimated and will be determined by Hamilton County.

FSA Data

Part of Farm Number 4981, Tract 2360
Crop Acres*: 74.56, classified NHEL
Corn Base*: 41.15 Ac.
Corn Direct/CC Yields: 125/125 Bu.
Bean Base*: 32.94 Ac.
Bean Direct/CC Yields: 28/28 Bu.
**Acres and Bases are estimated. Local FSA office will make final determination on Acres and Bases.*

CRP Contracts

None

Soil Types / Productivity

Primary soils are Bode, Ottosen and Spillville-Coland. See soil map for detail.
• **CSR2:** 76.6 per AgriData Inc. 2014, based on FSA crop acres.
• **CSR:** 68.6 per AgriData Inc. 2014, based on FSA crop acres.

Land Description

Level to moderately sloping. Creek bottom pastureland. Creek runs north to south through pasture acres.

Buildings/Improvements

None

Drainage

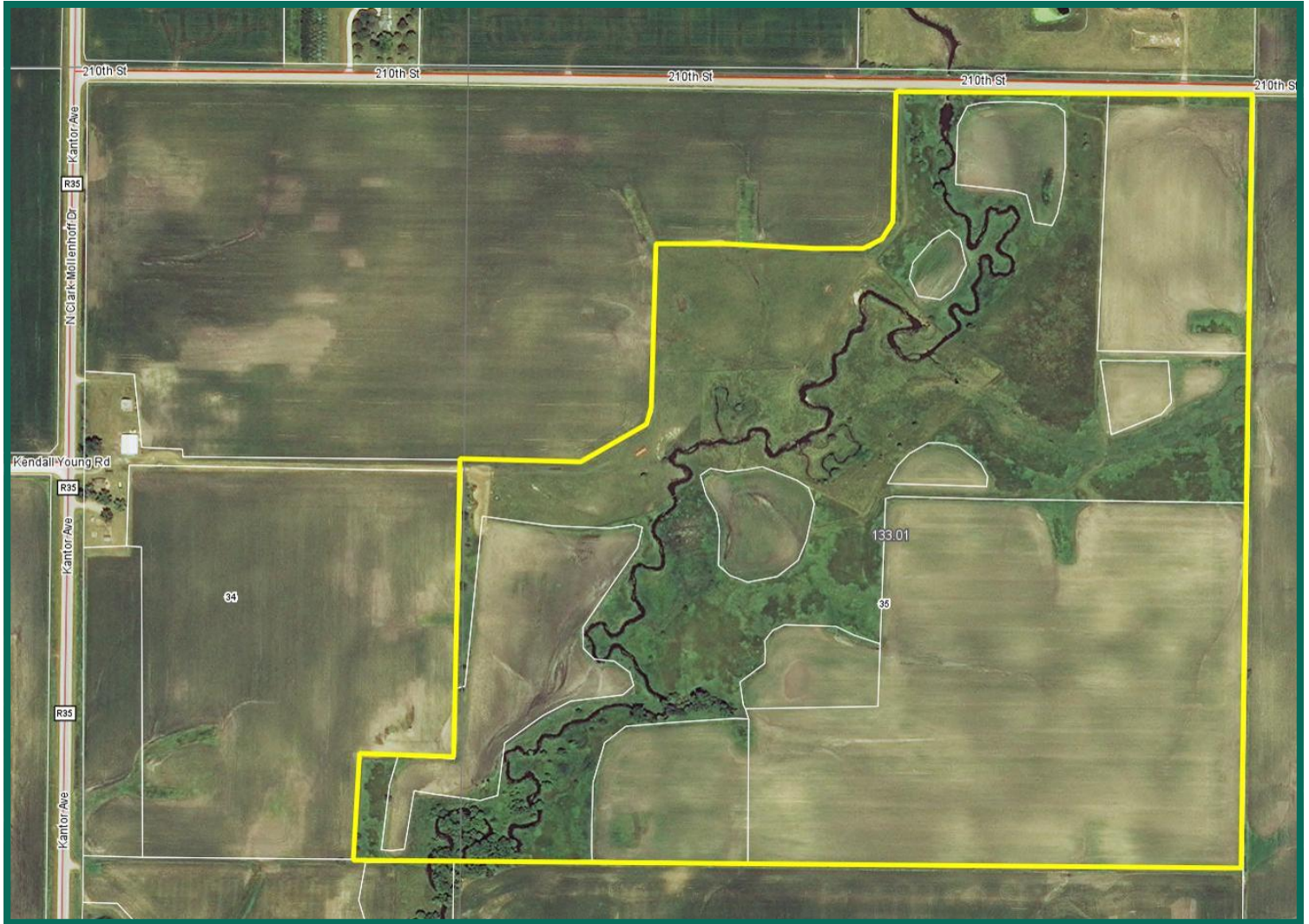
Natural drainage to creek throughout farm.

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KyleH@Hertz.ag

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Aerial Photo and Map



Water & Well Information

None known

Comments

Mixed-use farm consisting of high quality cropland and lower quality pasture acres.

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.

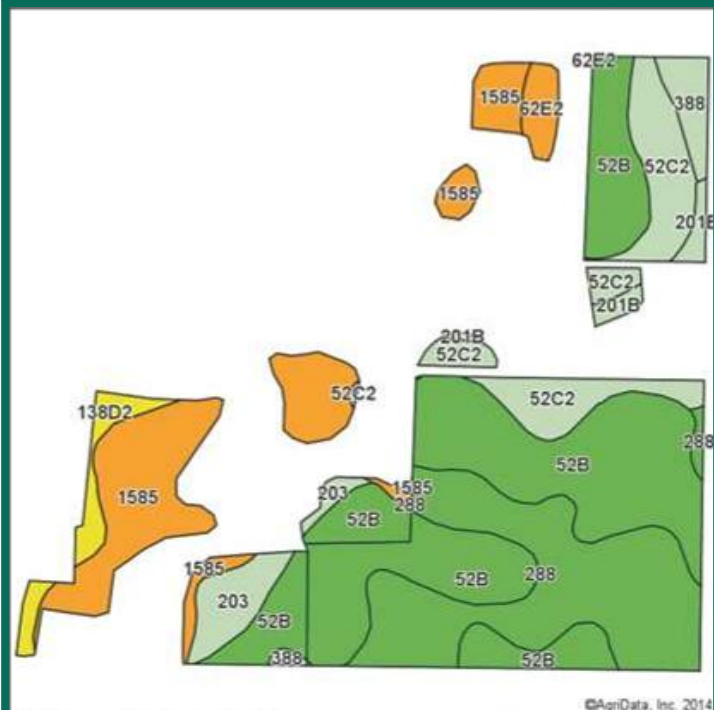
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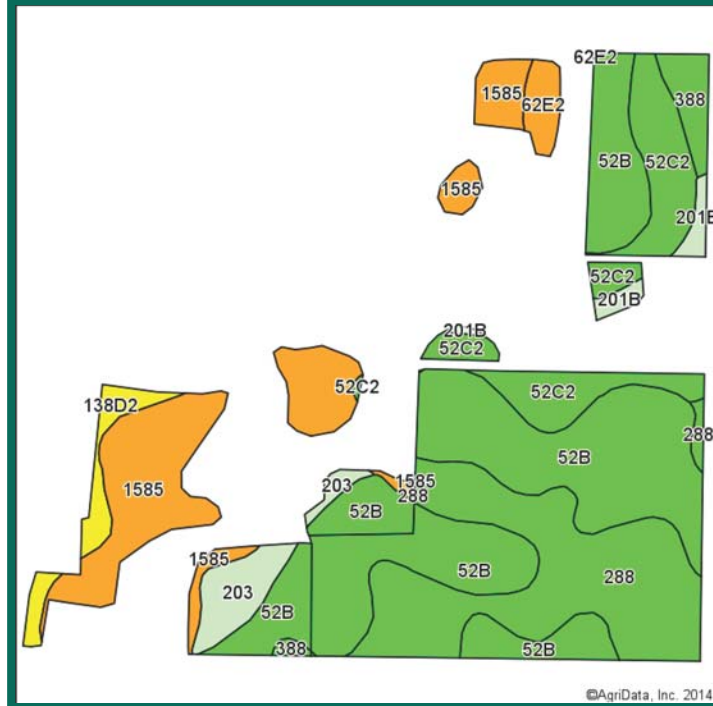
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Soil Map

CSR 68.6 on 74.55 Acres



CSR2 76.6 on 74.55 Acres



Area Symbol: IA079. Soil Area Version: 16

Code	Soil Description	Acres	Percent of field	**CSR2 Legend	Non-Irr Class	CSR2**	CS R
52B	Bode clay loam, 2 to 5 percent slopes	29.63	39.7%		Ile	91	80
288	Ottosen clay loam, 1 to 3 percent slopes	15.73	21.1%		I	91	86
1585	Spillville-Coland complex, channeled, 0 to 2 percent slopes	12.17	16.3%		Vw	30	25
52C2	Bode clay loam, 5 to 9 percent slopes, moderately eroded	8.07	10.8%		Ille	82	63
203	Cylinder loam, 32 to 40 inches to sand and gravel, 0 to 2 percent slopes	2.80	3.8%		Ils	60	78
138D2	Clarion loam, 9 to 14 percent slopes, moderately eroded	2.05	2.7%		Ille	57	55
388	Kossuth silty clay loam, 0 to 2 percent slopes	1.79	2.4%		Ilw	88	79
62E2	Storden loam, 14 to 18 percent slopes, moderately eroded	1.24	1.7%		IVe	25	32
201B	Coland-Terril complex, 1 to 5 percent slopes	1.07	1.4%		Ile	78	64
Weighted Average						76.6	68.6

Area Symbol: IA079, Soil Area Version: 16

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

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



Maps provided by:

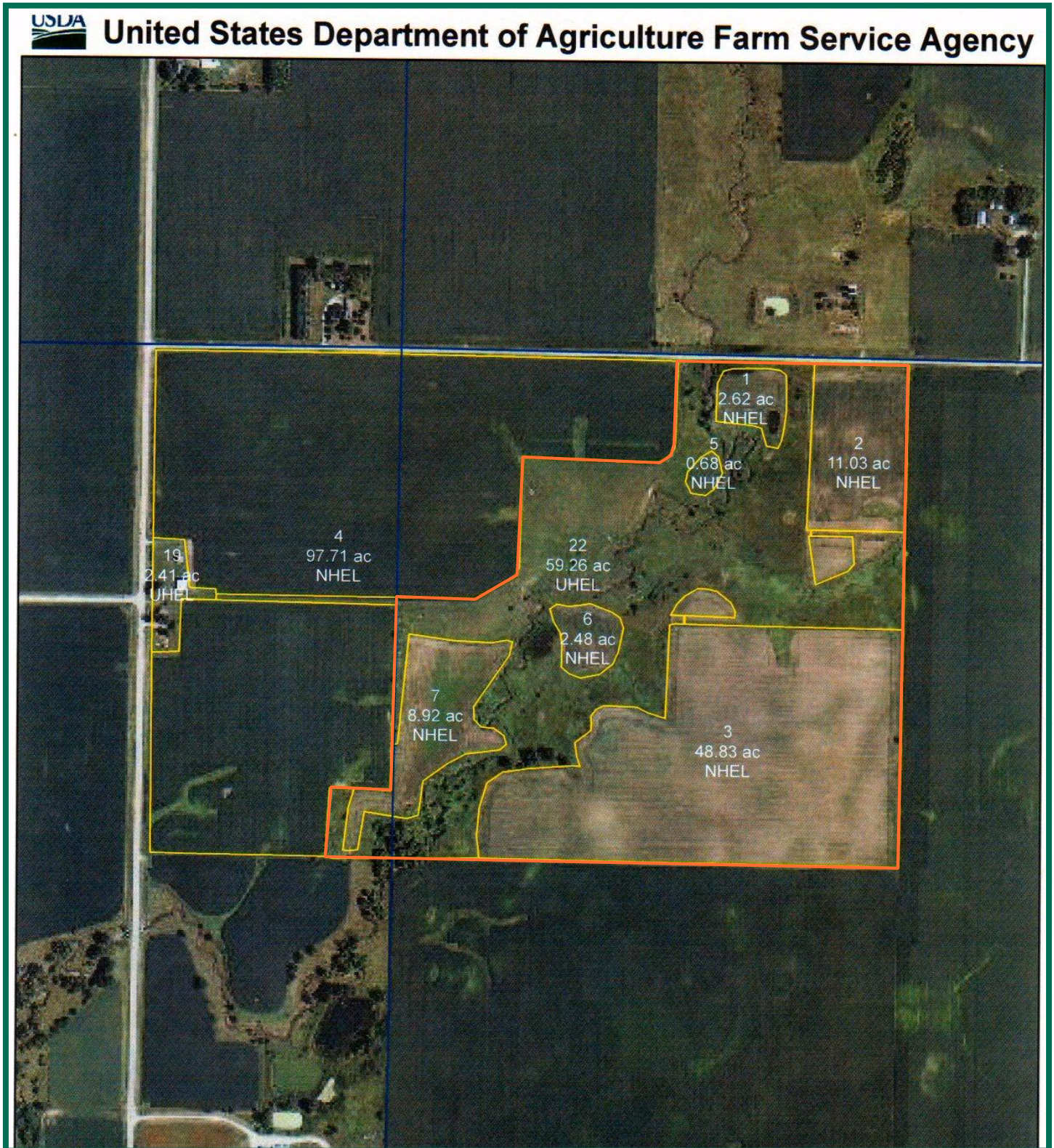


CSR/CSR2 UPDATE: In January, 2014, the USDA Natural Resources Conservation Service (NRCS) released a soil survey update containing a Corn Suitability Rating (CSR) for Iowa soils based on a revised formula referred to as CSR2. For any given farm, the CSR values based on the CSR2 formula may be significantly different than the original CSR values published prior to January, 2014. Additionally, the current soil survey may contain soil types that are not found in pre-January, 2014 surveys, which will result in the CSR being reported as a null value. As the market transitions to the new CSR2 formula, we are providing both CSR and CSR2 values where both values are available. If a soil type does not have a CSR value, and is being reported as a null value, we are providing the weighted CSR based on the pre-January, 2014 soil survey data.

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