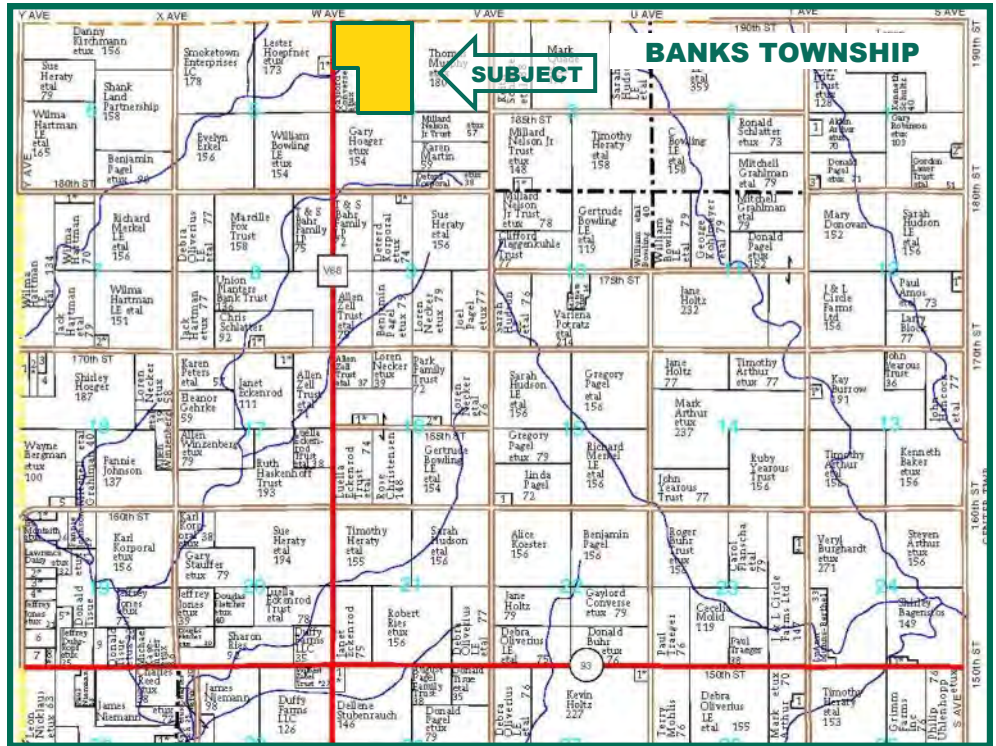


**150.92 Acres,
Fayette
County, IA**



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

Property Information

Location

Approximately 2 miles south and 4 miles west of Hawkeye. County Road V68 is west border.

Legal Description

Part of the NW Fr 1/4 (except the West 900' of the South 1,450' thereof) of Section 4, Township 93 North, Range 10 West of the 5th P.M.

Owner

Finnland LLC

Price & Terms

- \$1,430,000
- \$9,475/acre
- 10% down upon acceptance of offer; balance due in cash at closing

Possession

Negotiable

Real Estate Tax

Taxes Payable in 2014 - 2015: \$3,612
Net Taxable Acres: 150.92
Tax per Net. Tax. Ac.: \$23.93

FSA Data

Farm Number: 7589
Crop Acres: 141.28
Corn Base: 126.2
Corn Direct/CC Yields: 124/124

CRP Contracts

Tract #7332 Fields 9, 10 & 11
Contract #1942F Total Acres 10.8
Practice CP-21 Rate \$176.07
Annual Pay \$1,902 Expires 9/30/2015

Tract #7332
Contract #3569C
Practice CP-21
Annual Pay \$154

Field 19
Total Acres .7
Rate \$220.71
Expires 9/30/2018

Tract #7332
Contract #4400
Practice CP-8A
Annual Pay \$302

Fields 0013 and 0015
Total Acres 1.2
Rate \$252
Expires 9/30/2022

Tract #7332
Contract #10320
Practice CP-8A
Annual Pay \$303

Field 0007
Total Acres .9
Rate \$337.20
Expires 9/30/2023

Morgan D. Troendle, AFM
Licensed Real Estate Broker - IA, MN
340 Tower Park Drive, P.O. Box 2396
Waterloo, IA 50704

319.234.1949
MorganT@Hertz.ag

www.Hertz.ag

Aerial Photo



Invenergy Wind Easement

This farm has a wind energy easement with an annual rent payment at \$5 per acre or \$757.20. this easement allows Invenergy the option to install a wind turbine on the farm until the year 2016 at a pre-determined annual payment.

Soil Types / Productivity

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

- **CSR2:** 88.7 per AgriData Inc. 2014, based on FSA non-crp crop acres.
- **CSR:** 80.3 per AgriData Inc. 2014, based on FSA non-crp crop acres.
- **CSR:** 77.13 per County Assessor, based on net taxable acres.

Buildings/Improvements

Steel Grain Storage Dryer Bin - 30' x 18' built in 2003

Steel Grain Storage Bin - 30' x 21' built in 2007

Drainage

Tile map included.

Land Description

Slightly rolling with heavy, highly fertile soils.

Water & Well Information

None

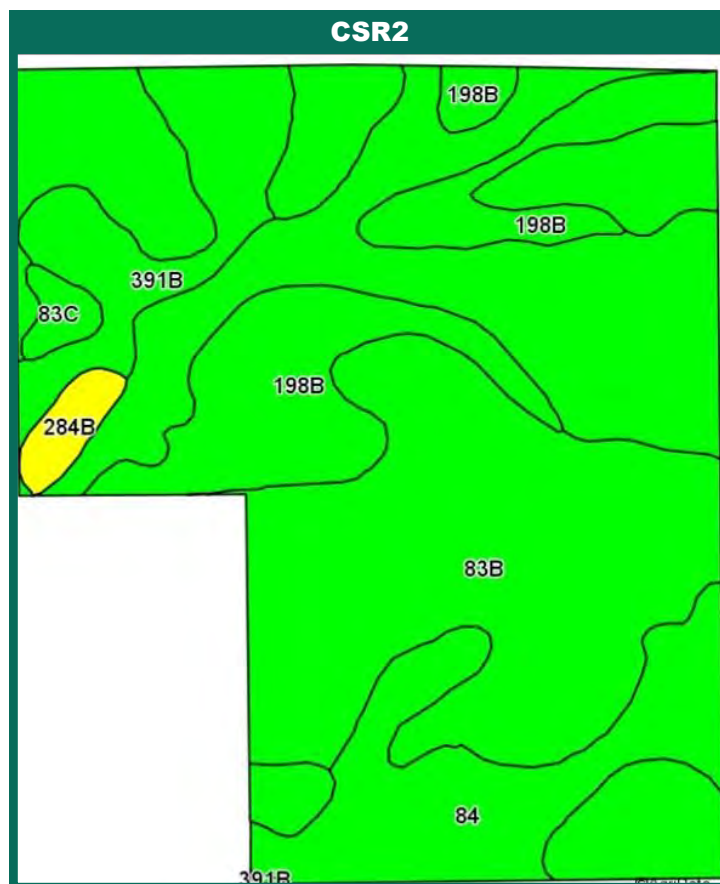
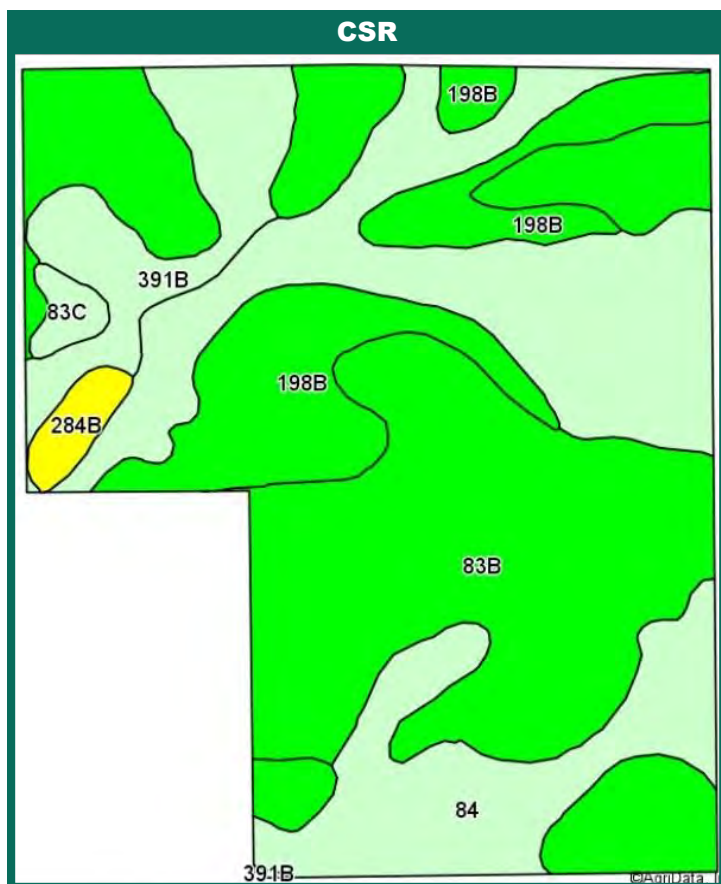
The information gathered for this brochure is from sources deemed reliable, but cannot be guaranteed by Hertz Real Estate Services, Inc. or its staff. All acres are considered more or less, unless otherwise stated.

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Licensed Real Estate Broker - IA, MN
340 Tower Park Drive, P.O. Box 2396
Waterloo, IA 50704

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Soil Maps Entire Property



Area Symbol: IA065, Soil Area Version: 18

Code	Soil Description	Acres	Percent of field	**CSR2 Legend	Non-Irr Class	CSR2**	CSR
83B	Kenyon loam, 2 to 5 percent slopes	65.96	43.7%		Ile	90	85
84	Clyde clay loam, 0 to 3 percent slopes	46.83	31.0%		IIw	88	75
198B	Floyd loam, 1 to 4 percent slopes	22.86	15.1%		IIw	89	80
391B	Clyde-Floyd complex, 1 to 4 percent slopes	11.74	7.8%		IIw	87	73
284B	Flagler sandy loam, 2 to 5 percent slopes	2.08	1.4%		IIIe	49	45
83C	Kenyon loam, 5 to 9 percent slopes	1.45	1.0%		IIIe	85	70
Weighted Average						88.4	79.5

Area Symbol: IA065, Soil Area Version: 18

**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.



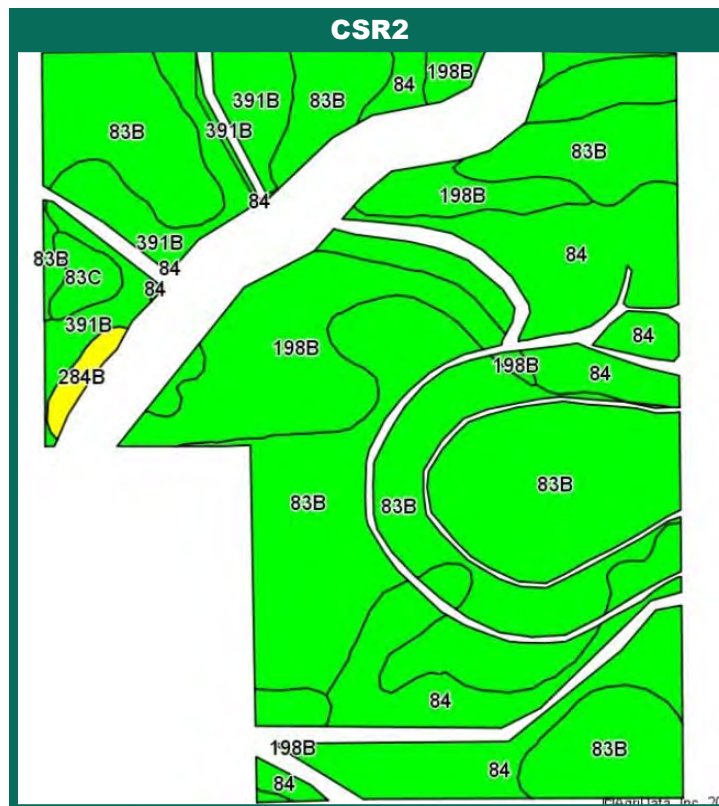
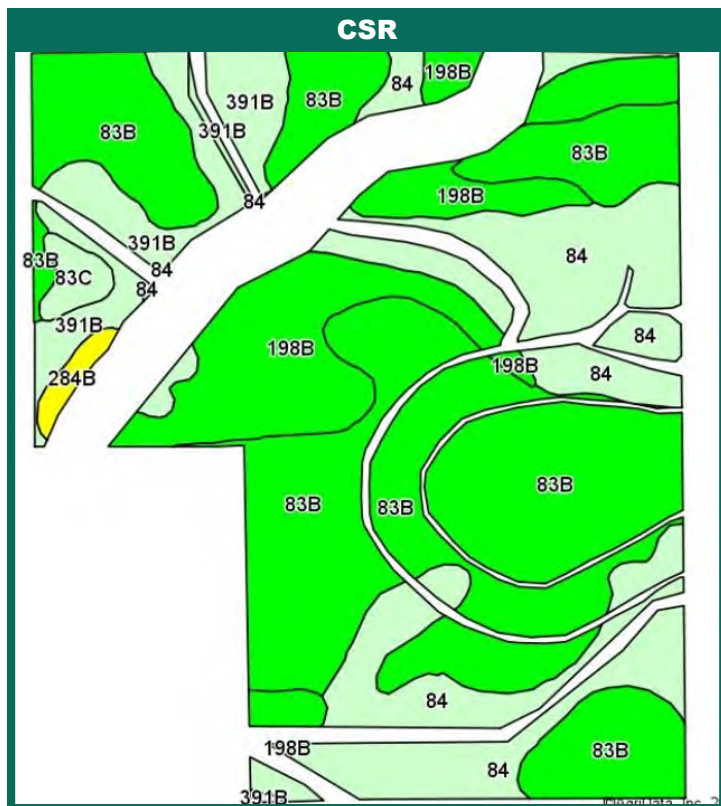
CSR/CSR2 UPDATE: In January, 2014, the USDA Natural Resources Conservation Service (NRCS) released a soil survey update containing a Corn Suitability Rating (CSR) for Iowa soils based on a revised formula referred to as CSR2. For any given farm, the CSR values based on the CSR2 formula may be significantly 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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 MorganT@Hertz.ag

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Soil Maps Tillable Only



Area Symbol: IA065, Soil Area Version: 18

Code	Soil Description	Acres	Percent of field	**CSR2 Legend	Non-Irr Class	CSR2**	CSR
83B	Kenyon loam, 2 to 5 percent slopes	63.58	49.7%		Ile	90	85
84	Clyde clay loam, 0 to 3 percent slopes	31.46	24.6%		Ilw	88	75
198B	Floyd loam, 1 to 4 percent slopes	20.21	15.8%		Ilw	89	80
391B	Clyde-Floyd complex, 1 to 4 percent slopes	10.13	7.9%		Ilw	87	73
83C	Kenyon loam, 5 to 9 percent slopes	1.45	1.1%		Ille	85	70
284B	Flagler sandy loam, 2 to 5 percent slopes	1.05	0.8%		Ille	49	45
Weighted Average						88.7	80.3

Area Symbol: IA065, Soil Area Version: 18

**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.



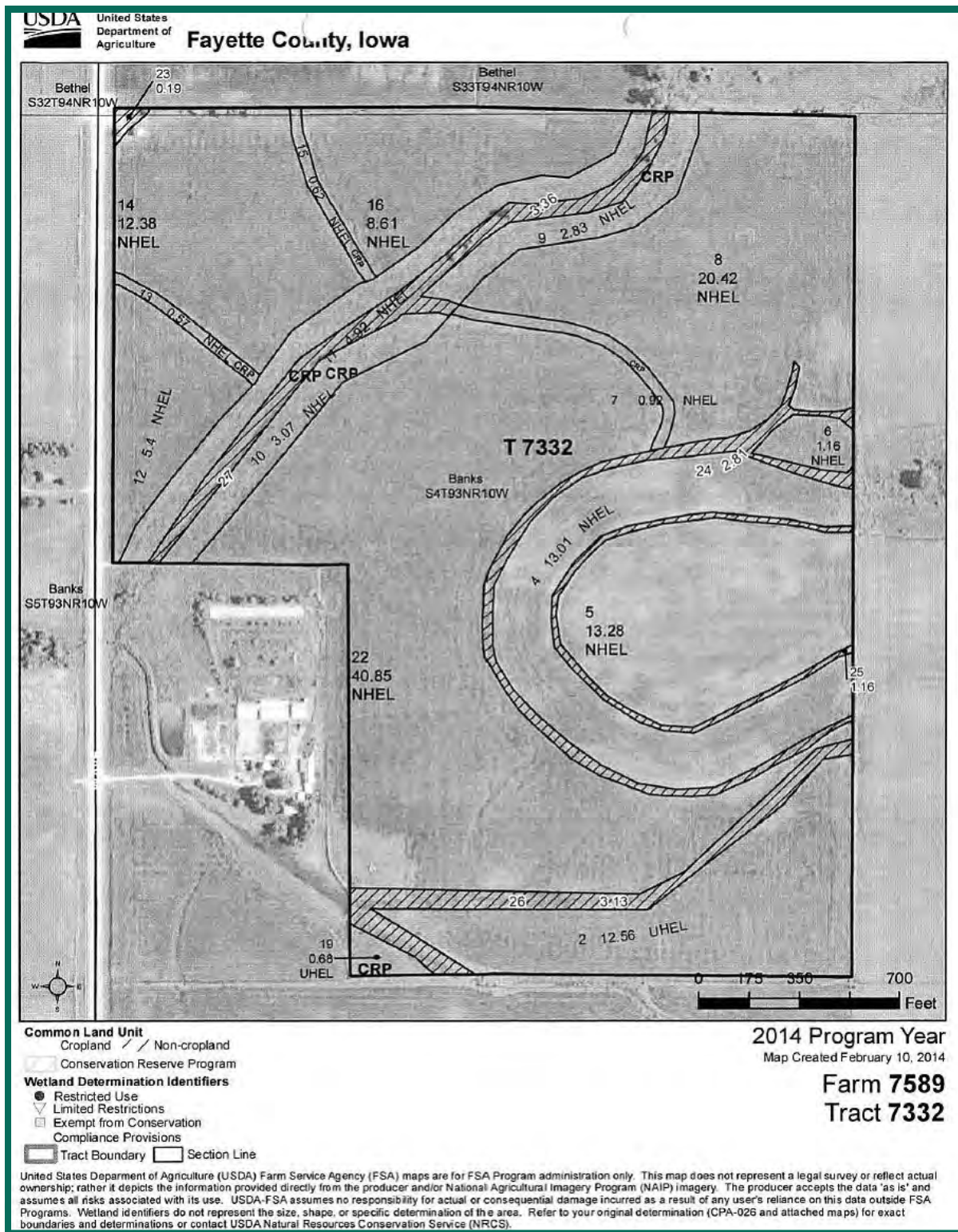
Maps Provided By:
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 Licensed Real Estate Broker - IA, MN
 340 Tower Park Drive, P.O. Box 2396
 Waterloo, IA 50704

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 MorganT@Hertz.ag

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FSA Aerial Photo

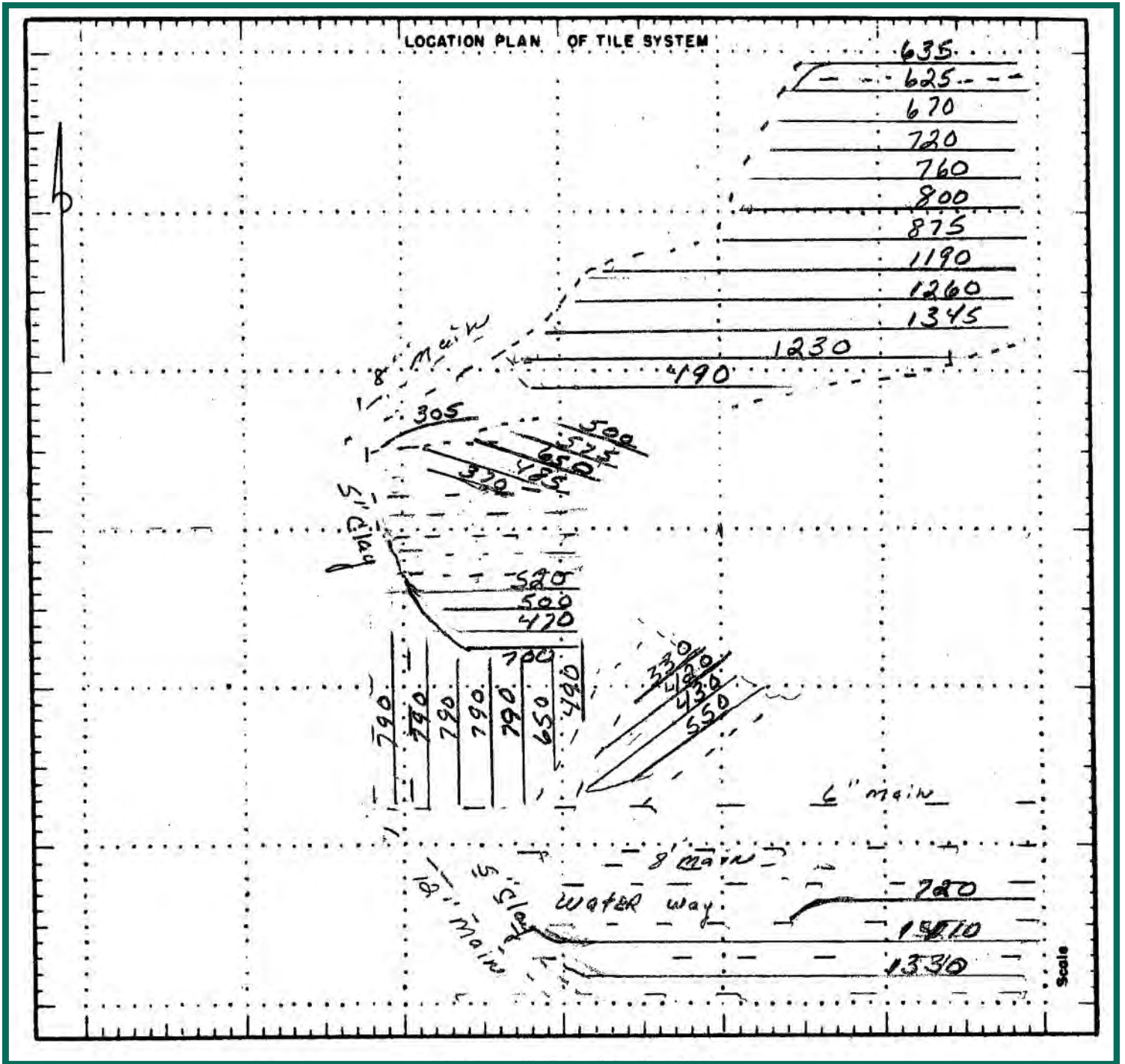


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 MorganT@Hertz.ag

www.Hertz.ag

Tile Map



Aerial Tile Map

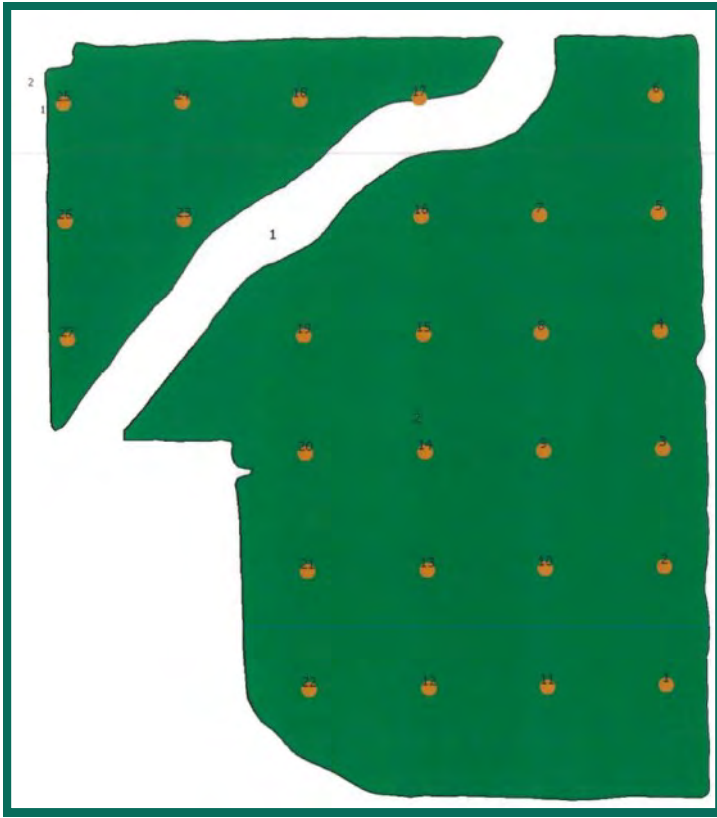


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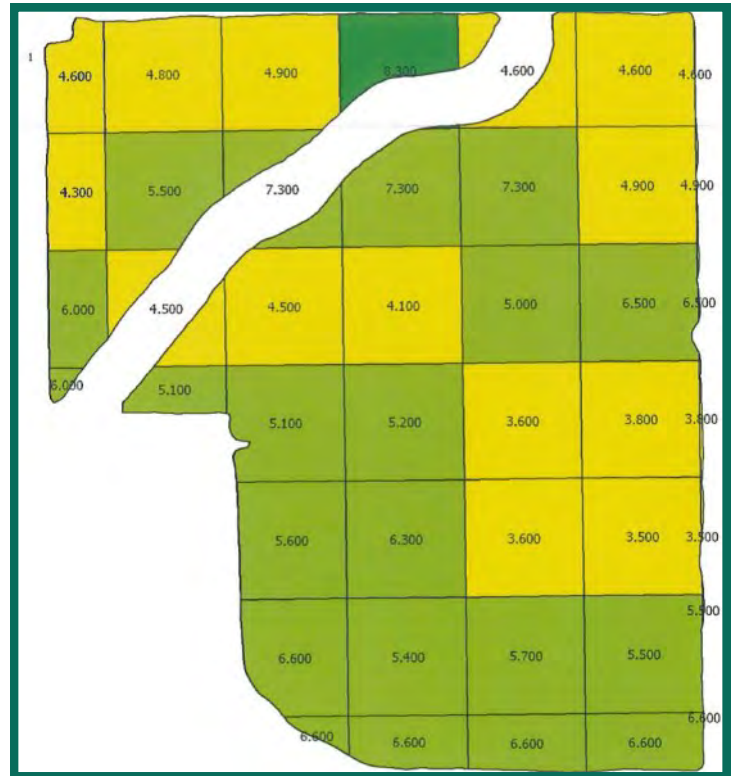
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Soil Test Maps

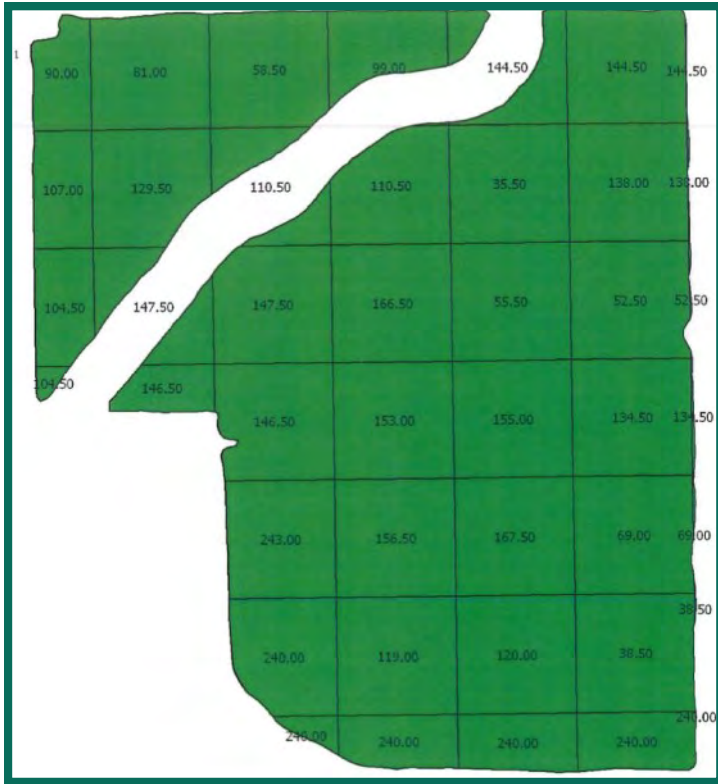


Banks

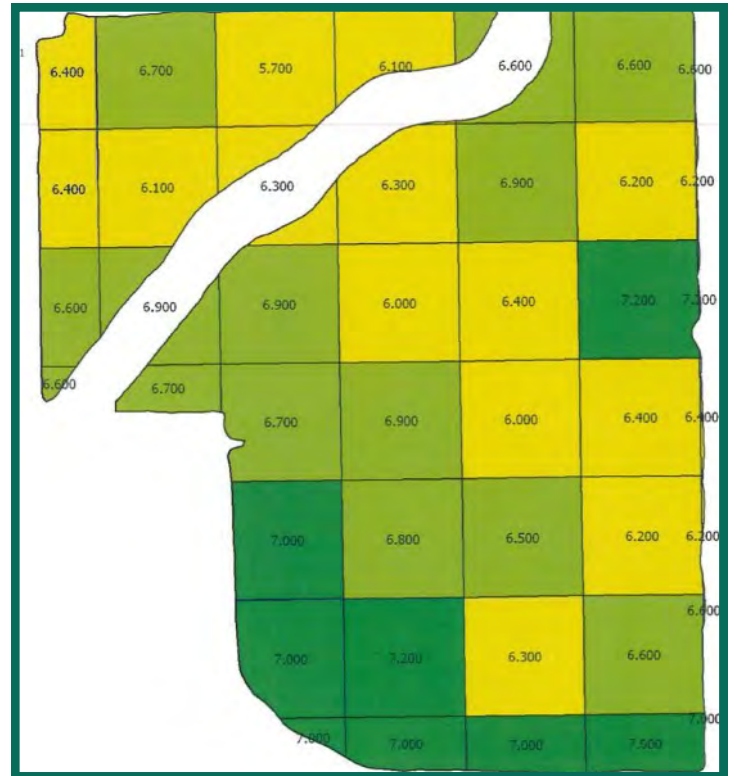
Organic Matter



Soil Test Maps



Phosphorus



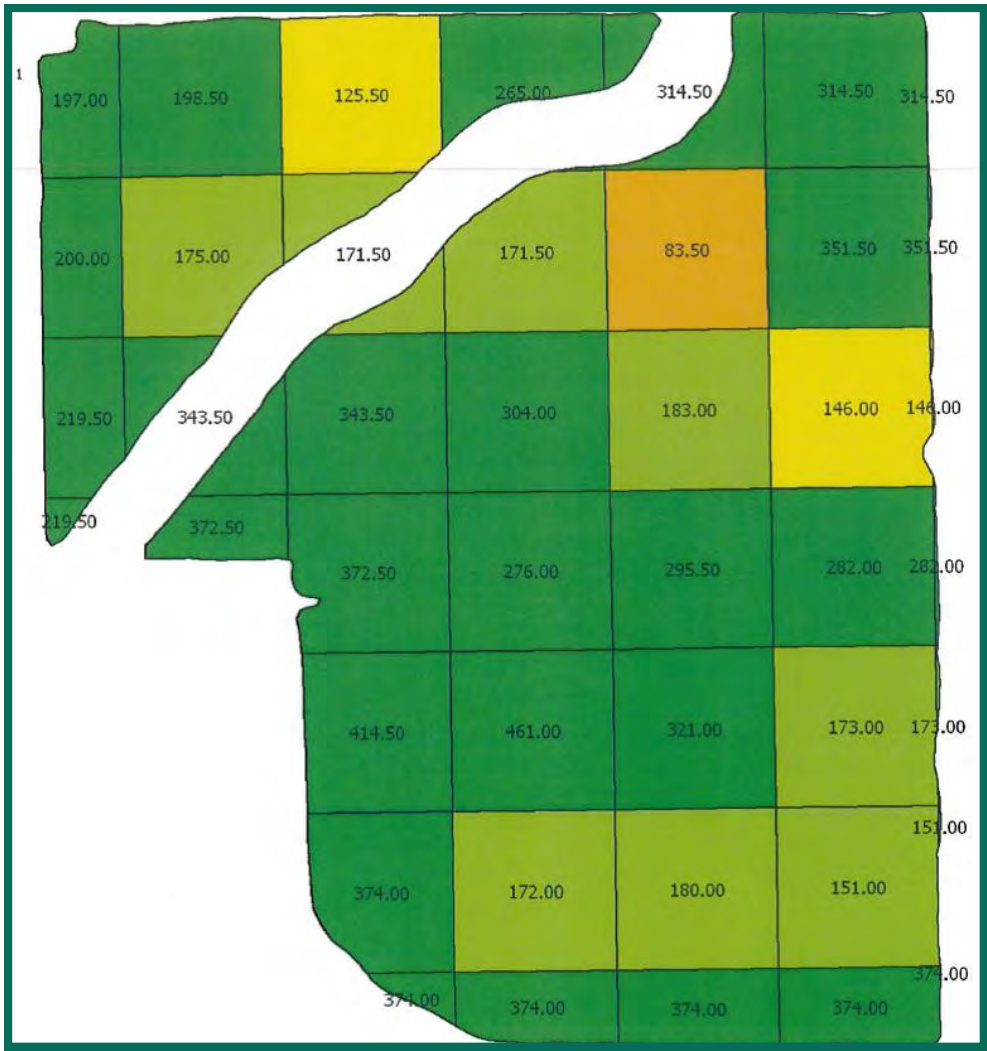
Soil pH

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 340 Tower Park Drive, P.O. Box 2396
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 MorganT@Hertz.ag

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Soil Test Map



Banks Potassium

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