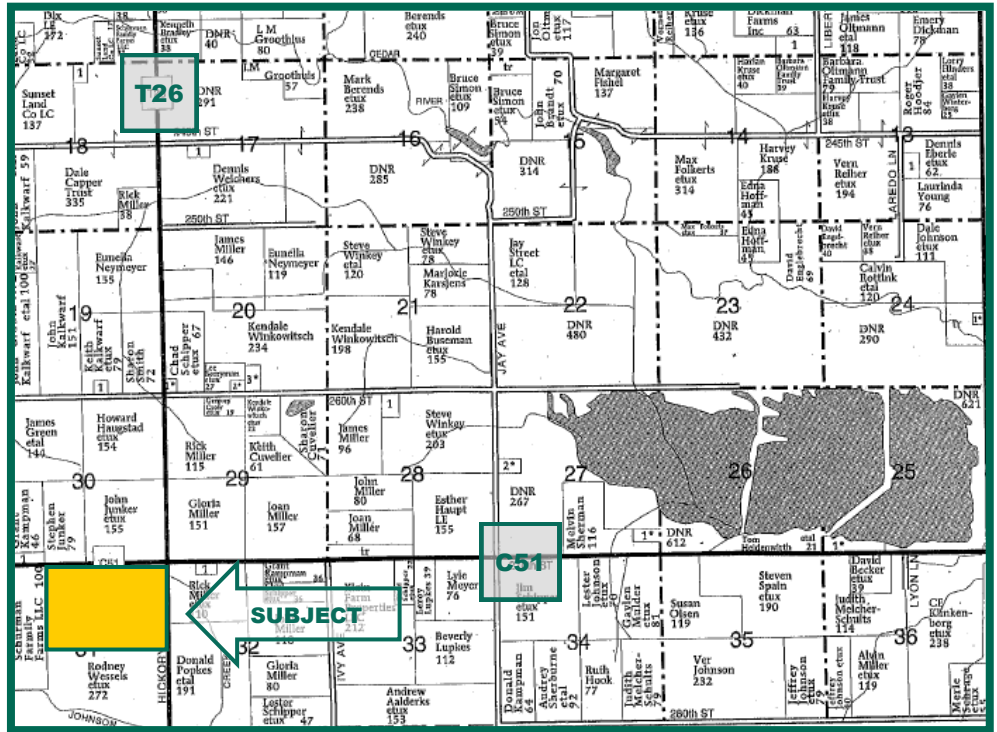


233.16
Acres m/l,
Butler
County, IA



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Rose Long Bolser Living Trust, Ellen Bolser Yu Living Trust and Clark Mead Bolser Living Trust

Property Information

Location

5 miles Northwest of Aplington, corner of Hickory Ave. (T25) and County Road C51.

Legal Description

E ½ NW FRL. ¼, NE ¼ Section 31,
Township 91 North, Range 17 West of the
5th P.M., Butler County, Iowa

Price & Terms

- \$3,520,000.00
- \$ 15,097/acre
- 10% down upon acceptance of offer;
balance due in cash at closing

Possession

Negotiable

School District

Aplington-Parkersburg School District

Real Estate Tax

Taxes Payable in 2013 - 2014: \$6,292
Net Taxable Acres: 233.16
Tax per Net. Tax. Ac.: \$26.99

FSA Data

Farm Number: 1352
Crop Acres: 223.83
Corn Base: 111.4
Corn Direct/CC Yields: 116
Bean Base: 105.3
Bean Direct/CC Yields: 36

Highly Erodible Classification

All cropland is classified as Non-Highly
Erodible Land (NHEL).
There are 8.7 acres of wetlands.

CRP Contracts

Tract #6482 Fields 4, 5 and 6
Contract # 3322 Total Acres 2.1
Practice CP8A Rate \$233.03
Annul Pay \$489 Expires 09/30/2019

Tract #6481 Field 4
Contract #3321 Acres .7
Practice CP8A Rate \$244.57
Annul Pay \$171 Expires 09/30/2019

Soil Types / Productivity

Primary soils are Dinsdale silty clay loam
and Maxfield silty clay loam. See soil
map for detail.

- **CSR:** 86.95 per County Assessor,
based on net taxable acres.
- **CSR:** 87.7 per AgriData, Inc., 2012,
based on FSA crop acres.
- **CSR2:** 91.3 per AgriData, Inc., 2012,
based on FSA crop acres.

Buildings/Improvements

Older Storage Shed.

Grain Storage

None

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Aerial Photo and FSA Maps



Drainage

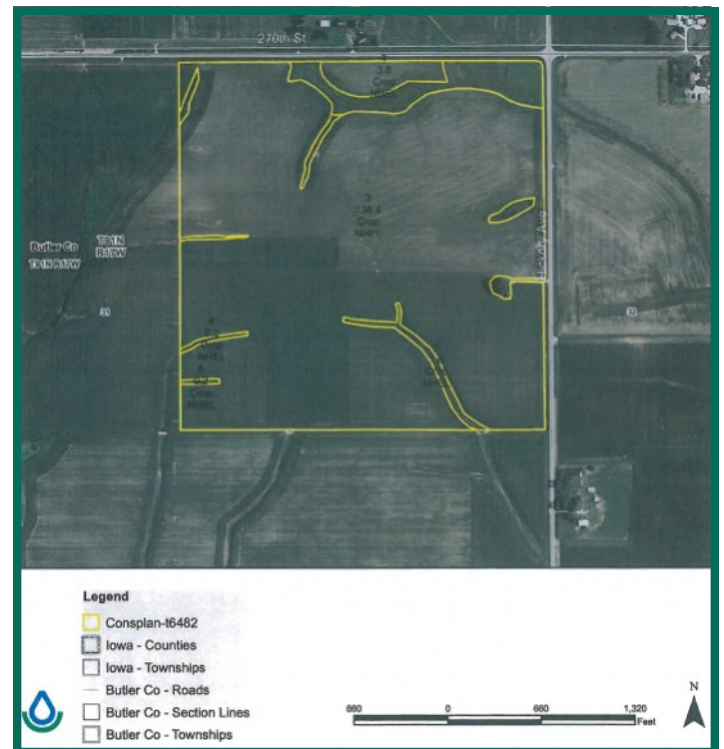
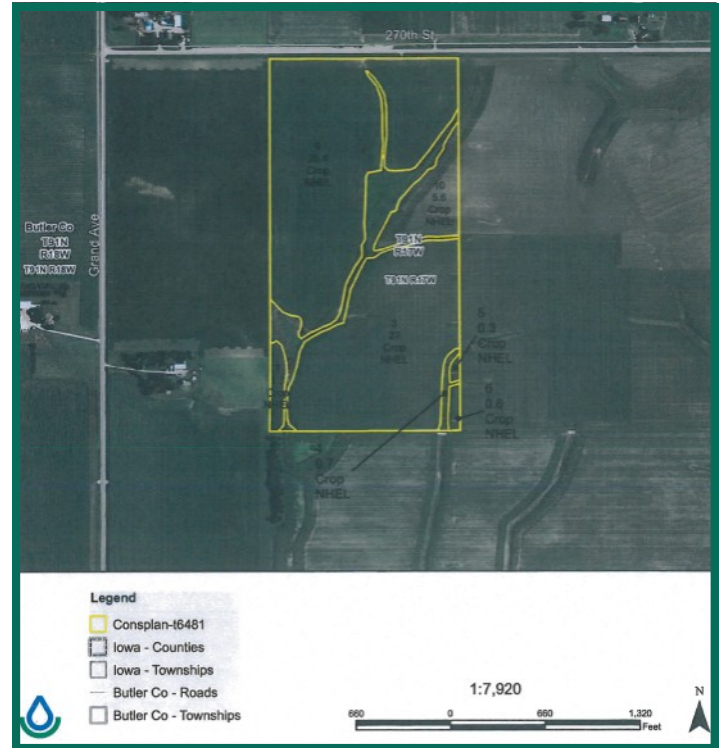
Well tiled—tile maps included.

Water & Well Information

None

Comments

High quality farm for Butler County located in a competitive area.



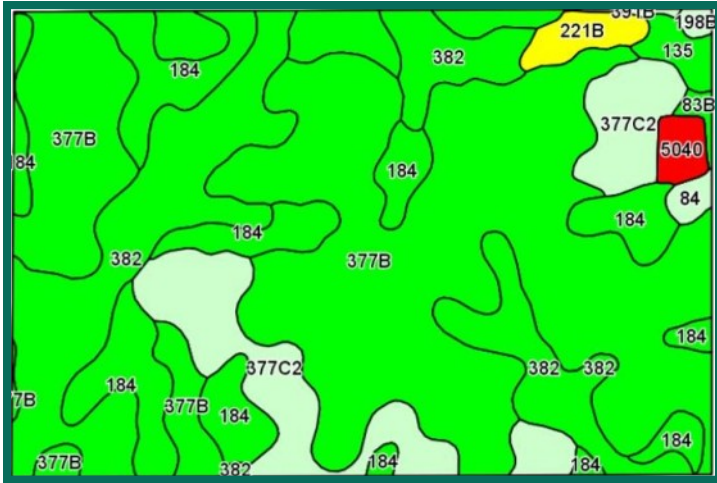
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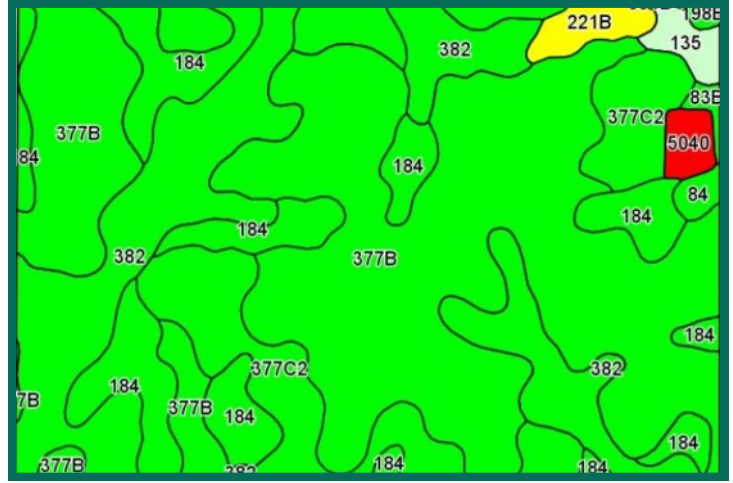
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Soil Maps Entire Property

CSR



CSR2



CSR

Viewing soils data as of 1/21/2012

Code	Soil Description	Acres	Percent of field	*CSR Legend	Non-Irr Class	CSR*
377B	Dinsdale silty clay loam, 2 to 5 percent slopes	114.90	49.3%		Ile	90
382	Maxfield silty clay loam, 0 to 2 percent slopes	45.30	19.4%		Ilw	90
184	Klinger silty clay loam, 1 to 3 percent slopes	36.93	15.8%		Ile	95
377C2	Dinsdale silty clay loam, 5 to 9 percent slopes, moderately eroded	24.70	10.6%		Ille	73
221B	Palms muck, 2 to 5 percent slopes	3.29	1.4%		Illw	45
135	Coland clay loam, 0 to 2 percent slopes	2.45	1.1%		Ilw	80
5040	Orthents, loamy	2.22	1.0%			5
84	Clyde silty clay loam, 0 to 3 percent slopes	1.23	0.5%		Ilw	75
83B	Kenyon loam, 2 to 5 percent slopes	0.80	0.3%		Ile	85
198B	Floyd loam, 1 to 4 percent slopes	0.70	0.3%		Ilw	75
391B	Clyde-Floyd complex, 1 to 4 percent slopes	0.64	0.3%		Ilw	72
Weighted Average						87.3

CSR2

Code	Soil Description	Acres	Percent of field	**CSR2 Legend	Non-Irr Class	CSR2**
377B	Dinsdale silty clay loam, 2 to 5 percent slopes	114.86	49.3%		Ile	93
382	Maxfield silty clay loam, 0 to 2 percent slopes	45.53	19.5%		Ilw	94
184	Klinger silty clay loam, 1 to 3 percent slopes	36.84	15.8%		Ile	95
377C2	Dinsdale silty clay loam, 5 to 9 percent slopes, moderately eroded	24.87	10.7%		Ille	85
221B	Palms muck, 2 to 5 percent slopes	3.29	1.4%		Illw	50
135	Coland clay loam, 0 to 2 percent slopes	2.39	1.0%		Ilw	74
5040	Orthents, loamy	2.22	1.0%			5
84	Clyde silty clay loam, 0 to 3 percent slopes	1.21	0.5%		Ilw	88
83B	Kenyon loam, 2 to 5 percent slopes	0.73	0.3%		Ile	90
198B	Floyd loam, 1 to 4 percent slopes	0.65	0.3%		Ilw	89
391B	Clyde-Floyd complex, 1 to 4 percent slopes	0.57	0.2%		Ilw	87
Weighted Average						91



CSR/CSR2 UPDATE: The State of Iowa has historically used Corn Suitability Rating (CSR) as its soil productivity index. To better recognize soil type variability, the USDA Natural Resources Conservation Services (NRCS) is in the process of reclassifying soil map units in various Iowa counties. In recognition of this change and in an effort to make the CSR more consistent across the state, Iowa State University has developed a new formula called **CSR2**, which does not directly correlate to the previous CSR values, but *replaces* them. There may be a significant difference between the old CSR value and the new CSR2 value on any given farm. We are providing both CSR and CSR2 soil maps during this transition period to illustrate any changes. For additional information regarding CSR2, please see the link on our website at www.Hertz.ag.

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Soil Maps Tillable Property

CSR



CSR2



CSR

Viewing soils data as of 1/21/2012

Code	Soil Description	Acres	Percent of field	*CSR Legend	Non-Irr Class	CSR*
377B	Dinsdale silty clay loam, 2 to 5 percent slopes	113.77	53.3%		Ile	90
382	Maxfield silty clay loam, 0 to 2 percent slopes	34.82	16.3%		Ilw	90
184	Klinger silty clay loam, 1 to 3 percent slopes	34.69	16.3%		Ile	95
377C2	Dinsdale silty clay loam, 5 to 9 percent slopes, moderately eroded	24.24	11.4%		Illie	73
5040	Orthents, loamy	2.22	1.0%			5
221B	Palms muck, 2 to 5 percent slopes	1.02	0.5%		Illw	45
84	Clyde silty clay loam, 0 to 3 percent slopes	0.89	0.4%		Ilw	75
135	Coland clay loam, 0 to 2 percent slopes	0.85	0.4%		Ilw	80
83B	Kenyon loam, 2 to 5 percent slopes	0.85	0.4%		Ile	85
Weighted Average						87.7

CSR2

Code	Soil Description	Acres	Percent of field	**CSR2 Legend	Non-Irr Class	CSR2**
377B	Dinsdale silty clay loam, 2 to 5 percent slopes	113.80	53.3%		Ile	93
382	Maxfield silty clay loam, 0 to 2 percent slopes	34.80	16.3%		Ilw	94
184	Klinger silty clay loam, 1 to 3 percent slopes	34.61	16.2%		Ile	95
377C2	Dinsdale silty clay loam, 5 to 9 percent slopes, moderately eroded	24.32	11.4%		Illie	85
5040	Orthents, loamy	2.22	1.0%			5
221B	Palms muck, 2 to 5 percent slopes	1.01	0.5%		Illw	50
84	Clyde silty clay loam, 0 to 3 percent slopes	0.89	0.4%		Ilw	88
83B	Kenyon loam, 2 to 5 percent slopes	0.87	0.4%		Ile	90
135	Coland clay loam, 0 to 2 percent slopes	0.83	0.4%		Ilw	74
Weighted Average						91.3



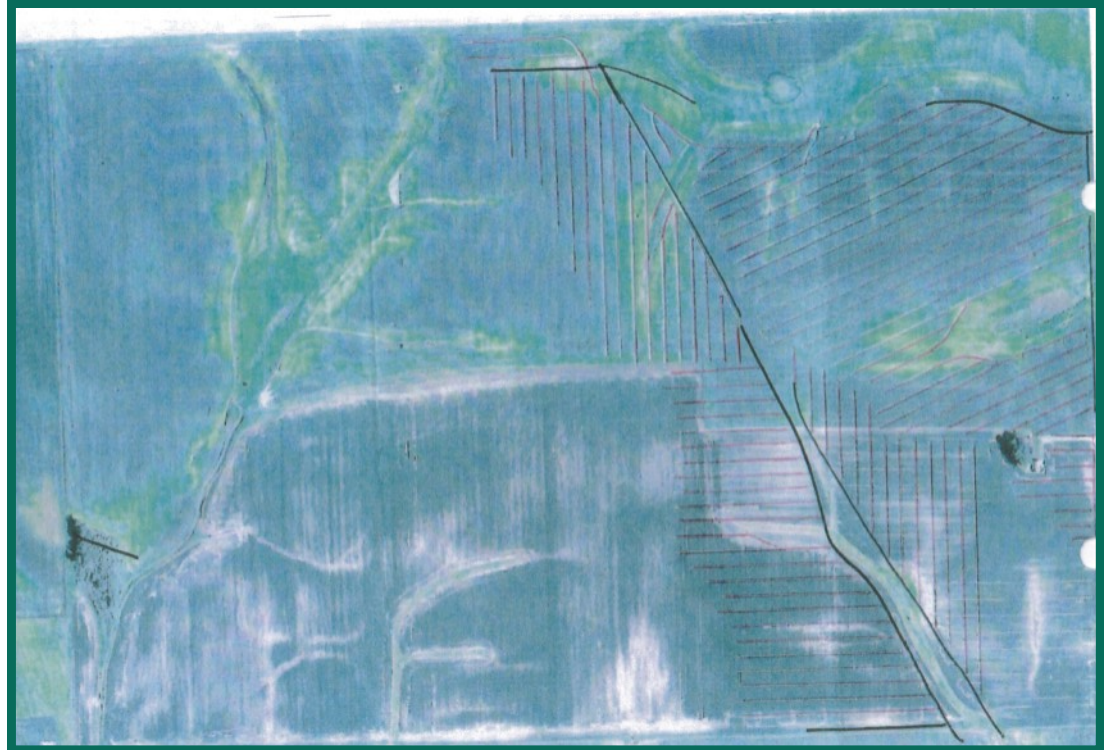
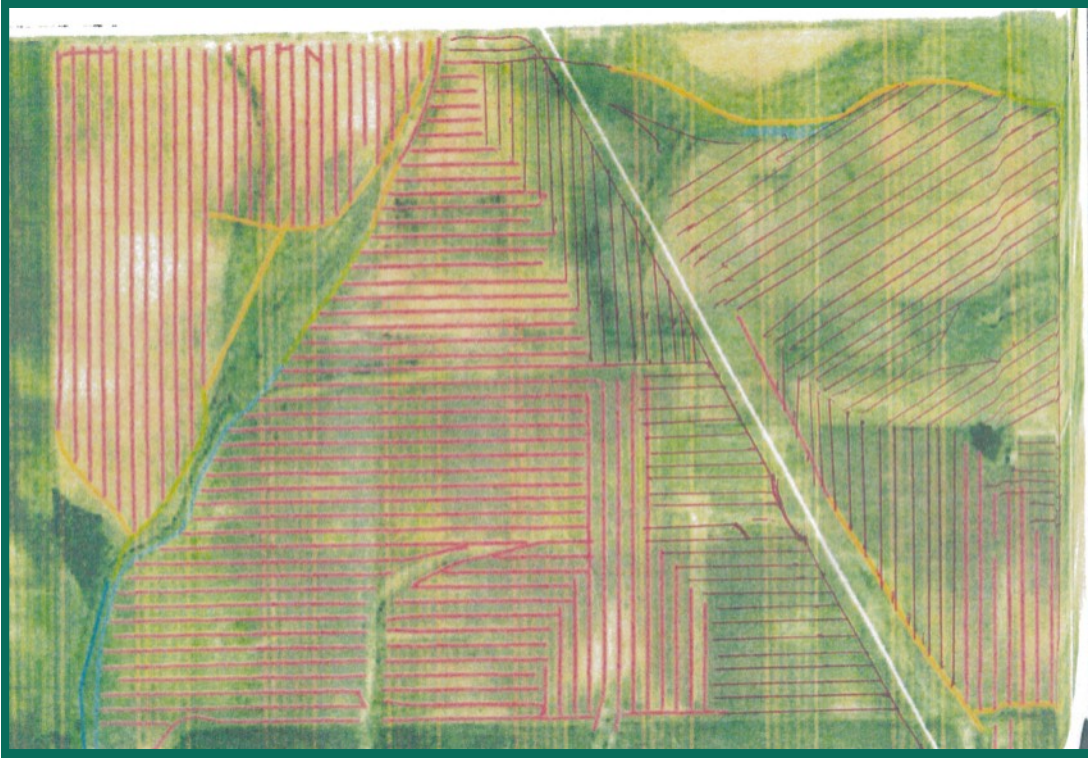
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Tile Maps



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Tile Map

