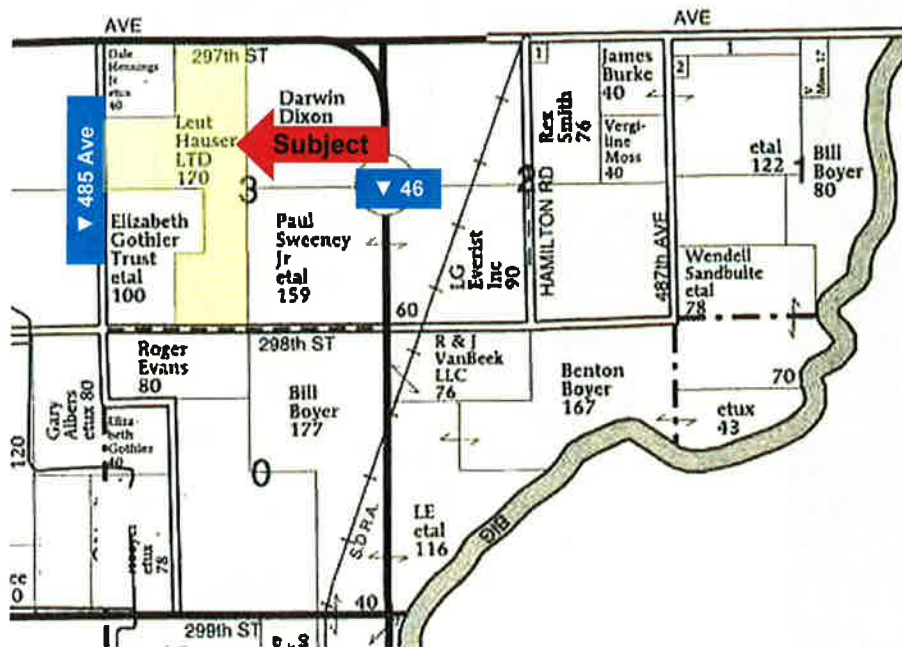




LAND FOR SALE

WE ARE PLEASED TO PRESENT

171.72 Acres, m/l - Union County, South Dakota



LOCATION: 4 1/2 miles North & 1/2 mile West of Hawarden, Iowa. Border to North is Highway 46, South border is 298th St.

LEGAL DESCRIPTION: East Half (E 1/2) of Lots One (1) and Two (2) of the Northwest Quarter (NW 1/4) and the East Thirty Acres (E.30 A.) of the West Half (W 1/2) of Lot One (1) of the Northwest Quarter (NW 1/4) and the East Twenty acres (E.20 A.) of the Northeast Quarter (NE 1/4) of the Southwest Quarter (SW 1/4) and One Rod (1 r.) along the South side of the Northwest Quarter (NW 1/4), and the Southeast Quarter (SE 1/4) of the Southwest Quarter (SW 1/4); all in Section Three (3), Township Ninety-five (95) North, Range Forty-eight (48), West of the 5th P.M., Union County, South Dakota

PRICE AND TERMS:

- \$1,250,000.00 \$7,279/acre
- 10% down, balance due in cash at closing.

REAL ESTATE TAXES:

2012 Tax Year: \$3,445.24
Taxable Acres: 171.72 Tax Per Acre: \$20.07

FSA DATA:

Farm Number: 15
Tract Number: 11
Crop Acres: 164.1
*include 16.2 acres gross and 1.1 acres CRP

LAND DESCRIPTION: level to sloping

SERVICES: School District: Alcester-Hudson/Scott

Base/Yields	Direct/Counter-Cyclical
Corn Base: 97.2 ac.	91/91
Bean Base: 56.7 ac.	30/30

CONSERVATION RESERVE PROGRAM (CRP) CONTRACT:

1.1 acres @ \$131.00
\$144 annual Payment Expires: 9/30/15

EASEMENT: Pipeline easement located on property.

DRAINAGE: Natural drainage

SOIL TYPES & PRODUCTIVITY:

See soil map on back for detail.

- **Productivity Index:** 77.2 per AgriData, Inc. 2012, based on FSA crop acres

POSSESSION: Possession as agreed subject to 2012 lease expiring March 1, 2013

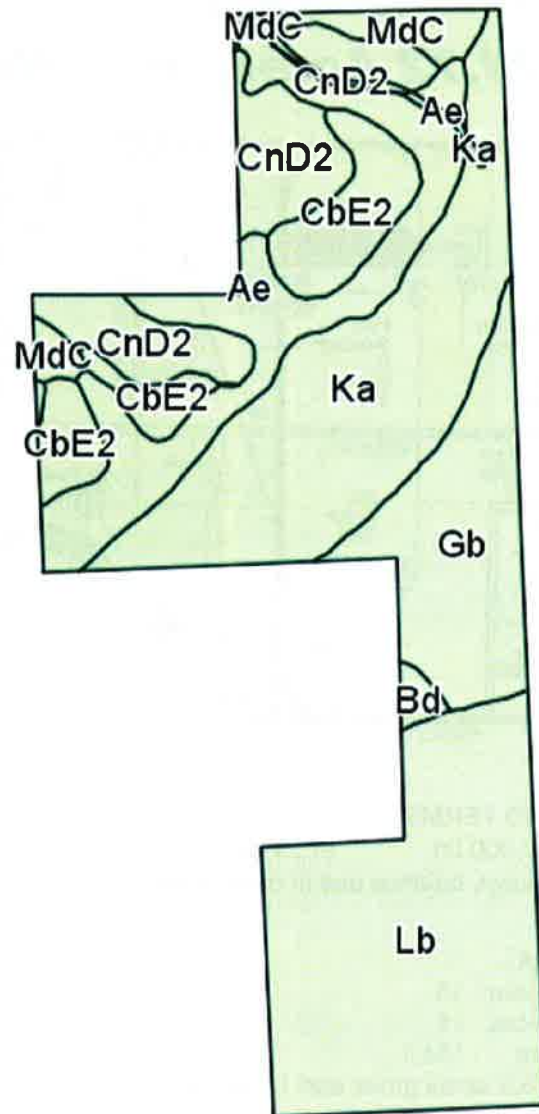
COMMENTS:

For additional information, contact Brian P. Olson

1101 13th St. N., Suite #2, Humboldt, IA 50548
Telephone: 515-332-1406 – BrianO@Hertz.ag
www.HERTZ.ag

The information in this brochure is from sources deemed to be reliable but it cannot be guaranteed by Hertz Farm Management, Inc. or its staff.

AERIAL & SOIL MAPS



Maps provided by:



Code	Soil Description	Acres	Percent of field	Non-Irr Class	Irr Class	Productivity Index	Corn	Corn Irrigated	Soybeans	Soybeans Irrigated
Lb	Lamo silty clay loam	47.3	28.7%	IIw		71	80		30	
Ka	Kennebec silty clay loam	37.5	22.9%	I		94	162		54	
Ae	Alcester silt loam, 2 to 6 percent slopes	23.4	14.2%	IIe	IIIe	92	85	150	33	45
Gb	Graceville silty clay loam	20.2	12.3%	I		85	78		31	
CnD2	Crofton-Nora silt loams, 6 to 12 percent slopes, eroded	16.7	10.2%	Ve		62				
CbE2	Crofton silt loam, 12 to 17 percent slopes, eroded	13.2	8.1%	VIe		36				
MdC	Moody-Nora silty clay loams, 6 to 10 percent slopes	4.8	2.9%	IIIe	IVe	70	71	120	24	
Bd	Benclare silty clay loam, somewhat poorly drained	1	0.6%	IIw		81	80		32	
Weighted Average						77.2	84.3	24.8	30.4	6.4

WE ARE PLEASED TO OFFER THESE SERVICES

Sales • Acquisition • Auctions • Investment Analysis • Exchanging • Farm and Ranch Management • Appraisals