



LAND FOR SALE

WE ARE PLEASED TO PRESENT

23.5 Acres, m/l - Fremont County, Iowa

LOCATION: Located approx. 2¼ miles west of Thurman, at the southeast corner of the Hwy. 145/I-29 intersection. I-29, Exit 20 - 25 miles south of Council Bluffs.

LEGAL DESCRIPTION: Part of the E½ SE¼ East of I-29 and West of Railroad; and N½ Lots 1 & 2 and all of Lots 3, 4 and 5 in NE¼ SE¼, all in Section 32, Township 70 North, Range 43 West of the 5th p.m. (Scott Twp.) *Exact Legal to come from Final Abstract*

PRICE AND TERMS:

- \$100,000.00 \$4,255(+)/Acre
- 10% down, balance due in cash at closing.

REAL ESTATE TAX:

Payable in 2012-2013: \$422.00

Taxable Acres: 23.5

Tax per Acre: \$17.96

2012 Drainage Assessment: \$30.73

FSA DATA:

Farm Number 973, Tract 1325

Crop Acres: 21.9 NHEL acres.

Corn Base: 21.8

Direct Yield: 98

Counter-Cyclical Yield: 98

LAND DESCRIPTION: Level

SOIL TYPES: Primary soils are Cooper, Luton and Modale . See soil map on back for detail.

CSR: 62.7 per AgriData, Inc.

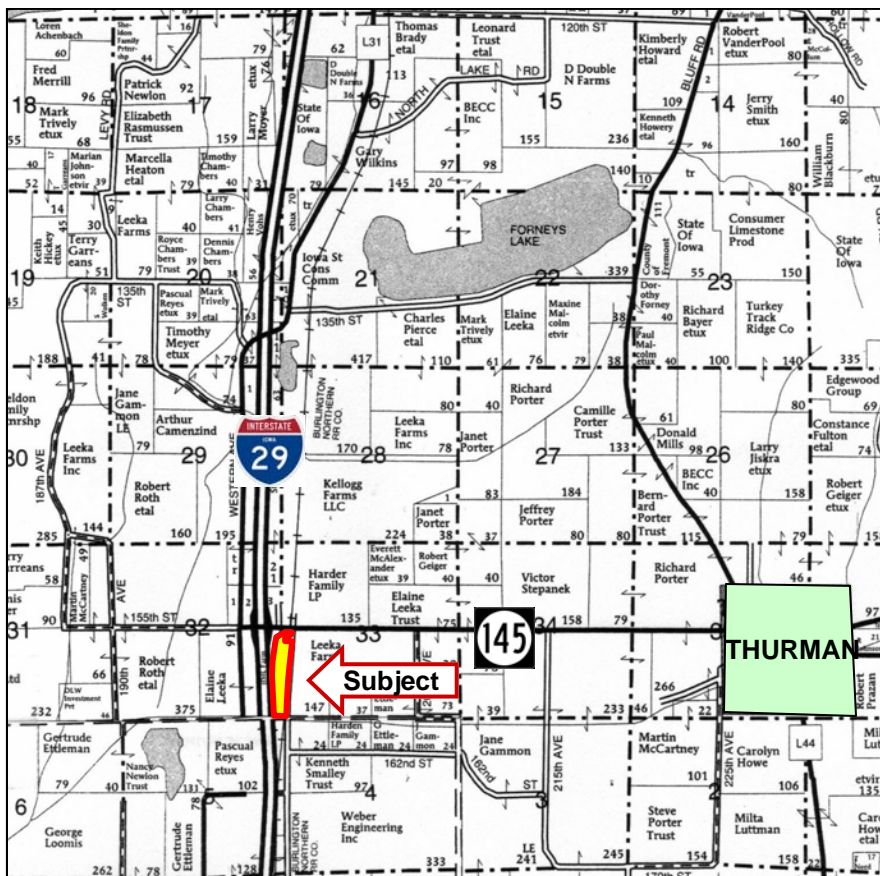
IMPROVEMENTS: None

DRAINAGE: Drainage ditch. Located in the Missouri Valley and Pleasant Valley Drainage Districts.

WATER & WELL DATA: None

POSSESSION: Immediate/As Agreed, custom operated.

COMMENTS: BNSF Railroad runs along east side of property. Property is zoned Commercial.



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For additional information, contact:

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or

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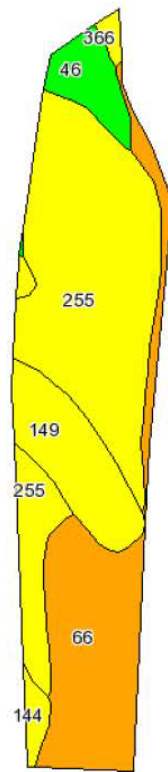
www.hfmgt.com

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

AERIAL & SOIL MAPS

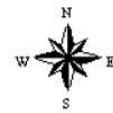


North Entrance



FSA Crop Acres

State: Iowa
County: Fremont
Location: 032-070N-043W
Township: Scott
Acres: 21.9
Date: 4/2/2012



Maps provided by:



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www.AgriDataInc.com

FSA borders (yellow) provided by the Farm Service Agency as of May 23, 2008.

Drawn property borders (red) are an approximate representation.

Soils data provided by USDA and NRCS.

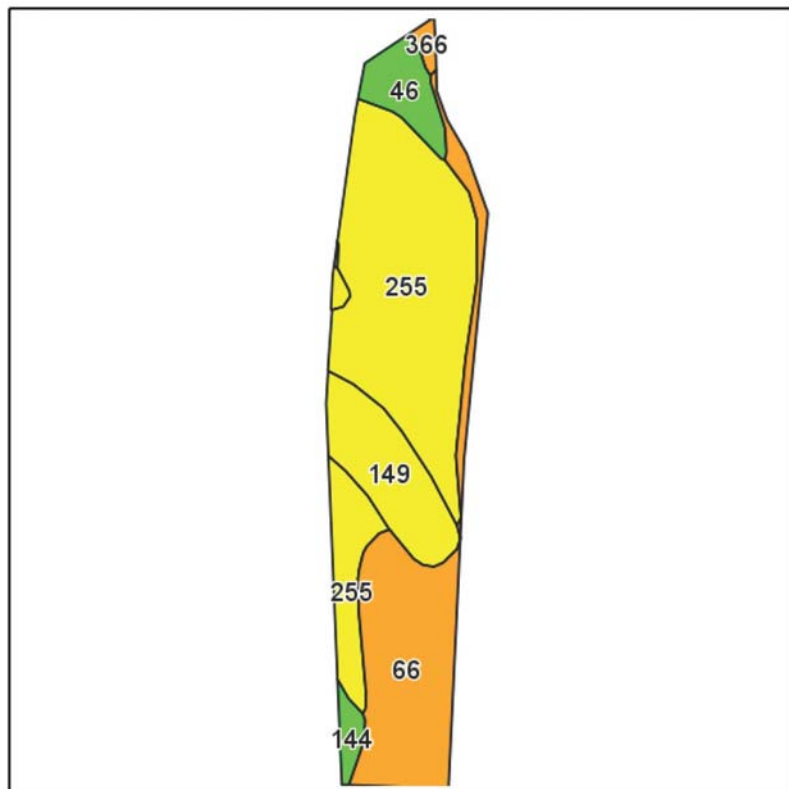
Code	Soil Description	Acres	Percent of field	CSR Legend	Non-Irr Class	Irr Class	CSR	Corn	Soybeans
255	Cooper silty clay loam	10.9	49.9%			IIw	70	173	47
66	Luton silty clay	6.1	27.7%			IIIw	40	132	36
149	Modale silt loam	3	13.7%			I	68	170	46
46	Keg silt loam	1.3	5.9%			I	90	200	54
144	Blake silty clay loam	0.4	1.9%			I	75	179	48
366	Luton silty clay loam	0.2	0.9%			IIIw	70	173	47
Weighted Average							62.7	162.9	44.2

WE ARE PLEASED TO OFFER THESE SERVICES

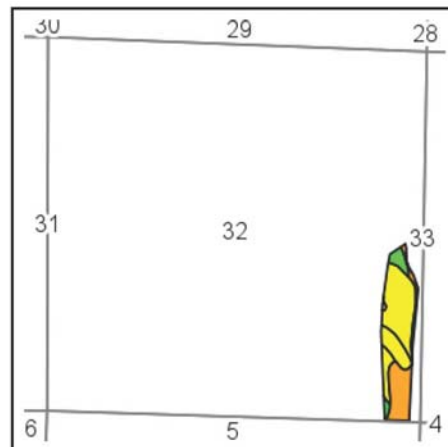
Sales • Acquisition • Auctions • Investment Analysis • Exchanging • Farm and Ranch Management • Appraisals

CSR2 SOIL MAP

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.



Field borders provided by Farm Service Agency as of 5/21/2008.
Soils data provided by USDA and NRCS.



State: Iowa
County: Fremont
Location: 32-70N-43W
Township: Scott
Acres: 21.9
Date: 8/28/2012



Maps provided by:



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Code	Soil Description	Acres	Percent of field	CSR(2) Legend	Non-Irr Class	Irr Class	CSR* 1/21/12	CSR(2)**
255	Cooper silty clay loam	10.9	49.9%			IIw	70	73
66	Luton silty clay	6.1	27.7%			IIIw	40	55
149	Modale silt loam	3	13.7%			I	68	62
46	Keg silt loam	1.3	5.9%			I	90	95
144	Blake silty clay loam	0.4	1.9%			I	75	87
366	Luton silty clay loam	0.2	0.9%			IIIw	70	49
Weighted Average							62.7	67.9

*CSR ratings as of 1/21/2012 will be available for a limited time to aid in the transition to CSR2.

**These values could be either CSR or CSR2 as counties are updated during this transition.

For more information on the new CSR2 rating visit http://www.ucs.iastate.edu/mnet/_repository/2012/soilmanagement/pdf/Burras.pdf