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WE ARE PLEASED TO PRESENT

**257.26 ACRES M/L
CHICKASAW COUNTY, IOWA**

OWNER: Summit Farms, LLC ½ & RTS Farms, LLC ½

LOCATION: Ten miles West of New Hampton

LEGAL: N ½ SE ¼ (EX PARC) S ½ NE ¼ and SW ¼
EX PARCEL B, Section 32, Township 96 North, Range
14 West, less 11.7 acres in the SE ¼ of the SW ¼.

PRICE/TERMS: \$1,810,000.00 (\$7,036 per acre)
10% with offer and balance in cash at closing

RE TAXES: 2010-2011 payable 2011-2012 - \$4,700 net,
on 257.26 taxable acres, \$18.27 per acre (estimated after
recent 11.7 acre split).

POSSESSION: Negotiable

SCHOOL DIST: Charles City School District

FSA INFO: #4616, Tract #'s 7941 and 7942

*Farm combined with other parcel's information

Crop	Base Acres	DP Yield	CCP Yield
Oats	17.5	52	52
Corn	117.6	100	132
Soybeans	62.2	36	43
Total Cropland	236.7* of which 39.4 ac. are enrolled in CRP		

AVERAGE CSR: 69.9 Per AgriData
69.1 Per Tillable Only

CURRENT LEASE: One year lease to 2012 - \$400 per acre
all payable March 1, 2012.

BUILDINGS: None

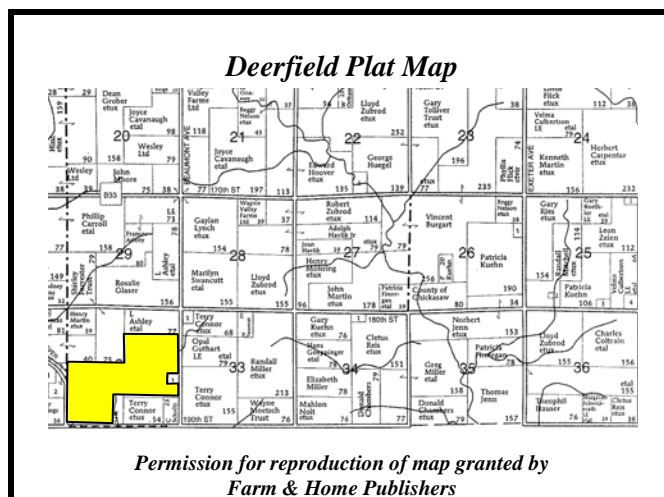
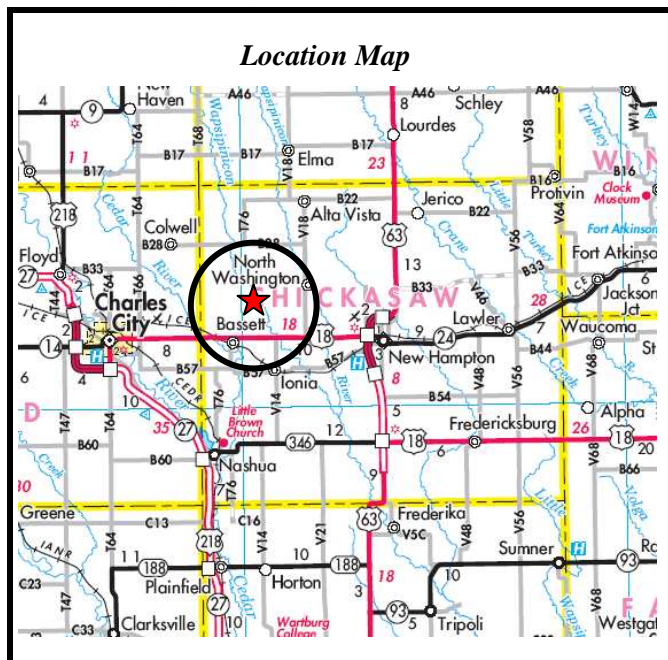
CONSERVATION RESERVE PROGRAM (CRP) CONTRACTS:

Contract #	Acres	Practice	Annual Payment	Payment/Acre	Contract Expiration
621B	20.40	CP 21 & 22	\$3,162.00	\$155.00	September 2012
1629B	8.90	CP 22	\$767.00	\$86.20	September 2016
1628B	1.40	CP 21	\$216.00	\$154.15	September 2016
810B	1.60	CP21	\$267.00	\$167.00	September 2013
1927B	3.30	CP21	\$535.00	\$162.13	September 2019
1714B	3.80	CP8A	\$589.00	\$155.0	September 2013

GRAIN STORAGE: None

WELL: None

HIGHLY ERODIBLE CLASSIFICATION: 79.67 acres are
classified as Highly Erodible Land (HEL), 66.08 acres
are classified as Unidentified Highly Erodible Land
(UHLE) and 111.64 acres are classified as Non Highly
Erodible Land (NHEL).

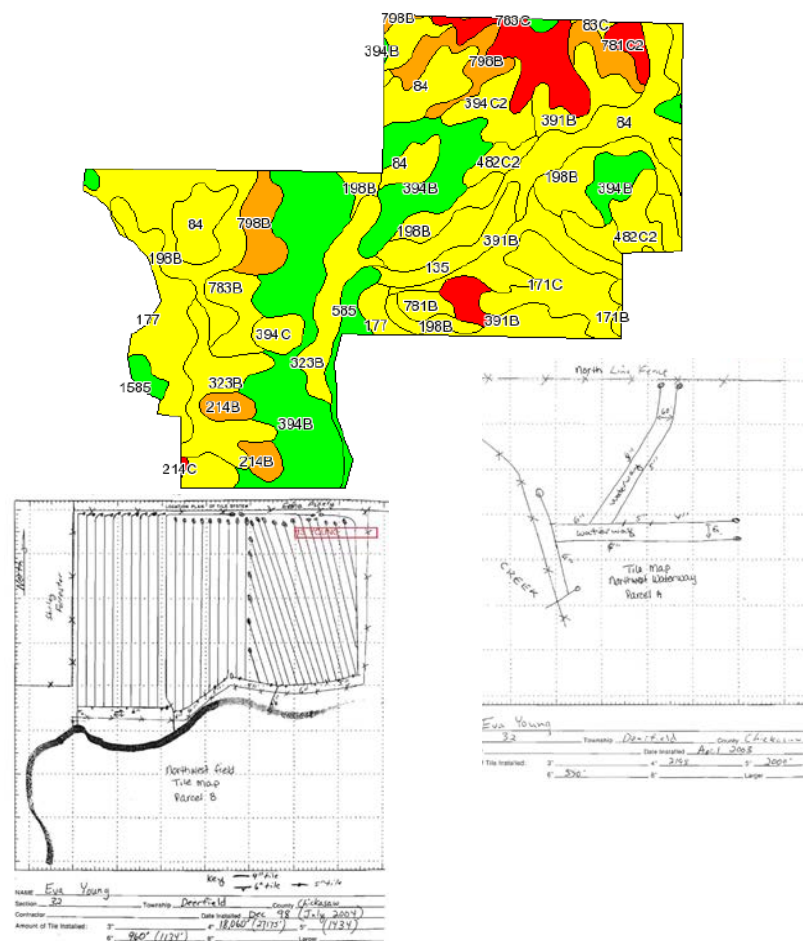
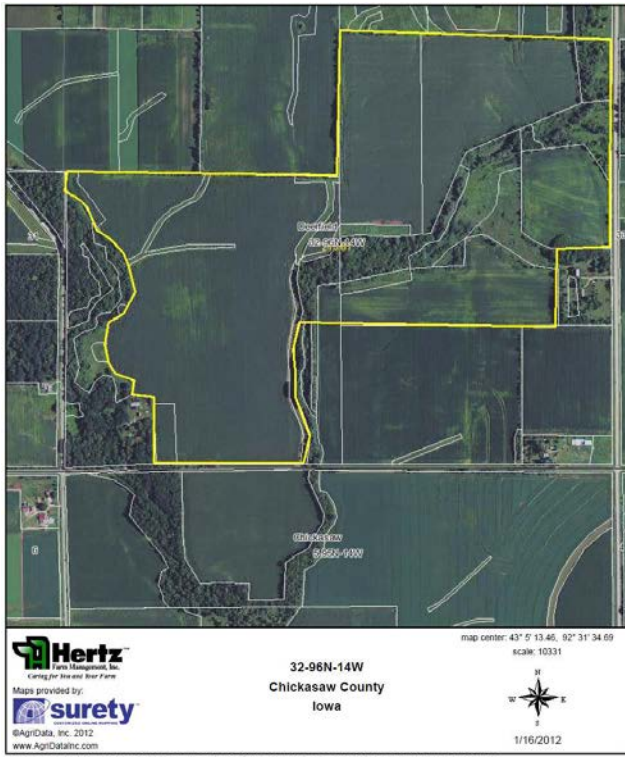


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*The information gathered for this brochure is from sources
deemed reliable, but cannot be guaranteed by Hertz Farm
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Aerial – Tile and Soils Maps

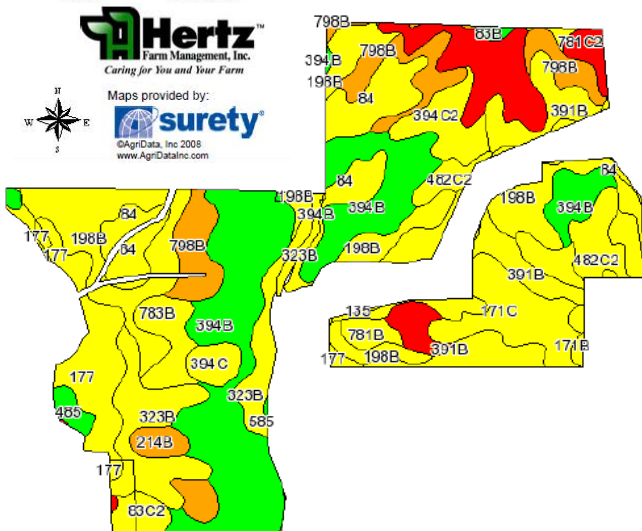
Entire Property



State: Iowa
County: Chickasaw
Location: 032-096N-014W
Township: Deerfield
Acres: 243
Date: 9/30/2011

Tillable Only

Soils Chart based on tillable only acres.



Code	Soil Description	Acres	Percent of field	CSR Legend	Non-Irr Class	CSR	Corn	Soybeans
394B	Ostrander loam, 2 to 5 percent slopes	49.6	21.0%		Ile	84	199	54
198B	Floyd loam, 1 to 4 percent slopes	30.5	12.9%		Ilw	74	186	50
323B	Terril loam, sandy substratum, 2 to 5 percent slopes	19.4	8.2%		Ile	71	182	49
84	Clyde clay loam, 0 to 3 percent slopes	18.2	7.7%		Ilw	74	186	50
391B	Clyde-Floyd complex, 1 to 4 percent slopes	17.5	7.4%		Ilw	72	183	49
781C2	Lourdes loam, 5 to 9 percent slopes, moderately eroded	16.8	7.1%		Ille	36	135	36
798B	Protivin loam, 1 to 4 percent slopes	15.9	6.7%		Ile	56	162	44
171C	Bassett loam, 5 to 9 percent slopes	14	5.9%		Ille	64	172	46
177	Saunder loam, 0 to 2 percent slopes	13	5.5%		Ils	62	170	46
783B	Cresco loam, 2 to 5 percent slopes	8.6	3.6%		Ile	66	175	47
482C2	Racine loam, 5 to 9 percent slopes, moderately eroded	7.9	3.3%		Ille	62	170	46
394C2	Ostrander loam, 5 to 9 percent slopes, moderately eroded	6.4	2.7%		Ille	67	176	48
394C	Ostrander loam, 5 to 9 percent slopes	5.1	2.1%		Ille	69	179	48
214B	Rockton loam, 20 to 30 inches to limestone, 2 to 5 percent slopes	4.5	1.9%		Ile	57	163	44
83C2	Kenyon loam, 5 to 9 percent slopes, moderately eroded	2.9	1.2%		Ille	67	176	48
781B	Lourdes loam, 2 to 5 percent slopes	2.3	1.0%		Ile	61	168	45
485	Spillville loam, 0 to 2 percent slopes	1.7	0.7%		Ilw	91	209	56
171B	Bassett loam, 2 to 5 percent slopes	0.6	0.3%		Ile	79	193	52
83B	Kenyon loam, 2 to 5 percent slopes	0.5	0.2%		Ile	84	199	54
83C	Kenyon loam, 5 to 9 percent slopes	0.5	0.2%		Ille	69	179	48
585	Coland-Spillville complex, 0 to 2 percent slopes	0.2	0.1%		Ilw	85	201	54
214C	Rockton loam, 20 to 30 inches to limestone, 5 to 9 percent slopes	0.1	0.1%		Ille	38	137	37
783C	Cresco loam, 5 to 9 percent slopes	0.1	0.1%		Ille	46	148	40
135	Coland clay loam, 0 to 2 percent slopes	0.1	0.0%		Ilw	79	193	52
Weighted Average						69.1	179.1	48.3

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