



**340 Tower Park Drive P.O. Box 2396
Waterloo, IA 50704-2396
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WE ARE PLEASED TO PRESENT

71.69 ACRES M/L CHICKASAW COUNTY, IOWA

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

LOCATION: One mile SW of Bassett

LEGAL: E ½ NE ¼ EX PARCEL A

PRICE/TERMS: \$627,000.00 (\$8,746.00 per acre)
10% with offer and balance in cash at closing

RE TAXES: 2010-2011 payable 2011-2012 - \$1,632 net,
on 71.69 taxable acres, \$22.76 per acre.

POSSESSION: Negotiable

SCHOOL DIST: Charles City School District

FSA INFO: #7321, Tract #347

Crop	Base Acres	DP Yield	CCP Yield
Corn	51.9	100	100
Soybeans	4.7	27	27

Total Cropland 69.6

AVERAGE CSR: 74.2 Per AgriData
74.2 Tillable Only

CURRENT LEASE: There are no current leases in place.

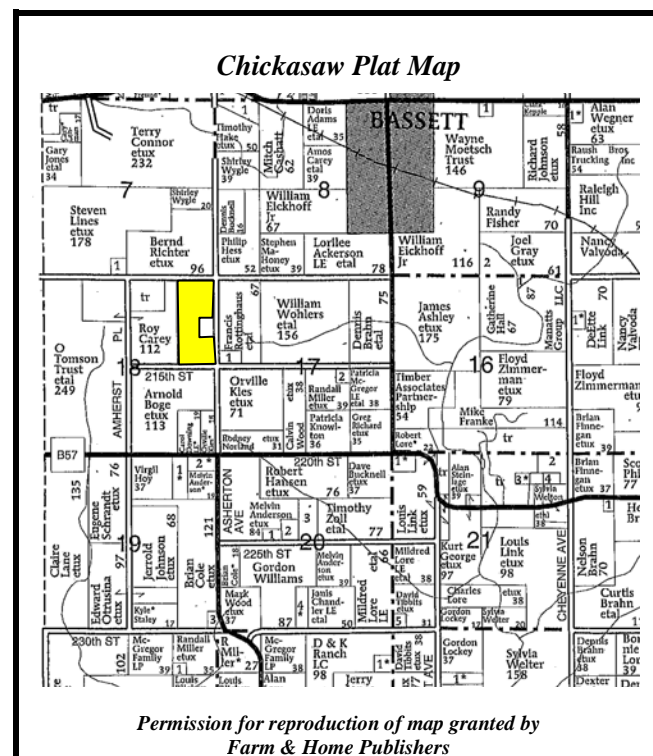
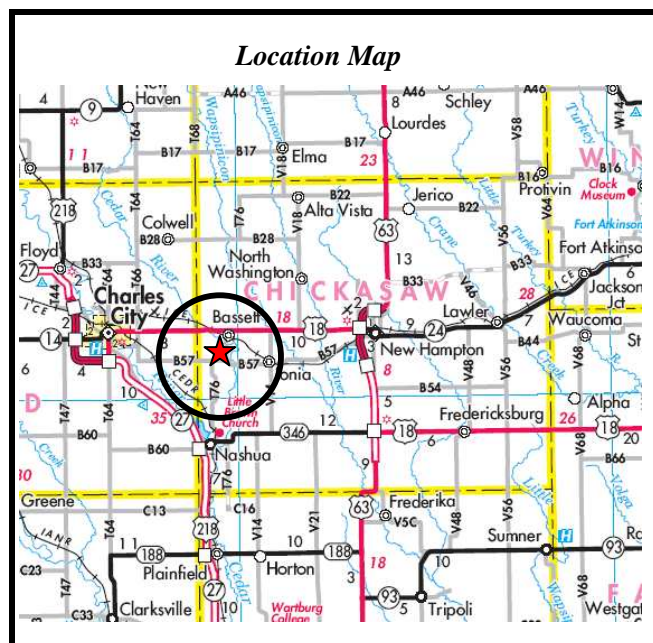
BUILDINGS: None

GRAIN STORAGE: None

WELL: None

TILE MAP: Yes

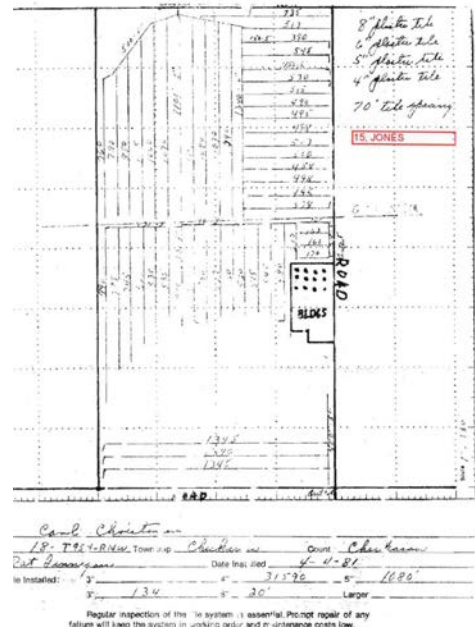
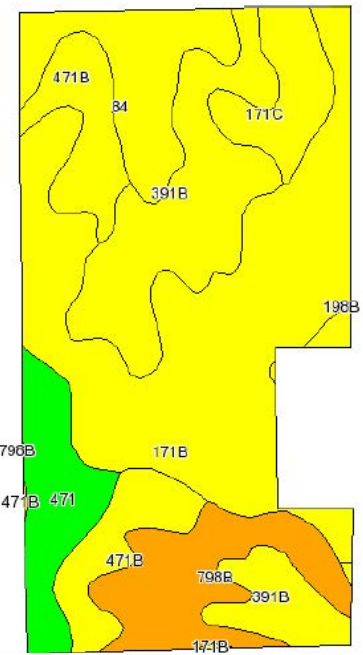
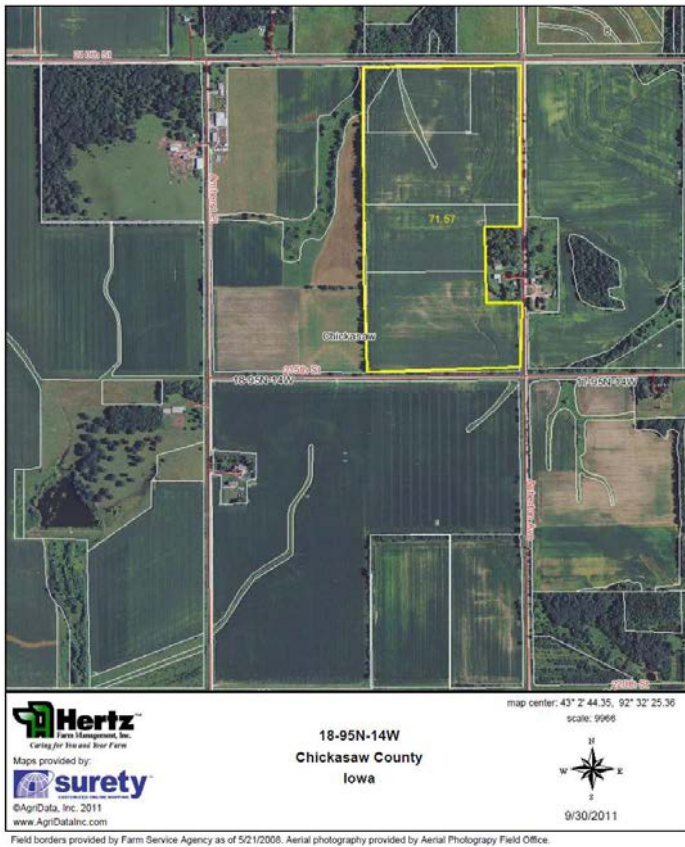
HIGHLY ERODIBLE CLASSIFICATION: All land is classified as Non Highly Erodible Land (NHLE).



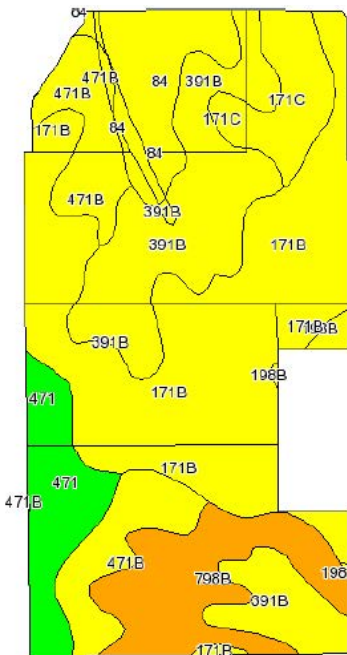
The information gathered for this brochure is from sources deemed reliable, but cannot be guaranteed by Hertz Farm Management, Inc. or its staff. REID #050-0652

Aerial – Tile and Soils Maps

Entire Property



Tillable Only



State: Iowa
County: Chickasaw
Location: 018-095N-014W
Township: Chickasaw
Acres: 69.6
Date: 9/30/2011



Soils Chart based on tillable only acres.

Code	Soil Description	Acres	Percent of field	CSR Legend	Non-Irr Class	CSR	Com	Soybeans
171B	Bassett loam, 2 to 5 percent slopes	24.9	35.7%		Ile	79	193	52
391B	Clyde-Floyd complex, 1 to 4 percent slopes	14.1	20.2%		IIw	72	183	49
471B	Oran loam, 2 to 5 percent slopes	7.8	11.3%		Ile	79	193	52
798B	Protivin loam, 1 to 4 percent slopes	7.6	10.9%		Ile	56	162	44
84	Clyde clay loam, 0 to 3 percent slopes	5.5	8.0%		IIw	74	186	50
471	Oran loam, 0 to 2 percent slopes	5.3	7.6%		I	84	199	54
171C	Bassett loam, 5 to 9 percent slopes	4	5.8%		IIle	64	172	46
198B	Floyd loam, 1 to 4 percent slopes	0.4	0.6%		IIw	74	186	50
Weighted Average						74.2	186.4	50.2

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214C	Rockton loam, 20 to 30 inches to limestone, 5 to 9 percent slopes	0.1	0.0%		IIle	38	137	37
783C	Cresco loam, 5 to 9 percent slopes	0.1	0.0%		IIle	46	148	40
Weighted Average						70.1	180.6	48.7