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**WE ARE PLEASED TO PRESENT**

**159.78 ACRES M/L  
FLOYD COUNTY, IOWA**

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

**LOCATION:** Four miles Northeast of Charles City.

**LEGAL:** S ½ NW ¼ & N ¾ NE SW EX PAR & HY &  
NW SW & LT 1 SW SW EX HY S21-T96N-R15W

**PRICE/TERMS:** \$1,320,000 (\$8,261 per acre)  
10% with offer and balance in cash at closing

**RE TAXES:** 2010-2011 payable 2011-2012 - \$3,254 net,  
on 159.78 taxable acres, \$20.37 per acre.

**POSSESSION:** Negotiable

**SCHOOL DIST:** Charles City Community Schools

**FSA INFO:** #6897, Tract #9826

	Base	DP	CCP
<u>Crop</u>	<u>Acres</u>	<u>Yield</u>	<u>Yield</u>
Corn	87.1	109	109
Soybeans	61.0	34	34
Total Cropland	151.2		

**AVERAGE CSR:** 74.4 Per AgriData  
74.1 Tillable Only

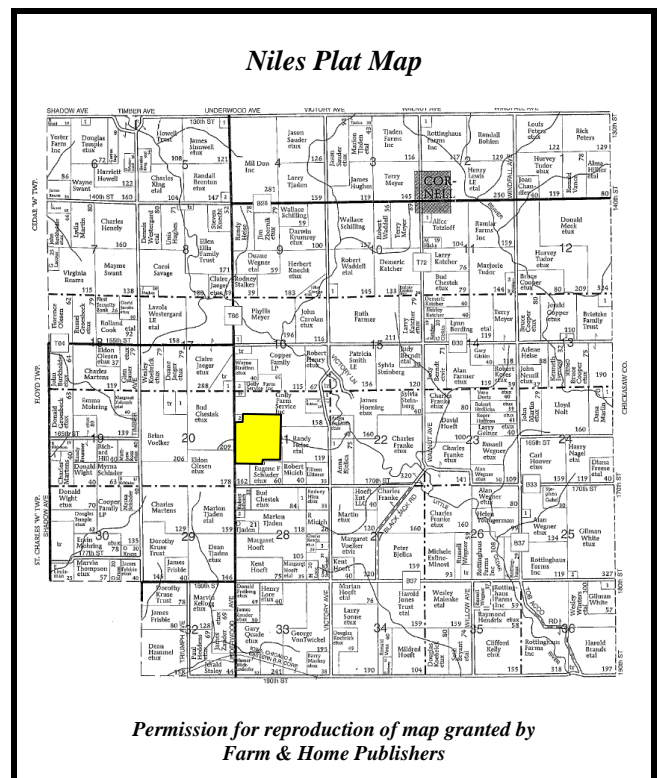
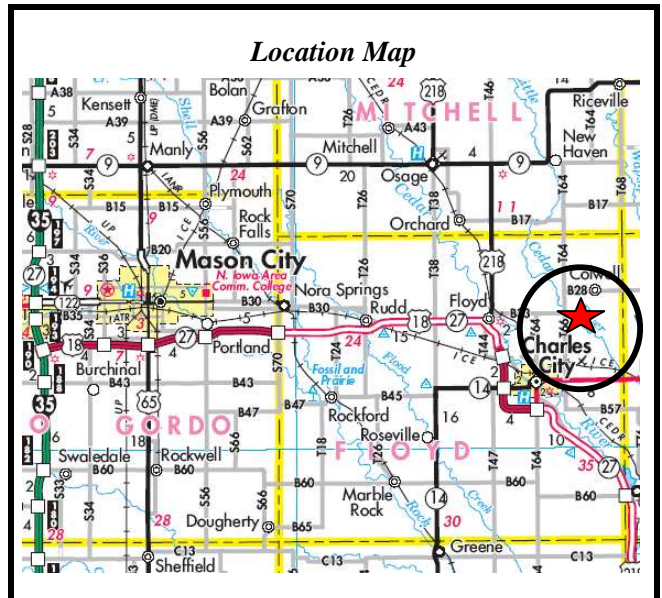
**CURRENT LEASE:** There are no current leases in place.

**BUILDINGS:** None

**GRAIN STORAGE:** None

**WELL:** None

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

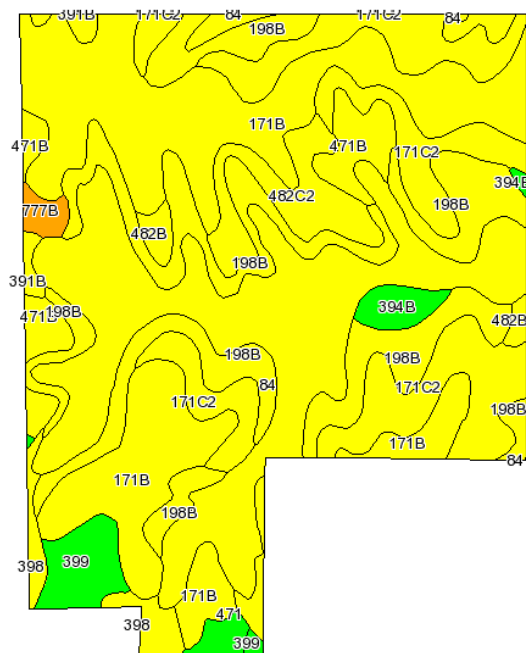
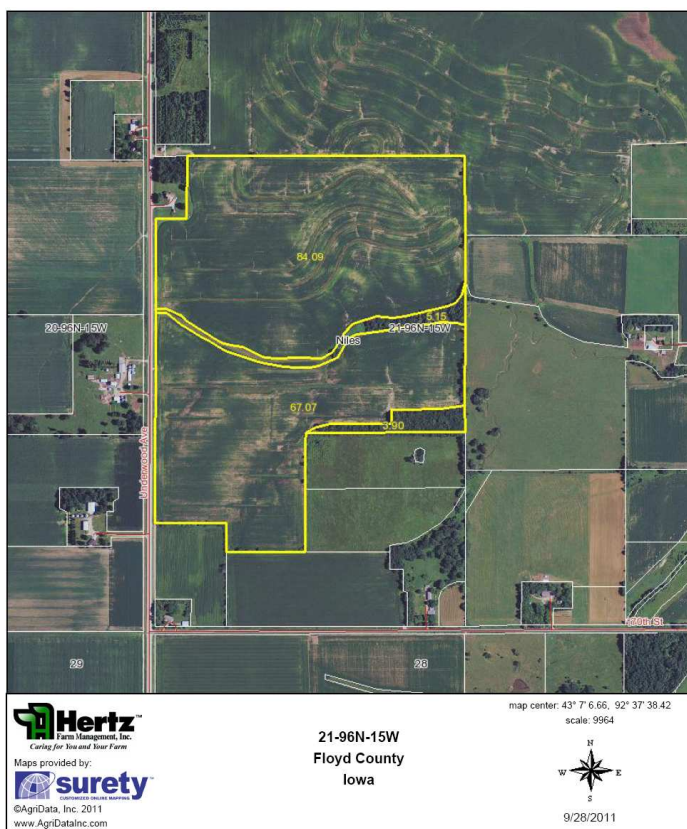


*The information gathered for this brochure is from sources deemed reliable, but cannot be guaranteed by Hertz Farm Management, Inc. or its staff.*

REID #050-0647

# Aerial and Soils Maps

## Entire Property

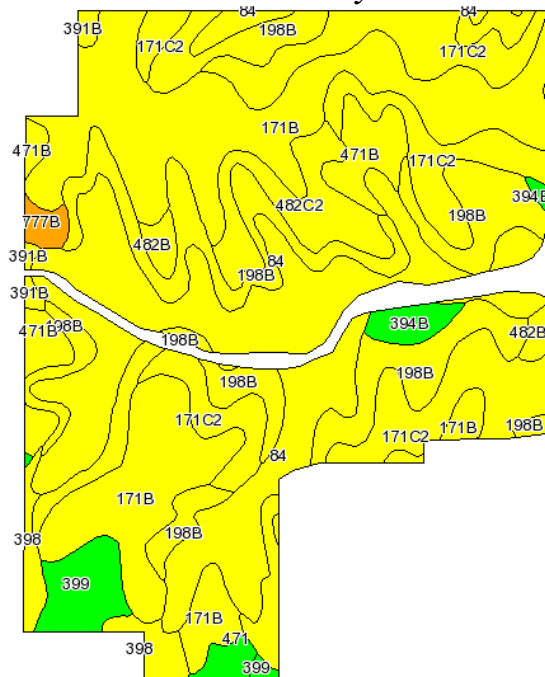


State: Iowa  
County: Floyd  
Location: 021-096N-015W  
Township: Niles  
Acres: 151.2  
Date: 9/30/2011



Maps provided by:  
surety  
©AgriData, Inc. 2008  
www.AgriDataInc.com

## Tillable Only



## Soils Chart based on tillable only acres.

Code	Soil Description	Acres	Percent of field	CSR Legend	Non-Irr Class	CSR	Corn	Soybeans
171B	Bassett loam, 2 to 5 percent slopes	37.8	25.0%		Ile	79	192	52
84	Clyde silty clay loam, 0 to 3 percent slopes	32.2	21.3%		Ilw	77	189	51
198B	Floyd loam, 1 to 4 percent slopes	31.6	20.9%		Ilw	74	185	50
171C2	Bassett loam, 5 to 9 percent slopes, moderately eroded	24.2	16.0%		Ille	62	169	46
482C2	Racine loam, 5 to 9 percent slopes, moderately eroded	6.4	4.2%		Ille	62	169	46
471B	Oran loam, 2 to 5 percent slopes	5.6	3.7%		Ile	79	192	52
399	Readlyn loam, 0 to 2 percent slopes	4	2.6%		I	89	205	55
398	Tripoli silty clay loam, 0 to 2 percent slopes	3	2.0%		Ilw	79	192	52
394B	Ostrander loam, 2 to 5 percent slopes	1.9	1.2%		Ile	84	198	53
482B	Racine loam, 2 to 5 percent slopes	1.5	1.0%		Ile	79	192	52
471	Oran loam, 0 to 2 percent slopes	1.2	0.8%		I	84	198	53
777B	Wapsie loam, 2 to 5 percent slopes	1	0.6%		Ile	53	157	42
391B	Clyde-Floyd complex, 1 to 4 percent slopes	0.8	0.5%		Ilw	73	184	50
Weighted Average							74.1	185.1
								50.1

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