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WE ARE PLEASED TO PRESENT

156 Acres m/l
 Tama County, Iowa

OWNER: Dufek Farms

LOCATION: Northeast of Vining

LEGAL DESCRIPTION: NE 1/4, Section 16, Township 83 North, Range 13 West of the 5th P.M.

PRICE AND TERMS: \$920,400 (\$5,900 per acre) 10% with offer and balance in cash at closing.

RE TAXES: 2009-2010, payable 2010-2011 - \$3,768.00 net, on 156 taxable acres \$24.15 per acre.

POSSESSION/CLOSING: Negotiable.

SCHOOL DISTRICT: South Tama School District

FSA INFO: #2021

Crop	Base Acres	Direct Payment Yield	Counter Cyclical Payment Yield
Oats	2.2	54	54
Corn	65.2	110	110
Soybeans	52.6	29	29
Total Base Acres	120		

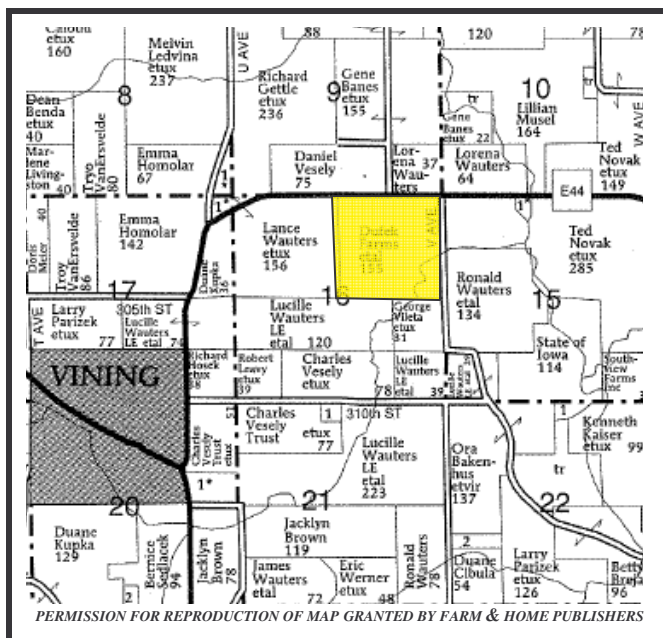
Total Cropland Acres 133

SOILS: Soil map included.

AVERAGE CSR: 68.7 Per AgriData

CRP ACRES: There are 6.5 acres in the Conservation Reserve Program at an annual rent of \$108.23 per acre or \$703. The contract extends through September 30, 2019. CRP Contract available in full brochure.

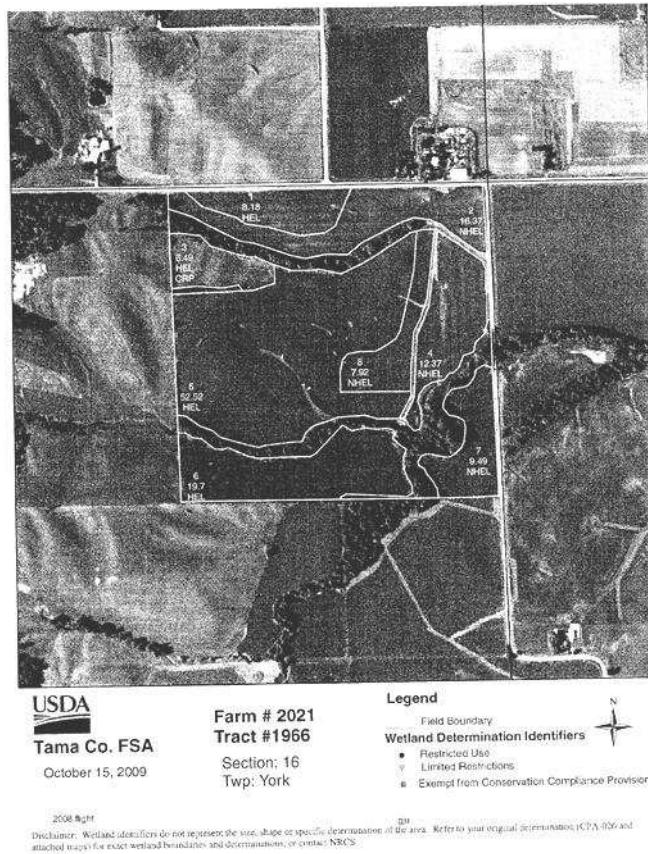
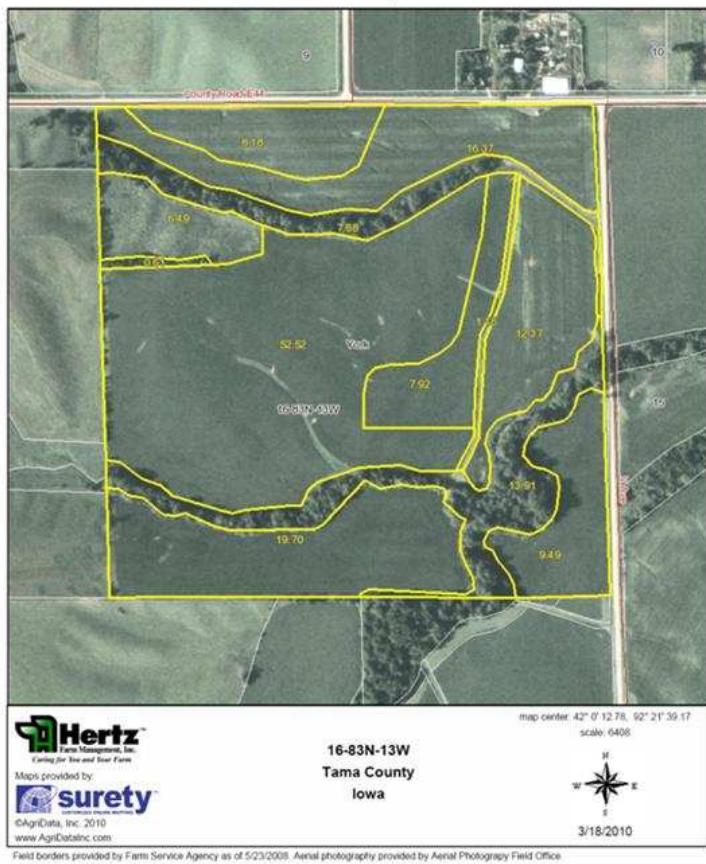
HIGHLY ERODIBLE CLASSIFICATION: All land is classified as Highly Erodible Land (HEL) except Fields 2, 4, 7, and 8, which are classified as Non-Highly Erodible Land (NHEL) as indicated on enclosed maps.



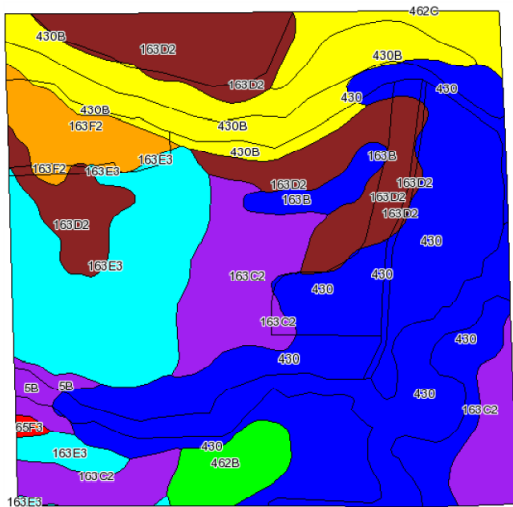
The information gathered for this brochure is from sources deemed reliable, but cannot be guaranteed by Hertz Farm Management, Inc. or its sta

Aerials and Soils Maps

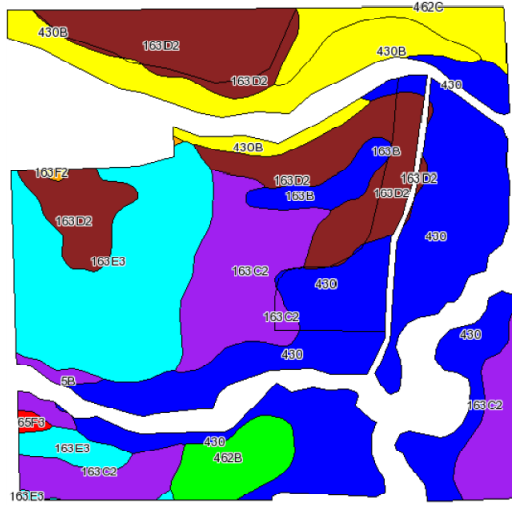
Aerial Map



Soils Map



Cropland Without Pasture CSR Below



Code	Soil Description	Acres	Percent of field	CSR Legend	Non-Irr Class	CSR	Corn	Soybeans
430	Ackmore silt loam, 0 to 2 percent slopes	39	30.7%		IIw	83	198	54
163D2	Fayette silt loam, 9 to 14 percent slopes, moderately eroded	23.1	18.2%		IIIe	50	165	45
163E3	Fayette silty clay loam, 14 to 18 percent slopes severely eroded	21.6	17.0%		VIe	45	148	40
163C2	Fayette silt loam, 5 to 9 percent slopes, moderately eroded	19.1	15.1%		IIIe	68	178	48
430B	Ackmore silt loam, 2 to 5 percent slopes	10.6	8.4%		IIw	78	192	52
402B	Downs silt loam, benches, 2 to 5 percent slopes	4.5	3.6%		Ile	90	208	50
462C	Downs silt loam, benches, 5 to 9 percent slopes	4.3	3.4%		IIIe	75	188	51
163B	Fayette silt loam, 2 to 5 percent slopes	2.6	2.0%		Ile	85	202	55
5B	Ackmore Colo complex, 2 to 5 percent slopes	1.3	1.0%		IIw	68	178	48
65F3	Lindley clay loam, 18 to 25 percent slopes, severely eroded	0.3	0.3%		VIIe	5	94	25
163F2	Fayette silt loam, 18 to 25 percent slopes, moderately eroded	0.2	0.1%		VIe	28	125	34
Weighted Average						68.7	179.6	48.6

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