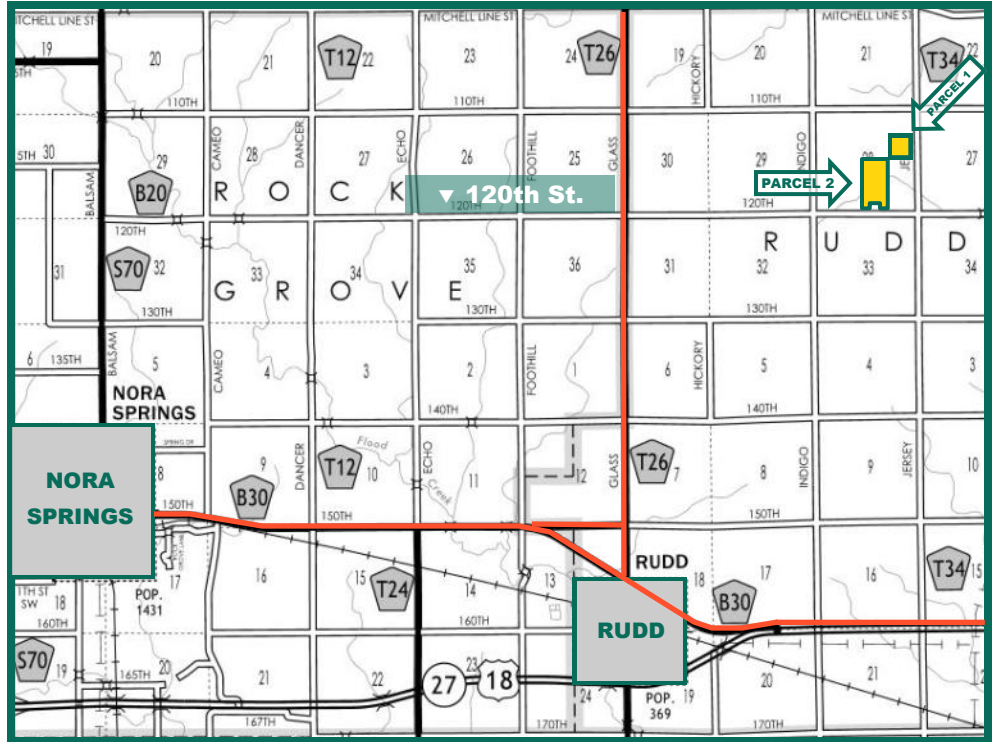


116 Acres m/l, Floyd County, IA in 2 Parcels



Property Information Parcel 1 - 40 Acres

Location

From Rudd: 3 miles north on County Road T26 (Glass Avenue), 3 miles east on 120th Street, and half a mile north on Jersey Avenue.

Legal Description

The Southeast Quarter (SE1/4) of the Northeast Quarter (NE1/4) of Section Twenty-eight (28), Township Ninety-seven (97) North, Range Seventeen (17) West of the 5th P.M., Floyd County, Iowa.

Price & Terms

- \$424,000
- \$10,600/acre
- 10% down upon acceptance of offer; balance due in cash at closing

Possession

Negotiable.

Real Estate Tax

Taxes Payable 2014-2015: \$952
Net Taxable Acres: 39.00
Tax per Net Tax. Ac.: \$24.41

FSA Data

Farm Number: 5917, Tract Number 638
Crop Acres: 39.2
Corn Base: 20.7
Corn Direct/CC Yields: 116/116 Bu./Ac
Bean Base: 17.9
Bean Direct/CC Yields: 37/37 Bu./Ac

CRP Contracts

None.

Soil Types / Productivity

Primary soils is Ostrander loam. See soil map for detail.

- **CSR2:** 86.0 per AgriData Inc. 2014, based on FSA crop acres.
- **CSR:** 82.8 per AgriData Inc. 2014, based on FSA crop acres.
- **CSR:** 80.9 per County Assessor, based on net taxable acres.

Land Description

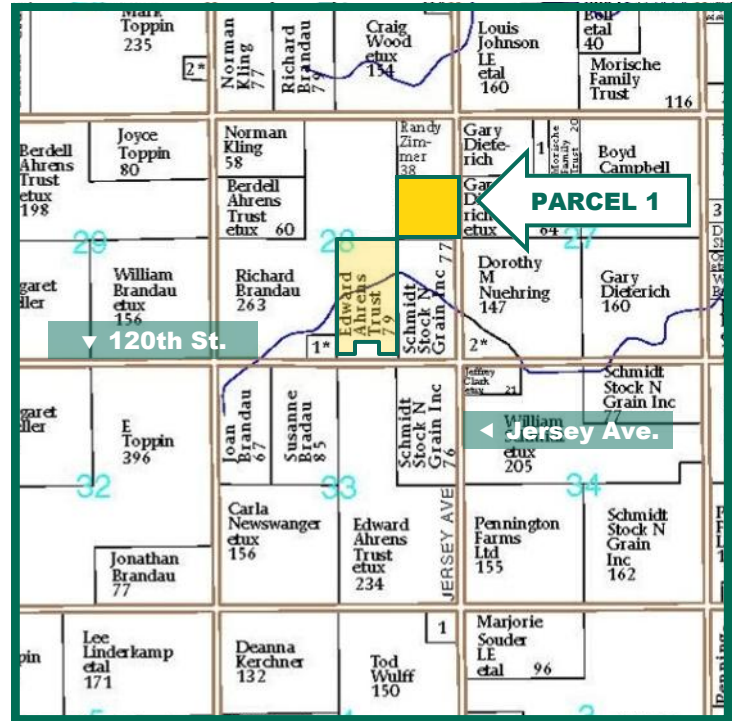
Level to slightly rolling.

Buildings

None.

The information gathered for this brochure is from sources deemed reliable, but cannot be guaranteed by Hertz Real Estate Services, Inc. or its staff. All acres are considered more or less, unless otherwise stated.

Aerial Photo and Map: Parcel 1



Map reproduced with permission of Farm & Home Publishers, Ltd.

Water & Well Information

None.

Drainage

Some tile present, more would be beneficial. See tile maps.

Property Information Parcel 2 - 76 Acres

Location

From Rudd: 3 miles north on County Road T26 (Glass Avenue) and 2.5 miles east on 120th Street.

Legal Description

The West Half (W1/2) of the Southeast Quarter (SE1/4) of Section Twenty-eight (28), Township Ninety-seven (97) North, Range Seventeen (17) West of the 5th P.M., Floyd County, Iowa EXCEPT A parcel of land designated as Parcel "A" located in part of the Southwest Quarter (SW1/4) of the Southeast Quarter (SE1/4) of Section 28, Township 97 North, Range 17 West of the 5th P.M., Floyd County, Iowa, as depicted in Plat of Survey filed October 18, 2011, as Instrument No. 2011-2303, in the office of the Floyd County Recorder, commencing with the Root-of-Title.

Price & Terms

- \$805,600
- \$10,600/acre
- 10% down upon acceptance of offer; balance due in cash at closing

Possession

Negotiable.

Real Estate Tax

Taxes Payable 2014-2015: \$1,848
Net Taxable Acres: 74.96
Tax per Net Tax. Ac.: \$24.65

FSA Data

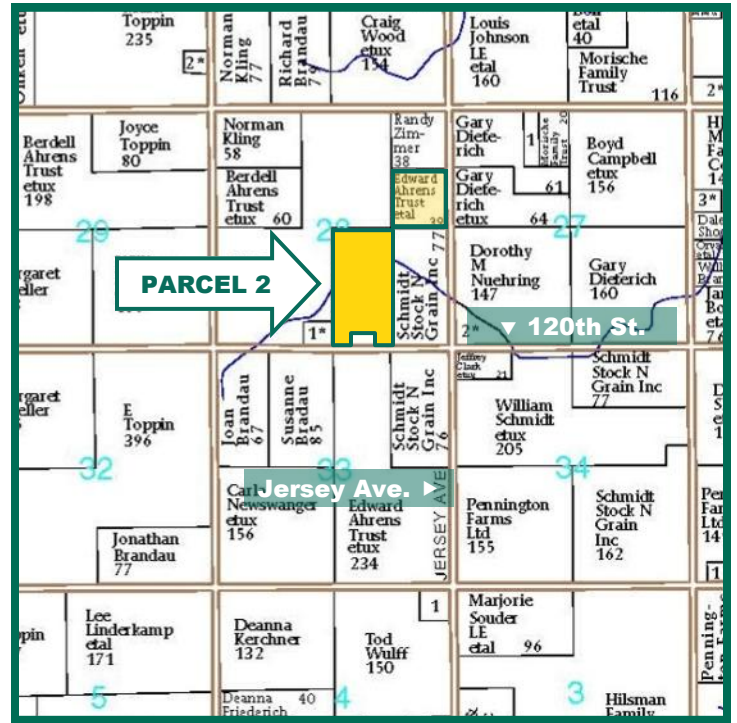
Farm Number: 5917, Tract Number 638
Crop Acres: 73.6
Corn Base: 36.8
Corn Direct/CC Yields: 116/116 Bu./Ac
Bean Base: 31.8
Bean Direct/CC Yields: 37/37 Bu./Ac

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Aerial Photo and Map: Parcel 2



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CRP Contracts

3.9 CRP Acres at \$150.81/acre through September 30, 2015.

Soil Types / Productivity

Primary soils is Ostrander loam. See soil map for detail.

- **CSR2:** 87.8 per AgriData Inc. 2014, based on FSA crop acres.
- **CSR:** 86.2 per AgriData Inc. 2014, based on FSA crop acres.
- **CSR:** 82.2 per County Assessor, based on net taxable acres.

Land Description

Level to slightly rolling.

Buildings/Improvements

Building site previously sold.

Water & Well Information

None.

Drainage

Some tile present, more would be beneficial. Open ditch provides good outlet for added drainage tile. See tile maps.

Comments

Concrete poured over culvert provides access to back field.

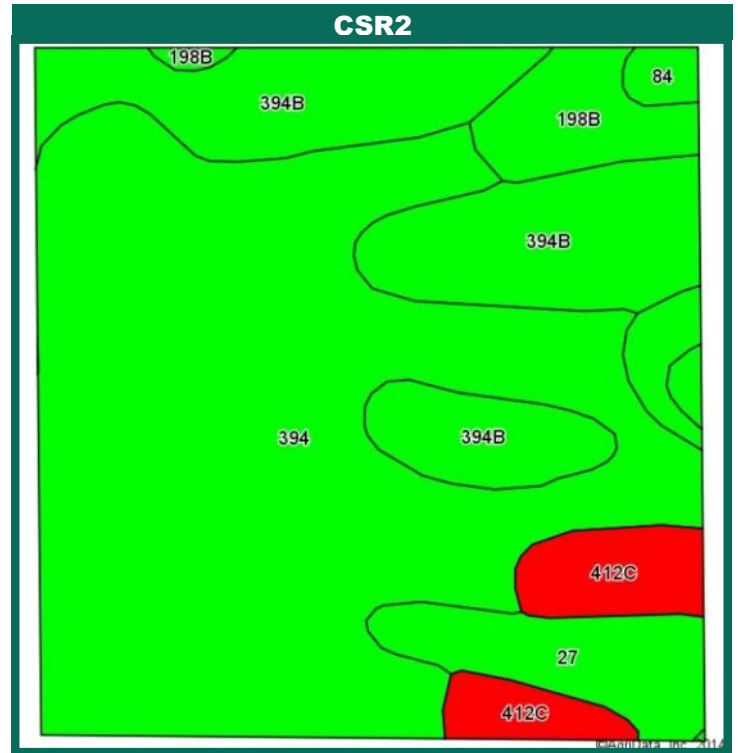
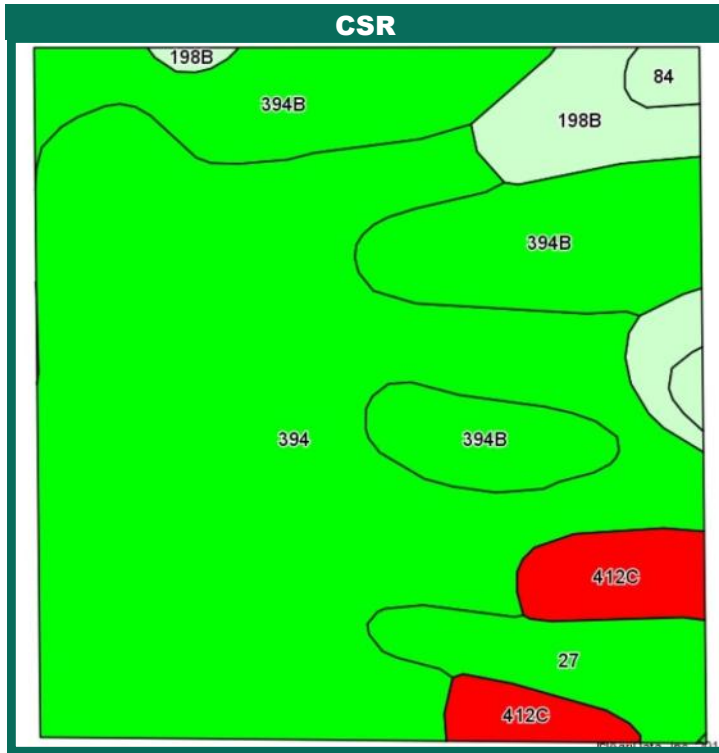


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Soil Maps: Parcel 1



Area Symbol: IA067. Soil Area Version: 19

Code	Soil Description	Acres	Percent of field	**CSR2 Legend	Non-Irr Class	CSR2**	CSR
394	Ostrander loam, 0 to 2 percent slopes	23.09	58.9%		I	92	89
394B	Ostrander loam, 2 to 5 percent slopes	8.69	22.2%		Ile	87	84
198B	Floyd loam, 1 to 4 percent slopes	2.44	6.2%		Ilw	89	74
27	Terril loam, 0 to 2 percent slopes	2.31	5.9%		I	93	92
412C	Emeline loam, 2 to 9 percent slopes	2.13	5.4%		IVs	5	13
84	Clyde silty clay loam, 0 to 3 percent slopes	0.51	1.3%		Ilw	88	77
Weighted Average						86	82.8

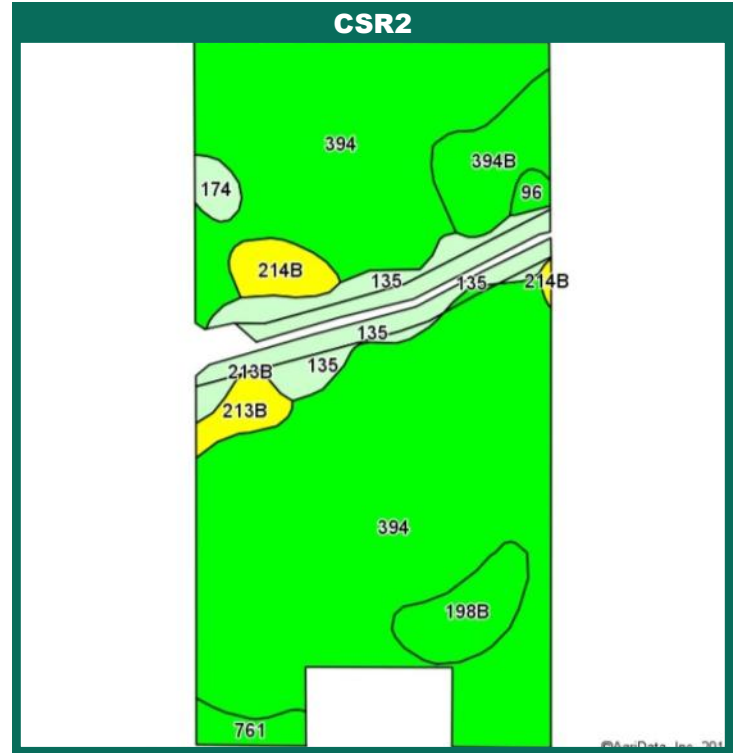
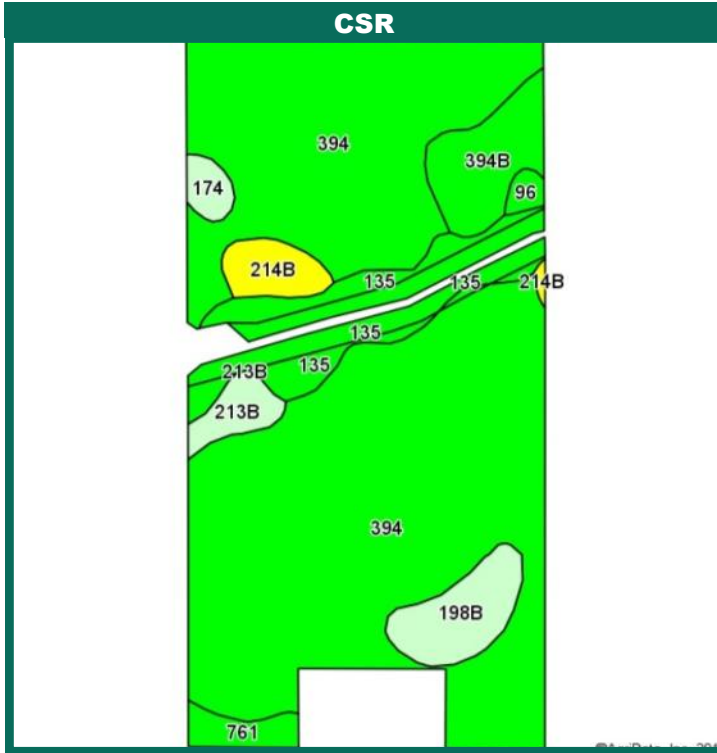
CSR/CSR2 UPDATE: In January, 2014, the USDA Natural Resources Conservation Service (NRCS) released a soil survey update containing a Corn Suitability Rating (CSR) for Iowa soils based on a revised formula referred to as CSR2. For any given farm, the CSR values based on the CSR2 formula may be significantly different than the original CSR values published prior to January, 2014. Additionally, the current soil survey may contain soil types that are not found in pre-January, 2014 surveys, which will result in the CSR being reported as a null value. As the market transitions to the new CSR2 formula, we are providing both CSR and CSR2 values where both values are available. If a soil type does not have a CSR value, and is being reported as a null value, we are providing the weighted CSR based on the pre-January, 2014 soil survey data.

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Soil Maps: Parcel 2



Area Symbol: IA067. Soil Area Version: 19

Code	Soil Description	Acres	Percent of field	**CSR2 Legend	Non-Irr Class	CSR2**	CSR
394	Ostrander loam, 0 to 2 percent slopes	54.91	74.5%		I	92	89
135	Coland clay loam, 0 to 2 percent slopes	7.03	9.5%		IIw	74	80
394B	Ostrander loam, 2 to 5 percent slopes	3.50	4.8%		IIe	87	84
198B	Floyd loam, 1 to 4 percent slopes	2.90	3.9%		IIw	89	74
214B	Rockton loam, 20 to 30 inches to limestone, 2 to 5 percent slopes	1.72	2.3%		IIe	47	58
213B	Rockton loam, 30 to 40 inches to limestone, 2 to 5 percent slopes	1.30	1.8%		IIe	50	74
761	Franklin silt loam, 0 to 3 percent slopes	1.14	1.5%		I	85	90
174	Bolam loam, 0 to 2 percent slopes	0.75	1.0%		IIIs	70	75
96	Turlin loam, 0 to 2 percent slopes	0.43	0.6%		IIw	94	90
Weighted Average						87.8	86.2

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Tile Maps



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