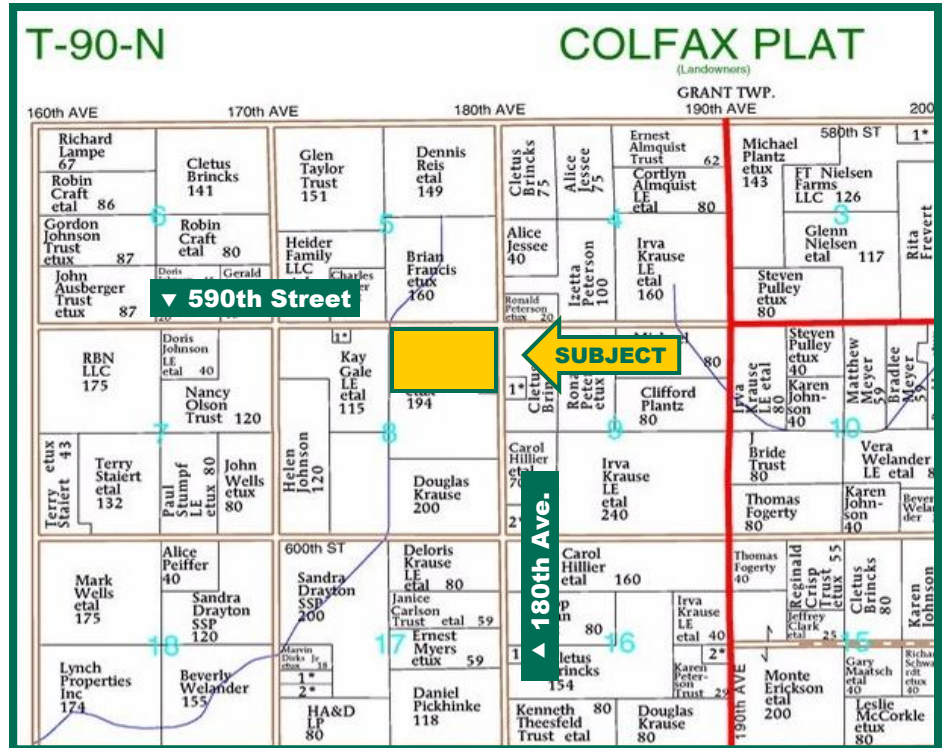


**94.18 Acres, m/l,
Pocahontas
County, IA**



Map reproduced with permission of Farm & Home Publishers, Ltd

Property Information

Location

Approximately 4 miles east and 3 miles north of Fonda, Iowa

Legal Description

North 94.18 acres of the NE 1/4 Section 8, Township 90 North, Range 33 West of the 5th P.M.

Price & Terms

- \$810,000
- \$8,600.55/acre

Possession

Negotiable

Drainage

Farm is located in Drainage District Number 29. Natural plus tile drainage.

Real Estate Tax - Estimated

Taxes Payable 2016—2017 \$2,147*

Net Taxable Acres: 88.72*

Tax per Net Taxable Acre: \$24.20*

**Estimated figures based on recent survey of property. County Assessor/Treasurer will have final determination.*

FSA Data—Estimated

Farm Number 5667

Crop Acres: 90.5*

Corn Base: 46.25*

Corn PLC Yield: 168 Bu.

Bean Base: 44.25*

Bean PLC Yield: 46 Bu.

**FSA office will need to reconstitute the farm based off of the recent survey. Final farm number, acres and bases will be determined by FSA office.*

Soil Types/Productivity

Primary soils are Okoboji, Clarion, Webster & Nicollet. See soil map for detail.

- **CSR2:** 77.1 per 2017 AgriData, Inc., based on estimated FSA crop acres.
- **CSR:** 72.3 per 2017 AgriData, Inc., based on estimated FSA crop acres.

Comments

This is a quality Pocahontas County farm with good soils. The farm is bordered by two well maintained gravel roads and a deep drainage ditch providing a good drainage outlet.

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

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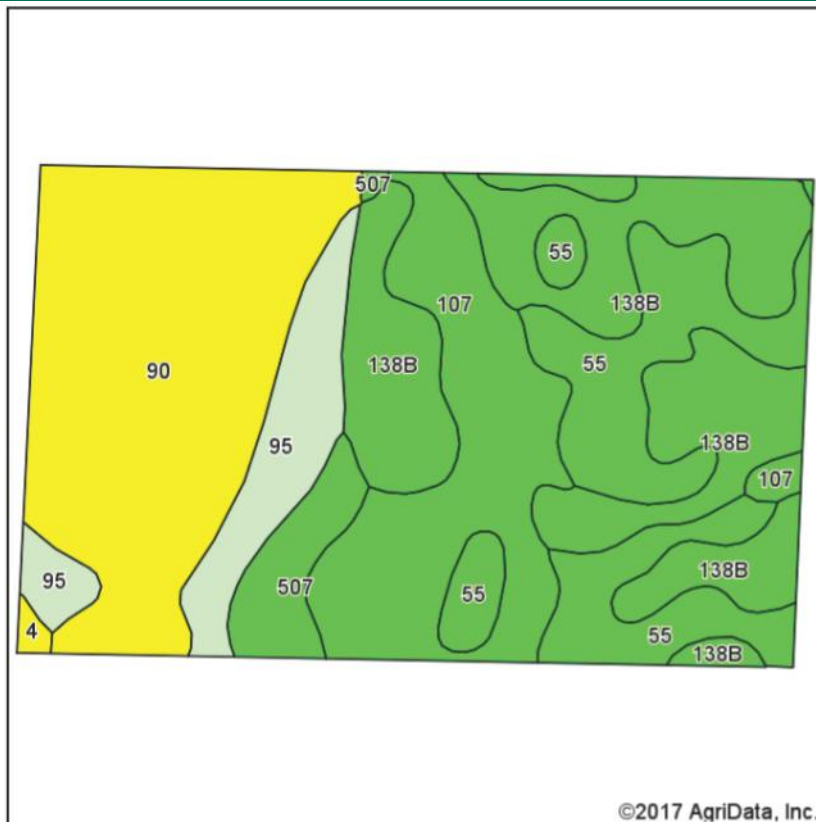
Aerial Photo



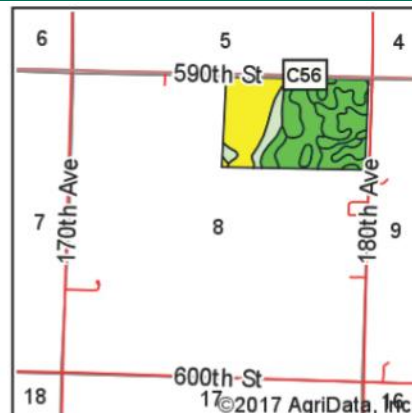
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Soil Map



Soils data provided by USDA and NRCS.



State: Iowa
County: Pocahontas
Location: 8-90N-33W
Township: Colfax
Acres: 88.28
Date: 3/10/2017



Area Symbol: IA151, Soil Area Version: 23

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**	CSR
90	Okoboji mucky silty clay loam, 0 to 1 percent slopes	25.31	28.7%		IIIw	55	57
138B	Clarion loam, 2 to 6 percent slopes	22.09	25.0%		IIe	89	78
107	Webster clay loam, 0 to 2 percent slopes	15.45	17.5%		IIw	86	81
55	Nicollet clay loam, 1 to 3 percent slopes	14.78	16.7%		Iw	89	86
95	Harps clay loam, 0 to 2 percent slopes	6.84	7.7%		IIw	72	60
507	Canisteo clay loam, 0 to 2 percent slopes	3.49	4.0%		IIw	84	76
4	Knoke silty clay loam, 0 to 1 percent slopes	0.32	0.4%		IIIw	56	51
Weighted Average						77.1	72.3

**IA has updated the CSR values for each county to CSR2.

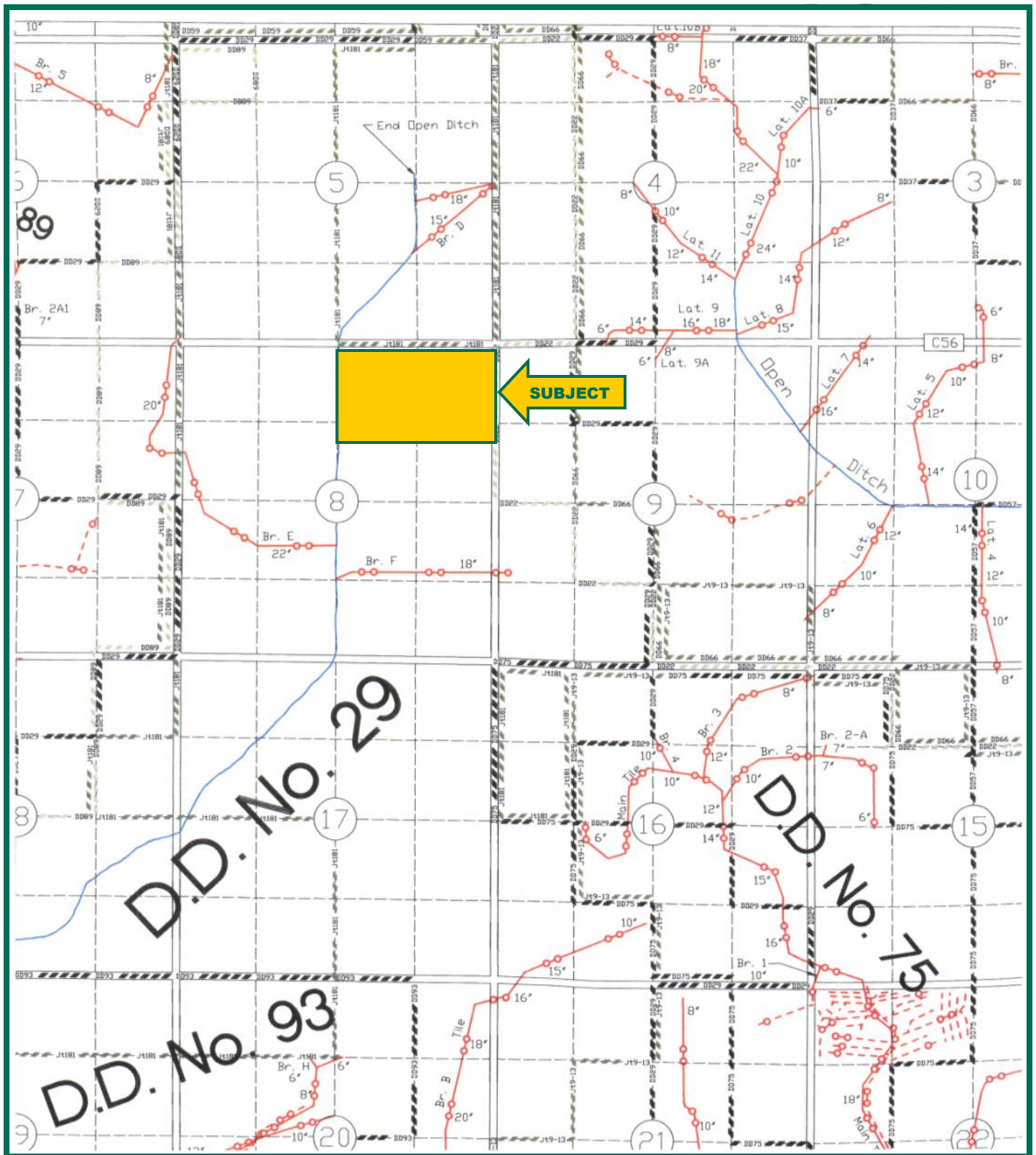
*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.

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Drainage District Map



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