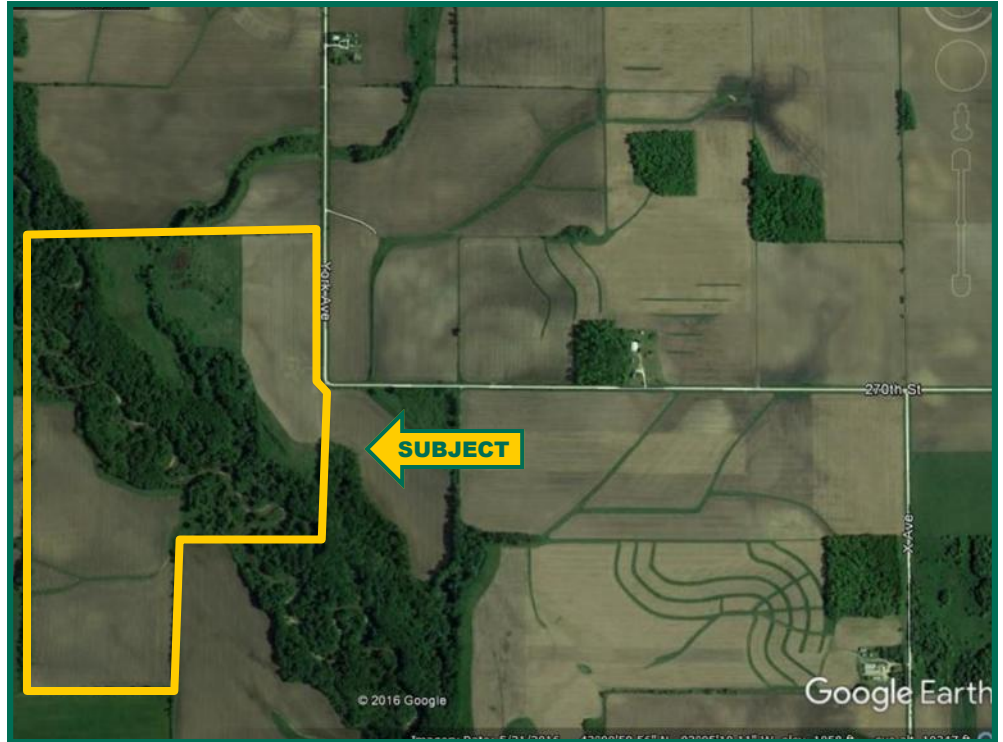


199 Acres, m/l, Chickasaw County, IA



Property Information 199 Acres, m/l

Location

Approximately 2 1/2 miles SW of Waucoma. Stapleton Township.

Legal Description

S1/2 SE 1/4 Section 24 and the N1/2 NE 1/4 and the SW 1/4 NE 1/4, Section 25, all in Township 95 North, Range 11 West of the 5th P.M., Chickasaw County, IA.

Price & Terms

- \$716,400
- \$3,600/acre
- 10% down upon acceptance of offer; balance due in case at closing

Possession

Subject to 2017 Cash Rent Lease.

Real Estate Tax

Taxes Payable 2016 - 2017: \$2,104
Net Taxable Acres: 113.97
Tax Exempt Forest Reserve Acres: 85.03
Tax per Net Taxable Acre: \$18.46

FSA Data

Farm Number: 6996 - Tract #9400
Crop Acres: 125.98 (Including 45.31 acres in CRP)
Corn Base: 69.59
Corn PLC Yield: 133 Bu.
Bean Base: 13.22
Bean PLC Yield: 40 Bu.
Oat Base: .84
Oat PLC Yield: 59 Bu.

CRP Contracts

See Conservation Reserve Program page.

Soil Types/Productivity

Primary soils are Wapsie loam and Lawler loam. See soil map for detail.

- **CSR2:** 65.3 per 2016 AgriData, Inc., based on FSA crop acres.
- **CSR:** 67.8 per 2016 AgriData, Inc., based on FSA crop acres.
- **CSR2:** 48.69 per County Assessor, based on net taxable acres.

Buildings/Improvements

None

Drainage

Tile maps included.

Water & Well Information

None

Comments

Great recreational property with good income.

Clint R. Kaller
Licensed Salesperson - IA
ClintK@Hertz.ag

319.234.1949
340 Tower Park Drive, P.O. Box 2396
Waterloo, IA 50704
www.Hertz.ag

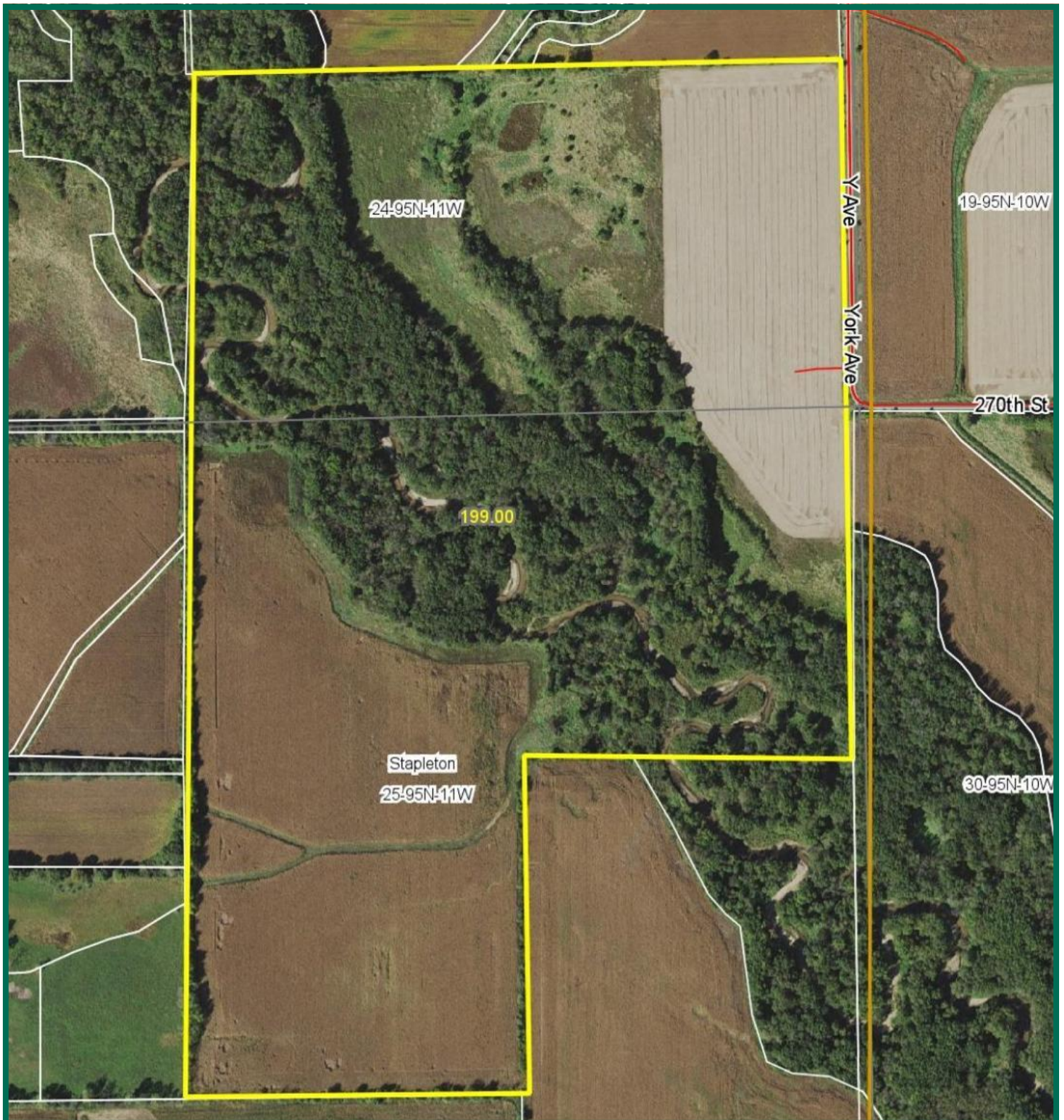
Cal E. Wilson
Licensed Salesperson in IA
CalW@Hertz.ag

Clint R. Kaller
Licensed Salesperson - IA
ClintK@Hertz.ag

319.234.1949
340 Tower Park Drive, P.O. Box 2396
Waterloo, IA 50704
www.Hertz.ag

Cal E. Wilson
Licensed Salesperson in IA
CalW@Hertz.ag

Aerial Photo



Clint R. Kaller
Licensed Salesperson - IA
ClintK@Hertz.ag

319.234.1949
340 Tower Park Drive, P.O. Box 2396
Waterloo, IA 50704
www.Hertz.ag

Cal E. Wilson
Licensed Salesperson in IA
CalW@Hertz.ag

Conservation Reserve Program Map

CRP Contracts

Tract #9400 Field 7
 Contract #3585A Total Acres 3.8
 Practice CP-9 Rate \$127.21
 Annual Pay \$483 Expires 9/30/2018

Tract #9400 Fields 10 & 11
 Contract #3575B Total Acres 8.8
 Practice CP-23 Rate \$115.13
 Annual Pay \$1,013 Expires 9/30/2018

Tract #9400 Field 31
 Contract #3806A Total Acres 1.8
 Practice CP-8A Rate \$210.14
 Annual Pay \$378 Expires 9/30/2020

Tract #9400 Field 1
 Contract #3774A Total Acres 8.9
 Practice CP-31 Rate \$214.87
 Annual Pay \$1,912 Expires 9/30/2024

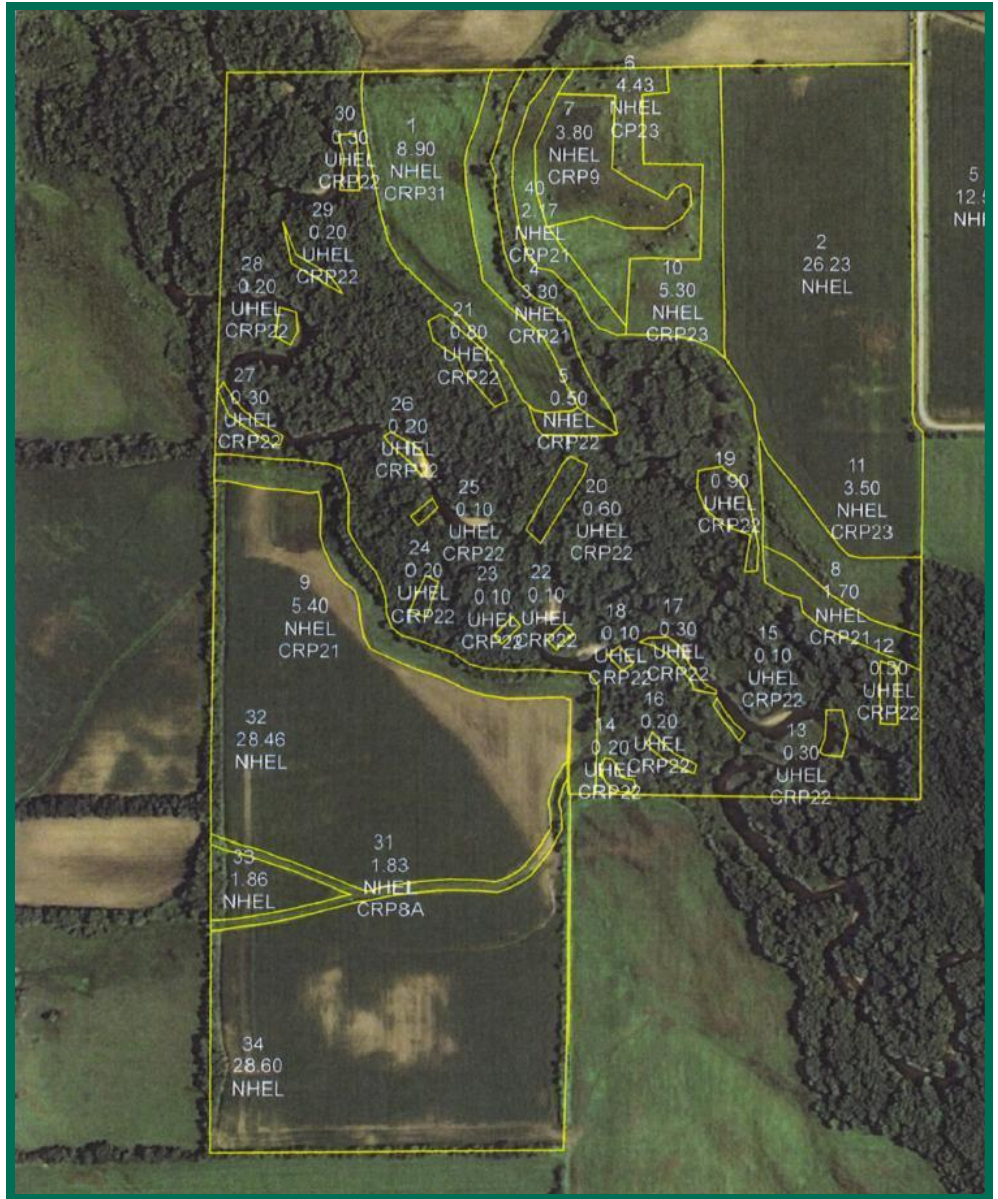
Tract #9400 Fields 5, 8 & 9
 Contract #11201 Total Acres 7.16
 Practice CP-21 Rate \$276.16
 Annual Pay \$1,977 Expires 9/30/2024

Tract #9400 Field 6
 Contract #10432 Total Acres 4.4
 Practice CP23 Rate \$289.79
 Annual Pay \$1,275 Expires 9/30/2028

Tract #9400 Fields 4 & 40
 Contract #10433 Total Acres 5.5
 Practice CP21 Rate \$318.07
 Annual Pay \$1,749 Expires 9/30/2028

Tract #9400 Fields 12 thru 30
 Contract #11200 Total Acres 4.95
 Practice CP-22 Rate \$79.20
 Annual Pay \$392 Expires 9/30/2029

Total Annual CRP Income: \$9,179
 Total CRP Acres: 45.31 Ac.
 Average CRP income per acre: \$202.58

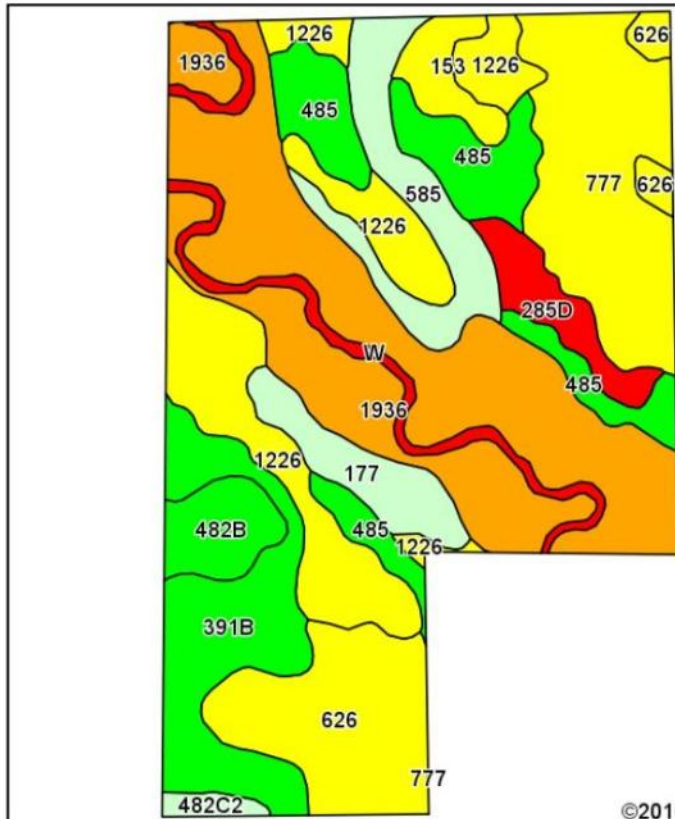


Clint R. Kaller
 Licensed Salesperson - IA
ClintK@Hertz.ag

319.234.1949
 340 Tower Park Drive, P.O. Box 2396
 Waterloo, IA 50704
www.Hertz.ag

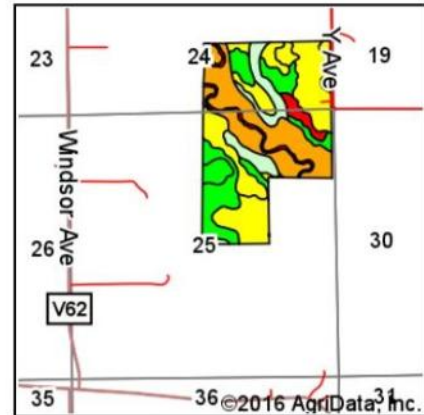
Cal E. Wilson
 Licensed Salesperson in IA
CalW@Hertz.ag

Soil Map: Entire Property



Soils data provided by USDA and NRCS.

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State: Iowa
County: Chickasaw
Location: 25-95N-11W
Township: Stapleton
Acres: 199
Date: 11/17/2016



Area Symbol: IA037, Soil Area Version: 21

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	Irr Class *c	CSR2**	CSR
1936	Spillville-Udfluvients complex, channeled, 0 to 2 percent slopes	51.69	26.0%		Vw		25	25
1226	Lawler loam, 0 to 2 percent slopes, rarely flooded	25.46	12.8%		Ils		59	71
777	Wapsie loam, 0 to 2 percent slopes	24.03	12.1%		Ils		55	57
626	Hayfield loam, 0 to 2 percent slopes, rarely flooded	19.54	9.8%		Ils		53	66
391B	Clyde-Floyd complex, 1 to 4 percent slopes	18.78	9.4%		Ilw		87	72
485	Spillville loam, 0 to 2 percent slopes	18.06	9.1%		Ilw		82	91
585	Coland-Spillville complex, 0 to 2 percent slopes	11.54	5.8%		Ilw		78	85
177	Saude loam, 0 to 2 percent slopes	7.03	3.5%		Ils		60	62
W	Water	6.18	3.1%				0	0
285D	Burkhardt sandy loam, 5 to 14 percent slopes	5.64	2.8%		Vle	IIle	5	5
482B	Racine loam, 2 to 5 percent slopes	5.62	2.8%		Ile		84	79
153	Shandep clay loam, 0 to 1 percent slopes	4.12	2.1%		IIlw		50	25
482C2	Racine loam, 5 to 9 percent slopes, moderately eroded	1.31	0.7%		IIle		76	62
Weighted Average							52.2	54.4

Area Symbol: IA037, Soil Area Version: 21

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

*c: Using Capabilities Class Dominant Condition Aggregation Method

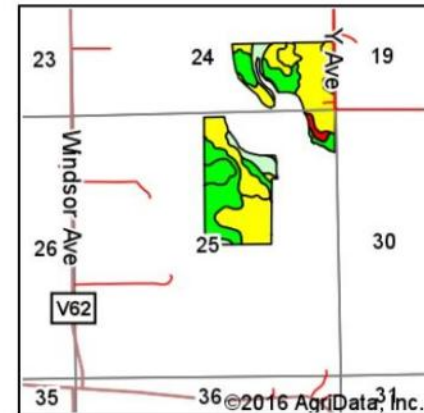
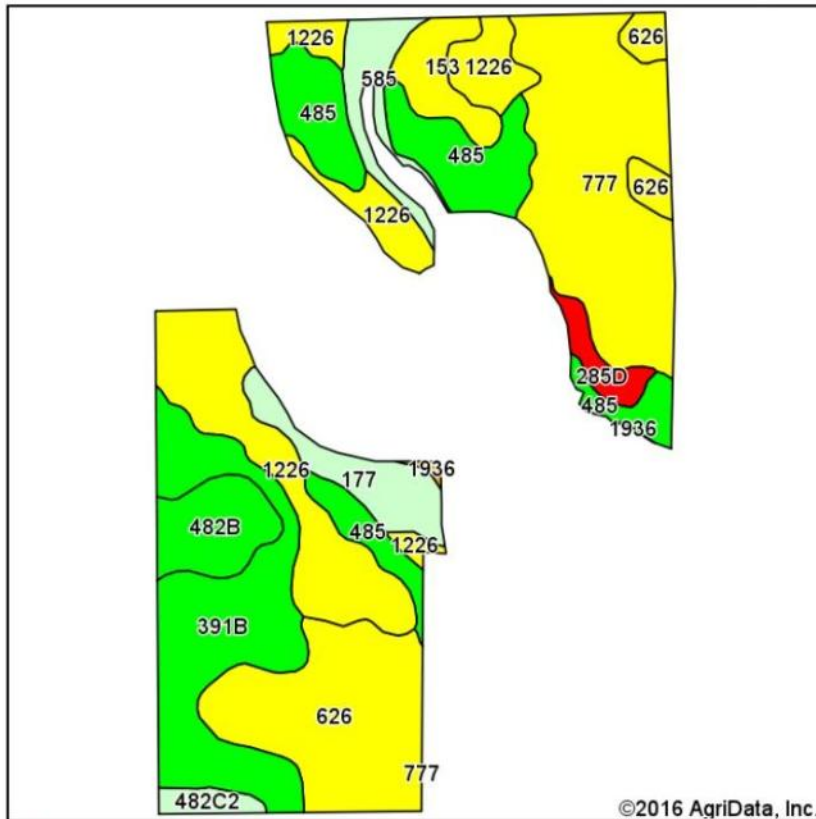
Soils data provided by USDA and NRCS.

Clint R. Kaller
Licensed Salesperson - IA
ClintK@Hertz.ag

319.234.1949
340 Tower Park Drive, P.O. Box 2396
Waterloo, IA 50704
www.Hertz.ag

Cal E. Wilson
Licensed Salesperson in IA
CalW@Hertz.ag

Soil Map: Tillable Only



State: Iowa
County: Chickasaw
Location: 25-95N-11W
Township: Stapleton
Acres: 125.98
Date: 11/17/2016



Soils data provided by USDA and NRCS.

Area Symbol: IA037, Soil Area Version: 21

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	Irr Class *c	CSR2**	CSR
777	Wapsie loam, 0 to 2 percent slopes	24.92	19.8%		Ils		55	57
1226	Lawler loam, 0 to 2 percent slopes, rarely flooded	21.91	17.4%		Ils		59	71
626	Hayfield loam, 0 to 2 percent slopes, rarely flooded	20.01	15.9%		Ils		53	66
391B	Clyde-Floyd complex, 1 to 4 percent slopes	19.43	15.4%		Ilw		87	72
485	Spillville loam, 0 to 2 percent slopes	16.32	13.0%		Ilw		82	91
482B	Racine loam, 2 to 5 percent slopes	5.82	4.6%		Ile		84	79
177	Saude loam, 0 to 2 percent slopes	5.39	4.3%		Ils		60	62
153	Shandep clay loam, 0 to 1 percent slopes	4.15	3.3%		Ilw		50	25
585	Coland-Spillville complex, 0 to 2 percent slopes	4.15	3.3%		Ilw		78	85
285D	Burkhardt sandy loam, 5 to 14 percent slopes	2.19	1.7%		Vle	Ille	5	5
482C2	Racine loam, 5 to 9 percent slopes, moderately eroded	1.44	1.1%		Ille		76	62
1936	Spillville-Udiluents complex, channeled, 0 to 2 percent slopes	0.25	0.2%		Vw		25	25
Weighted Average							65.3	67.8

Area Symbol: IA037, Soil Area Version: 21

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

*c: Using Capabilities Class Dominant Condition Aggregation Method

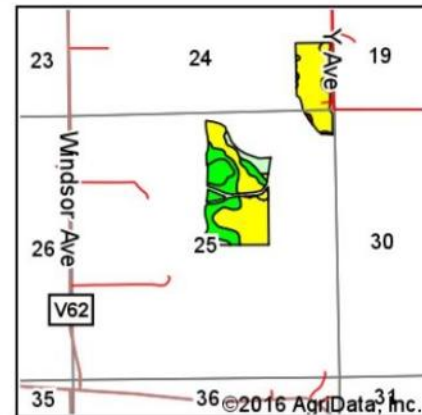
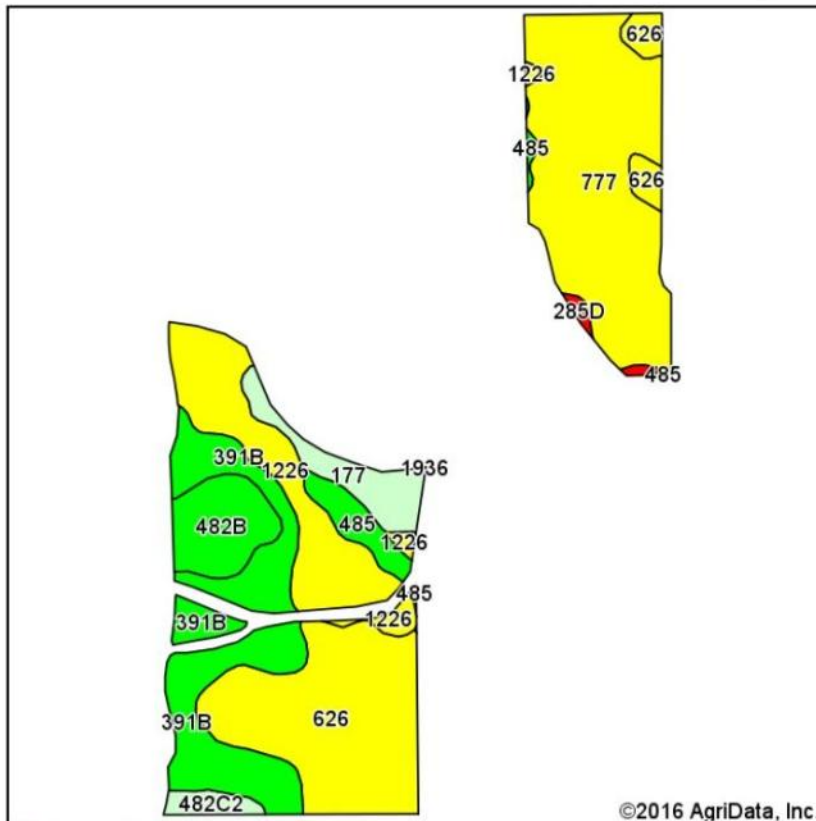
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Clint R. Kaller
Licensed Salesperson - IA
ClintK@Hertz.ag

319.234.1949
340 Tower Park Drive, P.O. Box 2396
Waterloo, IA 50704
www.Hertz.ag

Cal E. Wilson
Licensed Salesperson in IA
CalW@Hertz.ag

Soil Map: CRP Excluded



State: Iowa
 County: Chickasaw
 Location: 25-95N-11W
 Township: Stapleton
 Acres: 80.67
 Date: 11/18/2016



Area Symbol: IA037, Soil Area Version: 21

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	Irr Class *c	CSR2**	CSR
777	Wapsie loam, 0 to 2 percent slopes	22.40	27.8%		IIIs		55	57
626	Hayfield loam, 0 to 2 percent slopes, rarely flooded	18.89	23.4%		IIIs		53	66
391B	Clyde-Floyd complex, 1 to 4 percent slopes	14.79	18.3%		IIW		87	72
1226	Lawler loam, 0 to 2 percent slopes, rarely flooded	11.48	14.2%		IIIs		59	71
482B	Racine loam, 2 to 5 percent slopes	5.00	6.2%		IIe		84	79
177	Saupe loam, 0 to 2 percent slopes	3.85	4.8%		IIIs		60	62
485	Spillville loam, 0 to 2 percent slopes	2.58	3.2%		IIW		82	91
482C2	Racine loam, 5 to 9 percent slopes, moderately eroded	1.20	1.5%		IIIe		76	62
285D	Burkhardt sandy loam, 5 to 14 percent slopes	0.48	0.6%		VIe	IIIe	5	5
Weighted Average							63.9	66.3

Area Symbol: IA037, Soil Area Version: 21

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

*c: Using Capabilities Class Dominant Condition Aggregation Method

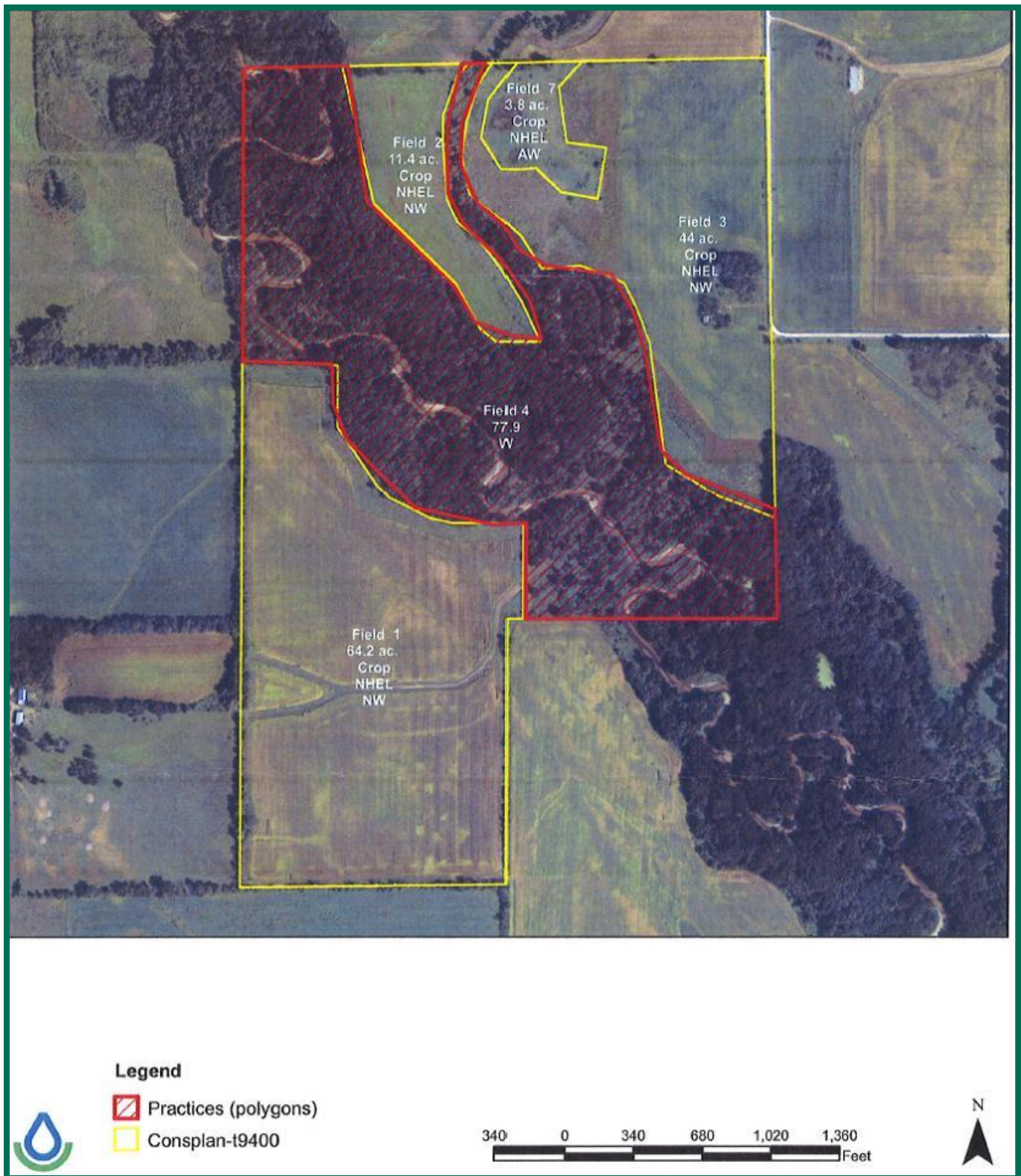
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Clint R. Kaller
 Licensed Salesperson - IA
 ClintK@Hertz.ag

319.234.1949
 340 Tower Park Drive, P.O. Box 2396
 Waterloo, IA 50704
 www.Hertz.ag

Cal E. Wilson
 Licensed Salesperson in IA
 CalW@Hertz.ag

NRCS Map

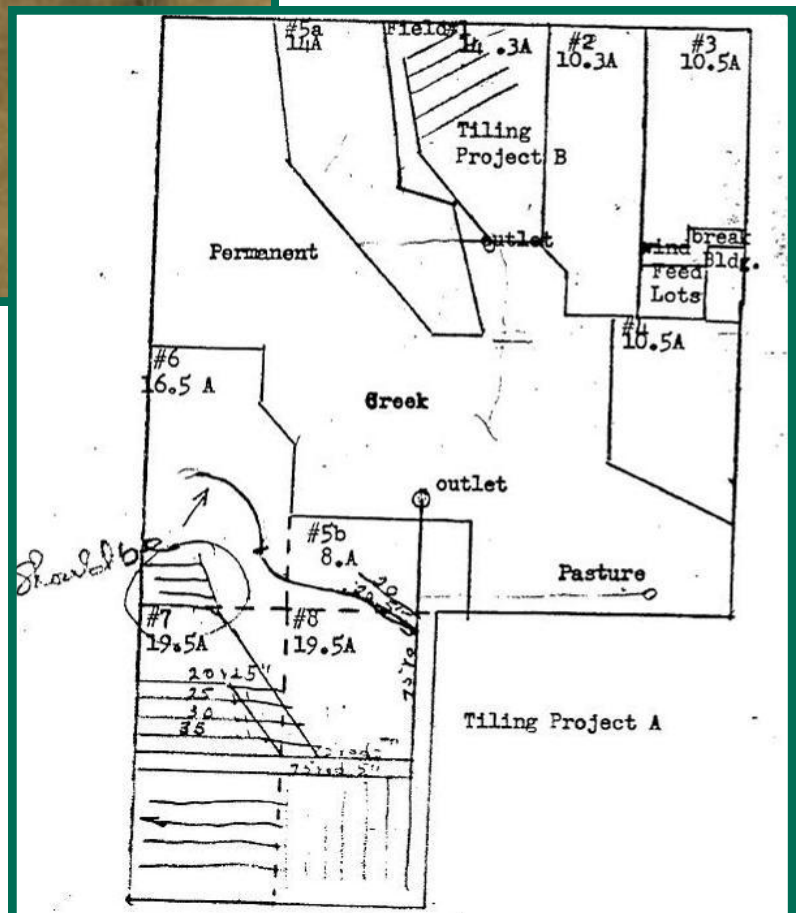


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319.234.1949
340 Tower Park Drive, P.O. Box 2396
Waterloo, IA 50704
www.Hertz.ag

Cal E. Wilson
Licensed Salesperson in IA
CalW@Hertz.ag

Tile Maps



Clint R. Kaller
Licensed Salesperson - IA
ClintK@Hertz.ag

319.234.1949
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Waterloo, IA 50704
www.Hertz.ag

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CalW@Hertz.ag