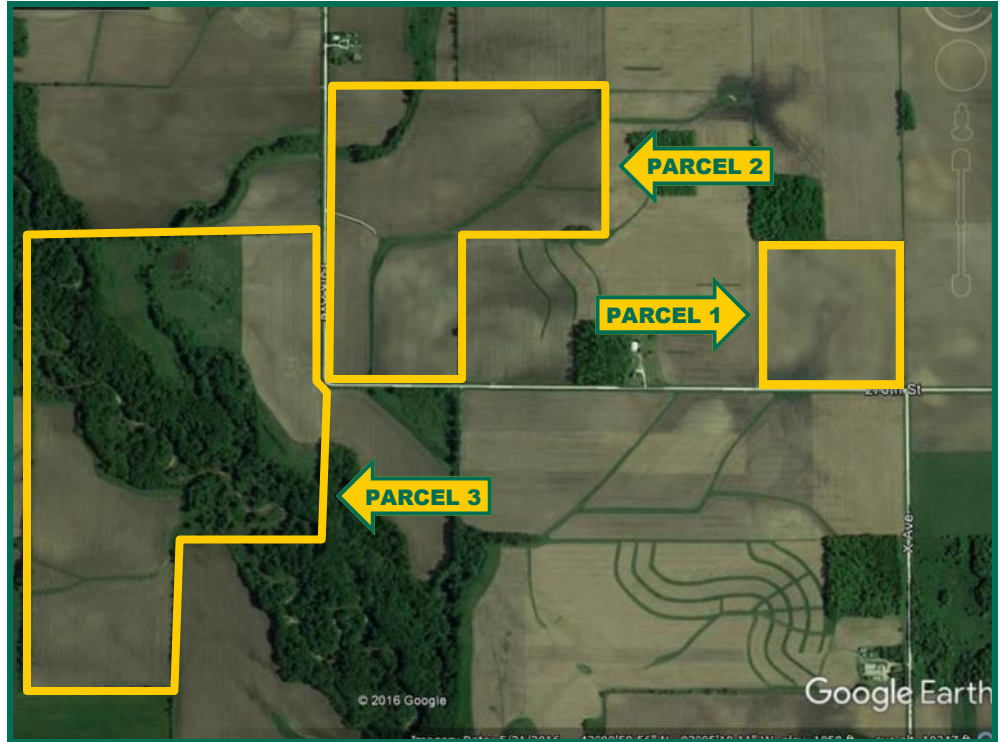


346.43 Acres, m/I, Fayette and Chickasaw Counties, IA



Property Information Parcel 1 - 39 Acres, m/I Fayette County

Location

Approximately 2 miles Southwest of Waucoma. Eden Township.

Legal Description

SE 1/4 SE 1/4 Section 19, Township 95 North, Range 10 West of the 5th P.M., Fayette County, IA

Owners

Walter L. and Pearl M. Hungerford Revocable Trust

Price & Terms

- \$234,000
- \$6,000/acre
- 10% down upon acceptance of offer; balance due in cash at closing

Possession

Subject to 2017 Cash Rent Lease.

Real Estate Tax

Taxes Payable 2016 - 2017: \$750
Net Taxable Acres: 39
Tax per Net Taxable Acre: \$19.23

FSA Data

Farm Number: 6996 - Tract #9402
Crop Acres: 38.31
Corn Base: 31.3
Corn PLC Yield: 133 Bu.
Bean Base: 5.95
Bean PLC Yield: 40 Bu.
Oat Base: 0.38
Oat PLC Yield: 59 Bu.

CRP Contracts

None

Soil Types/Productivity

Primary soils are Hayfield loam and Wapise loam. See soil map for detail.

- CSR2: 55.3 per 2016 AgriData, Inc., based on FSA crop acres.
- CSR: 62.1 per 2016 AgriData, Inc., based on FSA crop acres.
- CSR2: 55.28 per County Assessor, based on net taxable acres.

Buildings/Improvements

None

Drainage

Tile maps included.

Water & Well Information

None

Comments

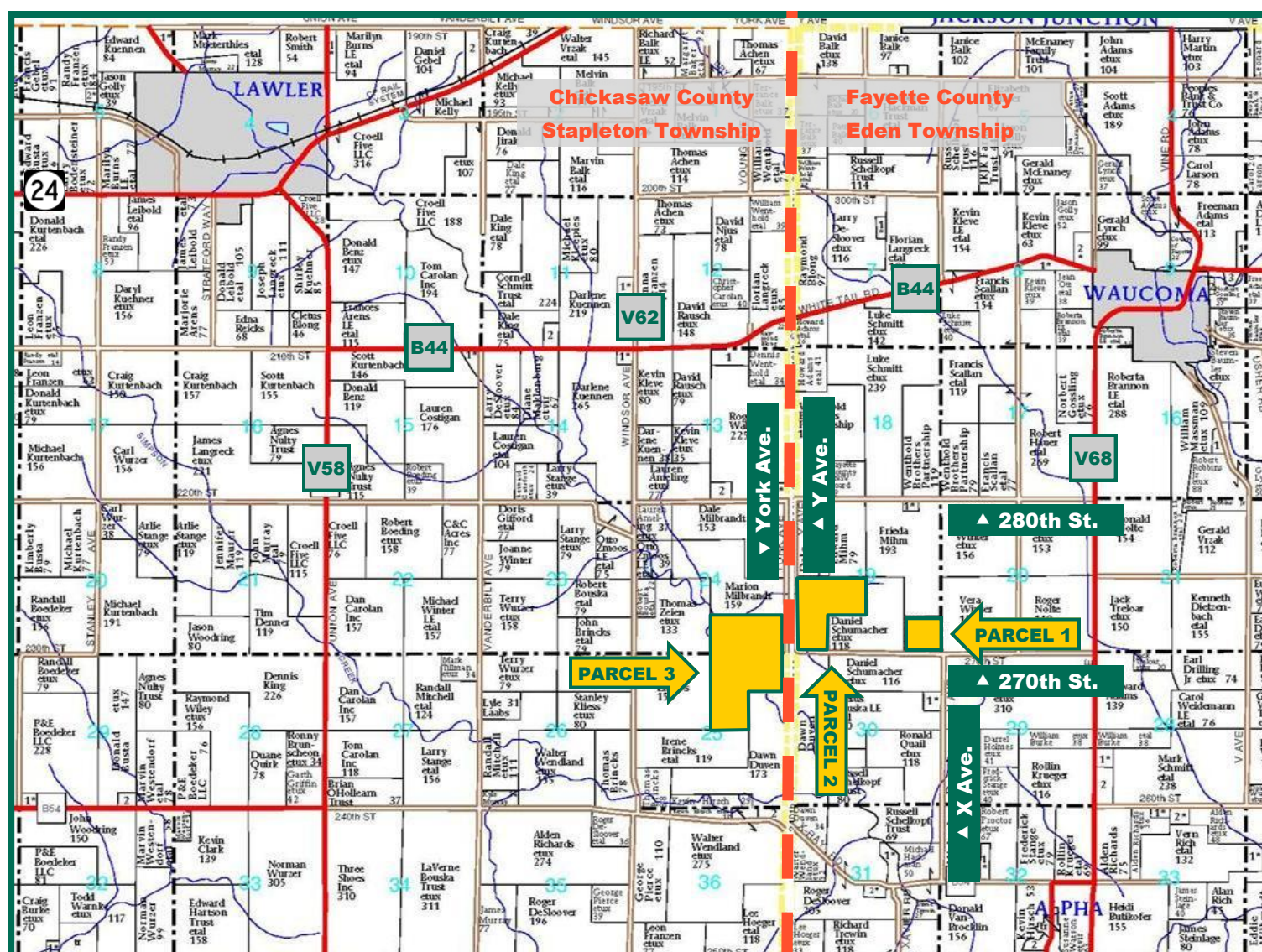
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Plat Map



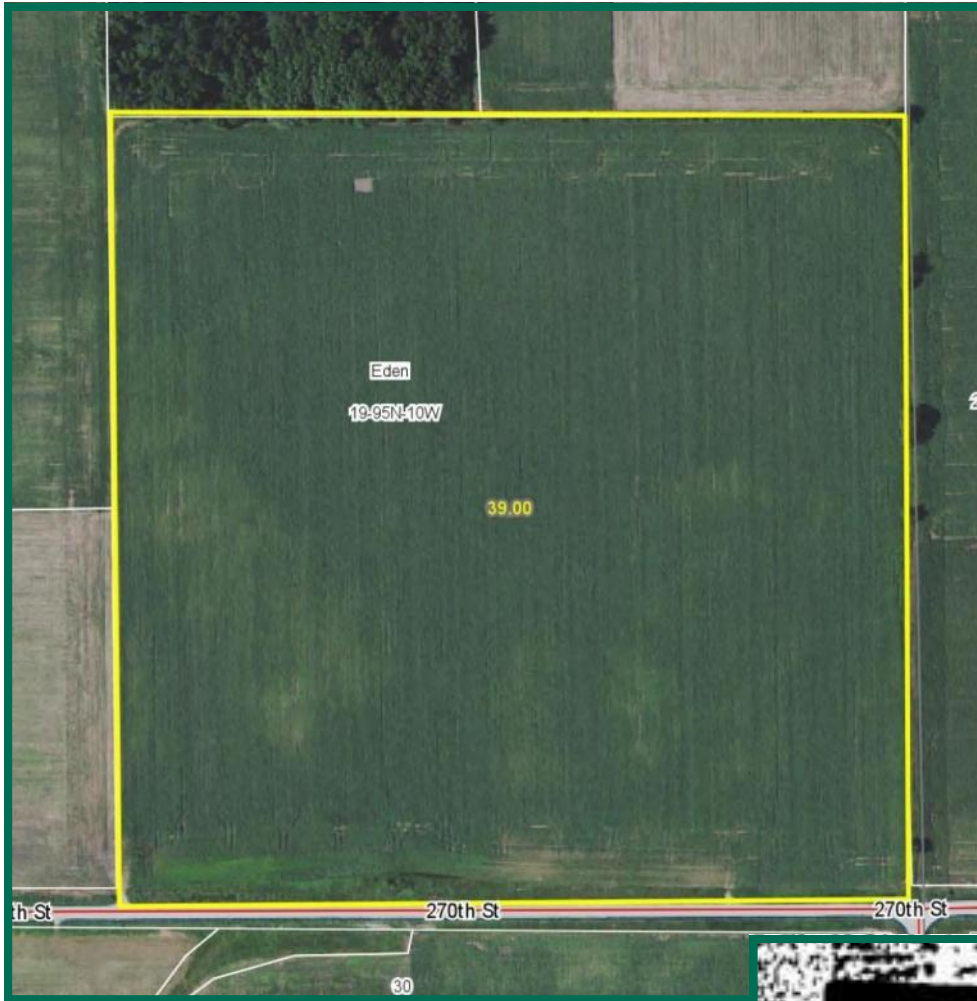
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Aerial Photo and Tile Map: Parcel 1

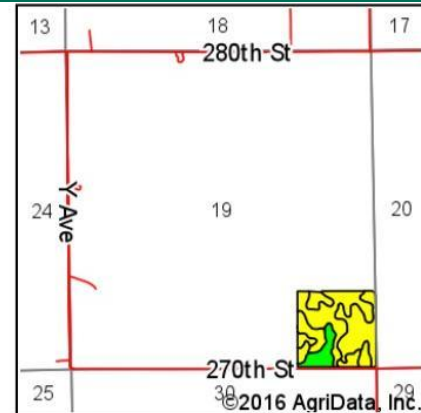
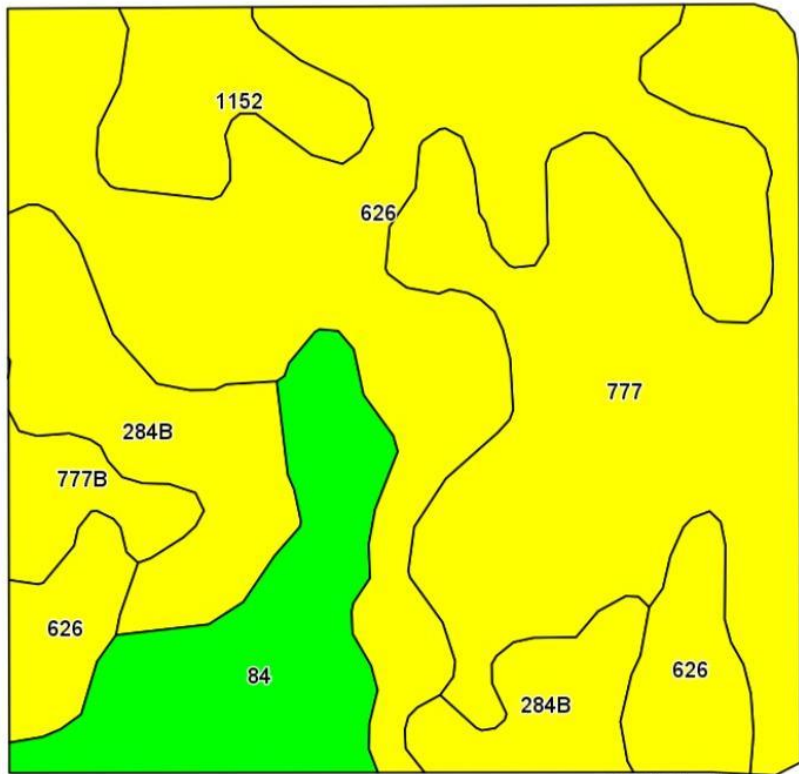


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Soil Map: Tillable Only Parcel 1



State: Iowa
County: Fayette
Location: 19-95N-10W
Township: Eden
Acres: 38.31
Date: 11/18/2016



Maps Provided By:



Soils data provided by USDA and NRCS.

Area Symbol: IA065, Soil Area Version: 20

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**	CSR
626	Hayfield loam, 0 to 2 percent slopes, rarely flooded	14.92	38.9%		IIIs	53	67
777	Wapsie loam, 0 to 2 percent slopes	10.67	27.9%		IIIs	49	58
284B	Flagler sandy loam, 2 to 5 percent slopes	5.02	13.1%		IIIe	49	45
84	Clyde clay loam, 0 to 3 percent slopes	4.45	11.6%		IIw	88	75
1152	Marshan clay loam, 0 to 2 percent slopes, rarely flooded	2.14	5.6%		IIw	54	67
777B	Wapsie loam, 2 to 5 percent slopes	1.11	2.9%		IIe	45	53
Weighted Average						55.3	62.1

Area Symbol: IA065, Soil Area Version: 20

**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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Aerial Photo: Parcel 2



Property Information Parcel 2 - 108.43 Acres, m/l—Fayette County

Location

Approximately 2 1/2 miles Southwest of Waucoma. Eden Township

Legal Description

NW 1/2 SW 1/4 and the SW 1/4 SW 1/4 Section 19, all in Township 95 North, Range 10 West of the 5th P.M., Fayette County, IA

Price & Terms

- \$623,500
- \$5,750/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: \$2,266
Net Taxable Acres: 108.43
Tax per Net Taxable Acre: \$20.89

FSA Data

Farm Number: 6996 - Tract #9401
Crop Acres: 102.63
Corn Base: 83.46
Corn PLC Yield: 133 Bu.
Bean Base: 15.86
Bean PLC Yield: 40 Bu.
Oat Base: 1
Oat PLC Yield: 59 Bu.

CRP Contracts

Tract #9401	Field 7
Contract #11753	Total Acres .5
Practice CP-8A	Rate \$391.20
Annual Pay \$196	Expires 9/30/2026

Soil Types/Productivity

Primary soils are Schley loam and Hayfield loam. See soil map for detail.

- **CSR2:** 65.5 per 2016 AgriData, Inc., based on FSA crop acres.
- **CSR:** 66.3 per 2016 AgriData, Inc., based on FSA crop acres.
- **CSR2:** 65.8 per County Assessor, based on net taxable acres.

Buildings/Improvements

None

Drainage

Tile map included.

Water & Well Information

None

Comments

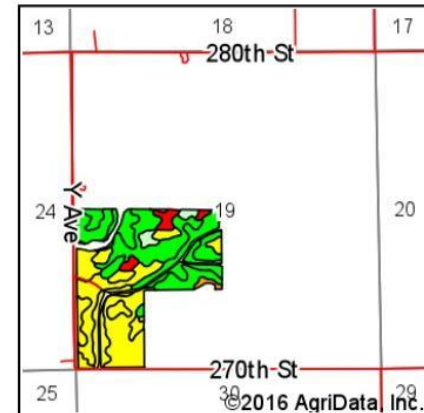
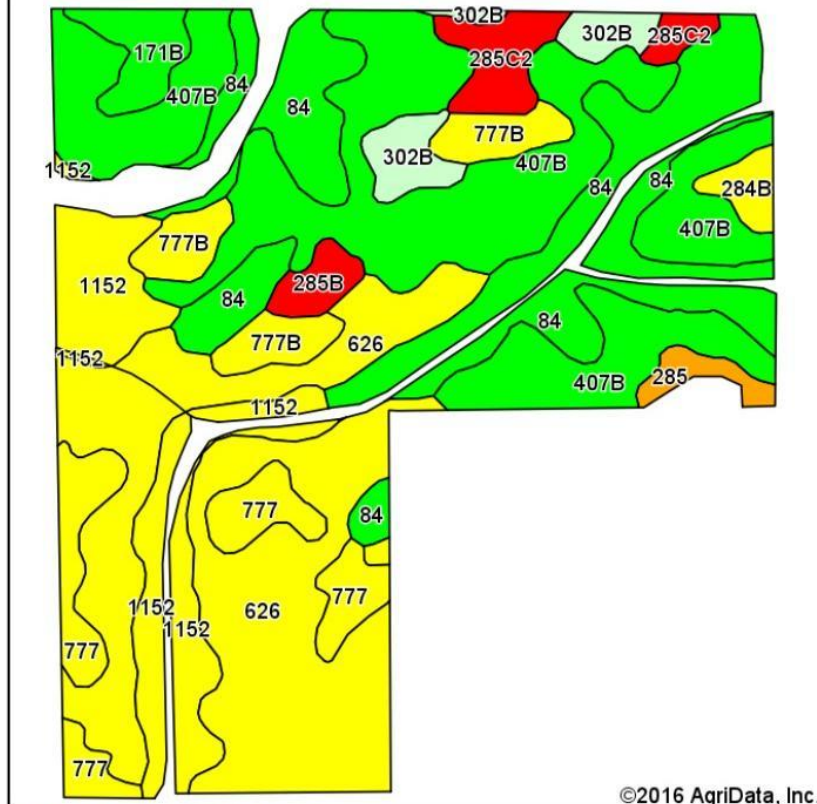
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Soil Map: Tillable Only Parcel 2



State: Iowa
 County: Fayette
 Location: 19-95N-10W
 Township: Eden
 Acres: 102.63
 Date: 11/17/2016



Soils data provided by USDA and NRCS.

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Area Symbol: IA065, Soil Area Version: 20

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	Irr Class *c	CSR2**	CSR
407B	Schley loam, 1 to 4 percent slopes	27.70	27.0%		IIw		81	72
626	Hayfield loam, 0 to 2 percent slopes, rarely flooded	25.99	25.3%		IIs		53	67
84	Clyde clay loam, 0 to 3 percent slopes	17.96	17.5%		IIw		88	75
1152	Marshan clay loam, 0 to 2 percent slopes, rarely flooded	9.70	9.5%		IIw		54	67
777	Wapsie loam, 0 to 2 percent slopes	6.09	5.9%		IIs		49	58
777B	Wapsie loam, 2 to 5 percent slopes	4.36	4.2%		Ile		45	53
285C2	Burkhardt sandy loam, 5 to 9 percent slopes, moderately eroded	2.85	2.8%		IIs	IVe	10	5
302B	Coggon loam, 2 to 5 percent slopes	2.77	2.7%		Ile		76	75
171B	Bassett loam, 2 to 5 percent slopes	1.99	1.9%		Ile		85	80
285B	Burkhardt sandy loam, 2 to 5 percent slopes	1.18	1.1%		IIs	Ile	18	25
284B	Flagler sandy loam, 2 to 5 percent slopes	1.03	1.0%		Ile		49	45
285	Burkhardt sandy loam, 0 to 2 percent slopes	1.01	1.0%		IIs	IIs	22	30
Weighted Average							65.5	66.3

Area Symbol: IA065, Soil Area Version: 20

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

*c: Using Capabilities Class Dominant Condition Aggregation Method

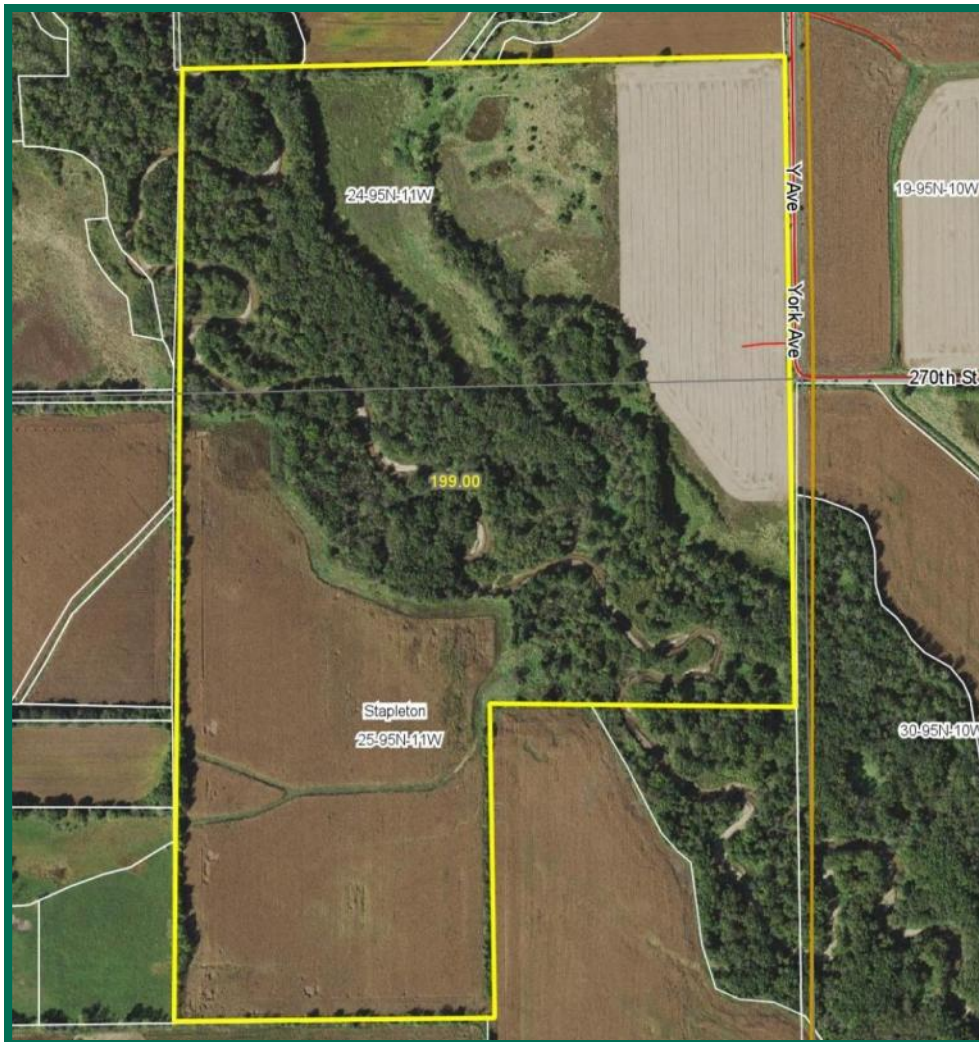
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Aerial Photo: Parcel 3



Property Information Parcel 3 - 199 Acres, m/l Chickasaw County

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 10
West of the 5th P.M., Chickasaw County,
IA.

Price & Terms

- \$796,000
- \$4,000/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.

*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.*

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Conservation Reserve Program: Parcel 3

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

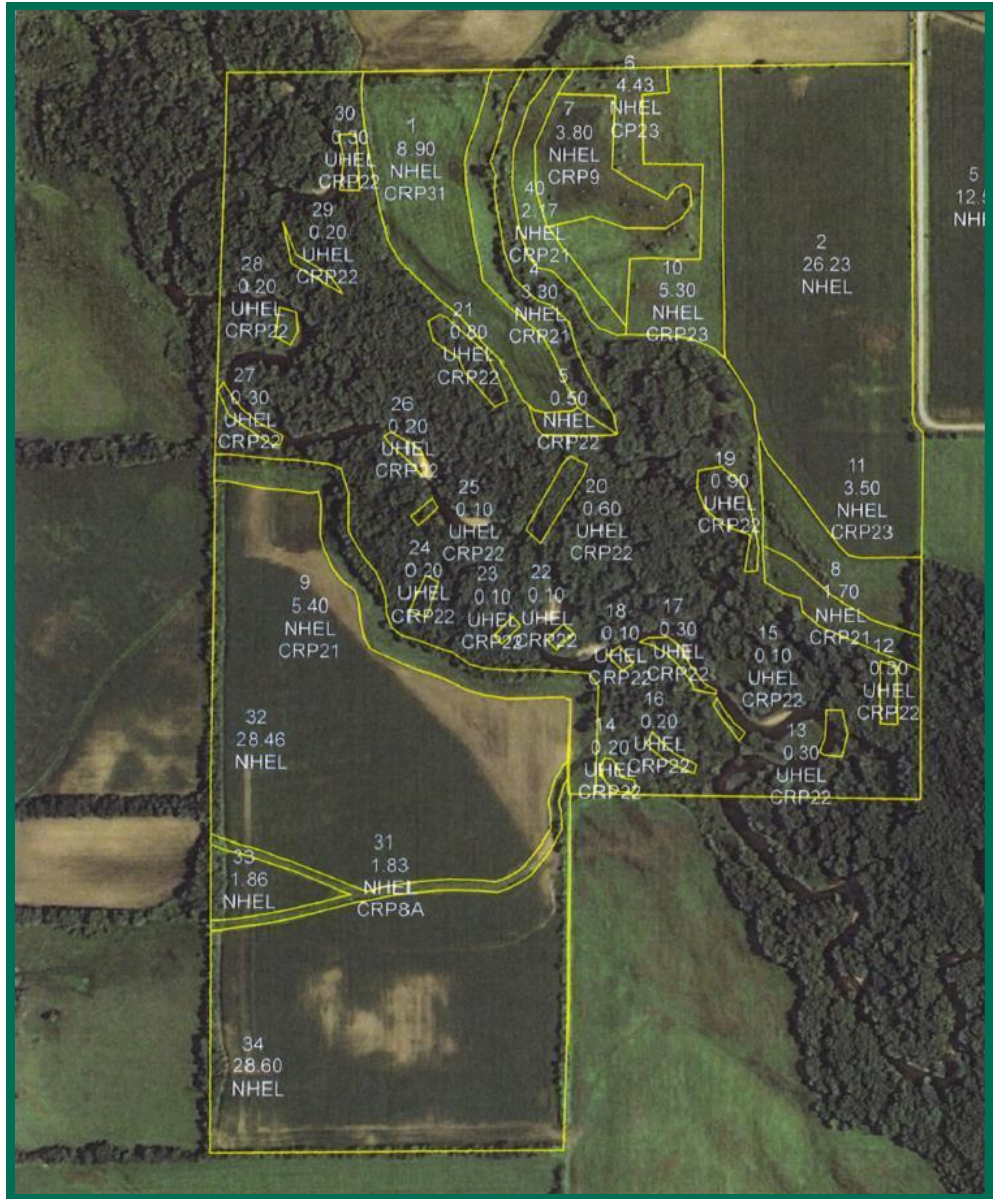
Tract #9400 Fields 5, 8 & 9
 Contract #11201 Total Acres 7.16
 Practice CP-21 Rate \$276.16
 Annual Pay \$1,977 Expires 9/30/2024

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

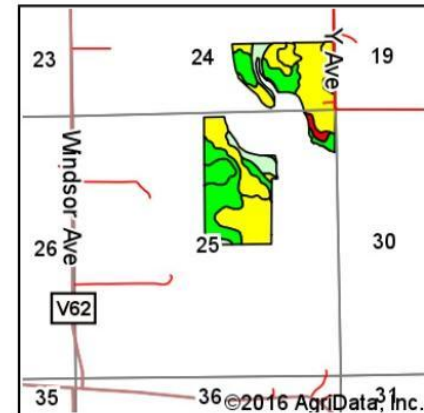
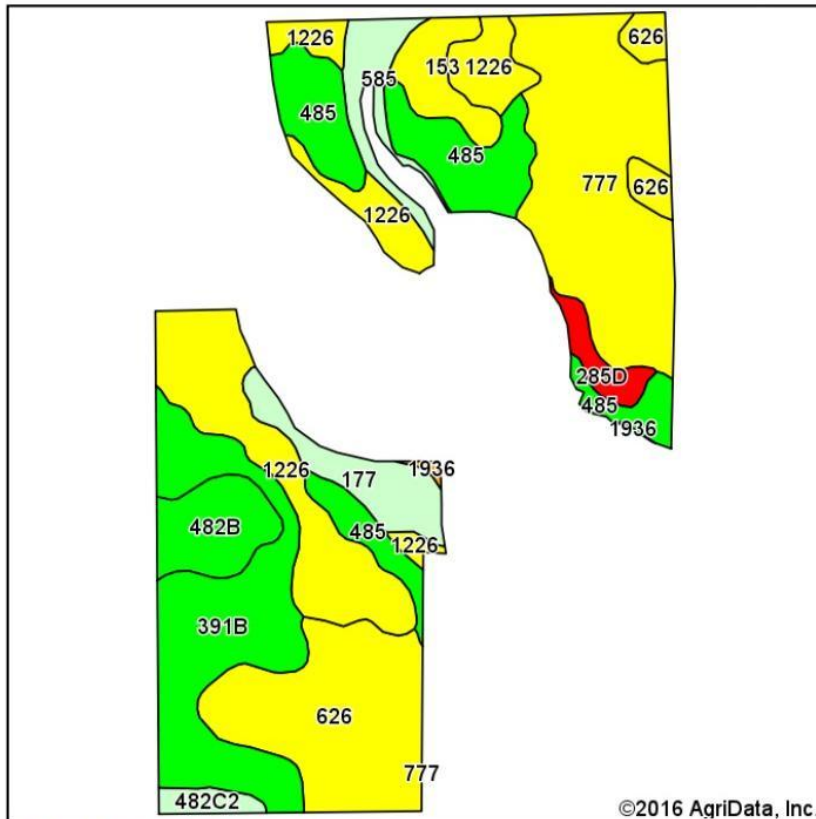


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Soil Map: Tillable Only Parcel 3



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%		IIw		87	72
485	Spillville loam, 0 to 2 percent slopes	16.32	13.0%		IIw		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%		IIIw		50	25
585	Coland-Spillville complex, 0 to 2 percent slopes	4.15	3.3%		IIw		78	85
285D	Burkhardt sandy loam, 5 to 14 percent slopes	2.19	1.7%		Vle	IIIe	5	5
482C2	Racine loam, 5 to 9 percent slopes, moderately eroded	1.44	1.1%		IIIe		76	62
1936	Spillville-Udfluvents 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

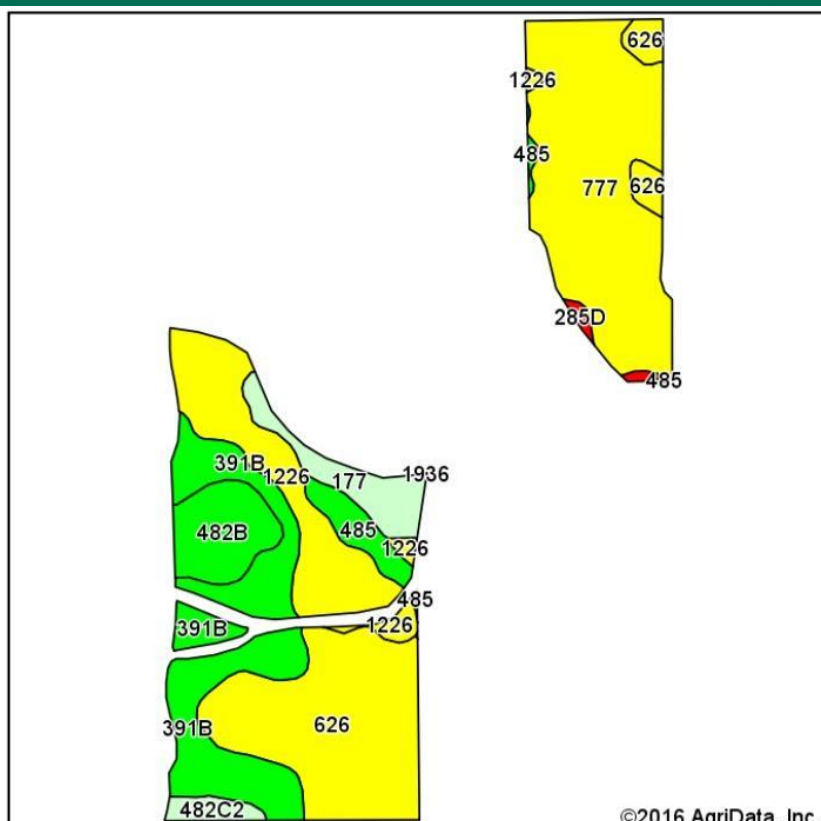
Soils data provided by USDA and NRCS.

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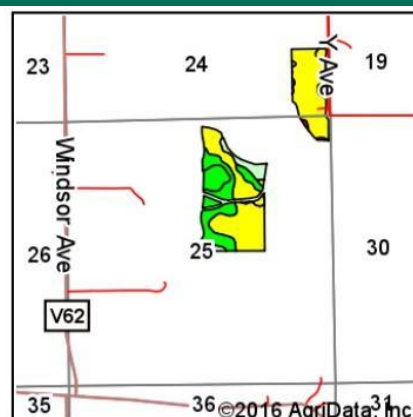
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Soil Map: CRP Excluded Parcel 3



Soils data provided by USDA and NRCS.



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%		IIs		55	57
626	Hayfield loam, 0 to 2 percent slopes, rarely flooded	18.89	23.4%		IIs		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%		IIs		59	71
482B	Racine loam, 2 to 5 percent slopes	5.00	6.2%		Ile		84	79
177	Saude loam, 0 to 2 percent slopes	3.85	4.8%		IIs		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%		Vle	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

Soils data provided by USDA and NRCS.

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