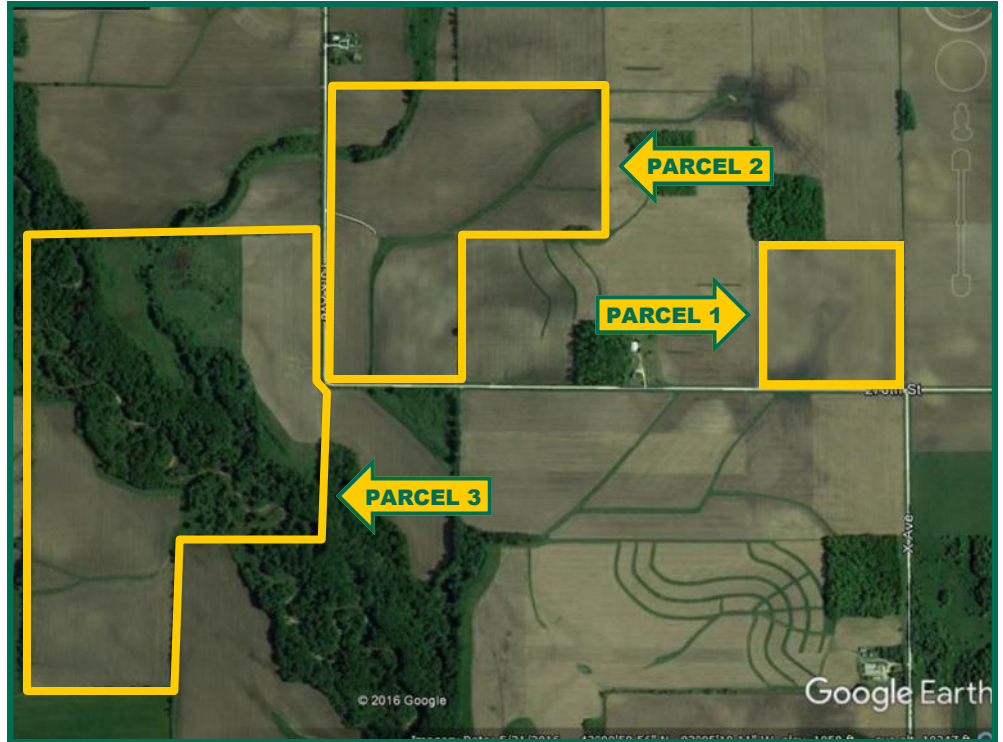


346.43 Acres, m/I, Fayette and Chickasaw Counties, IA



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

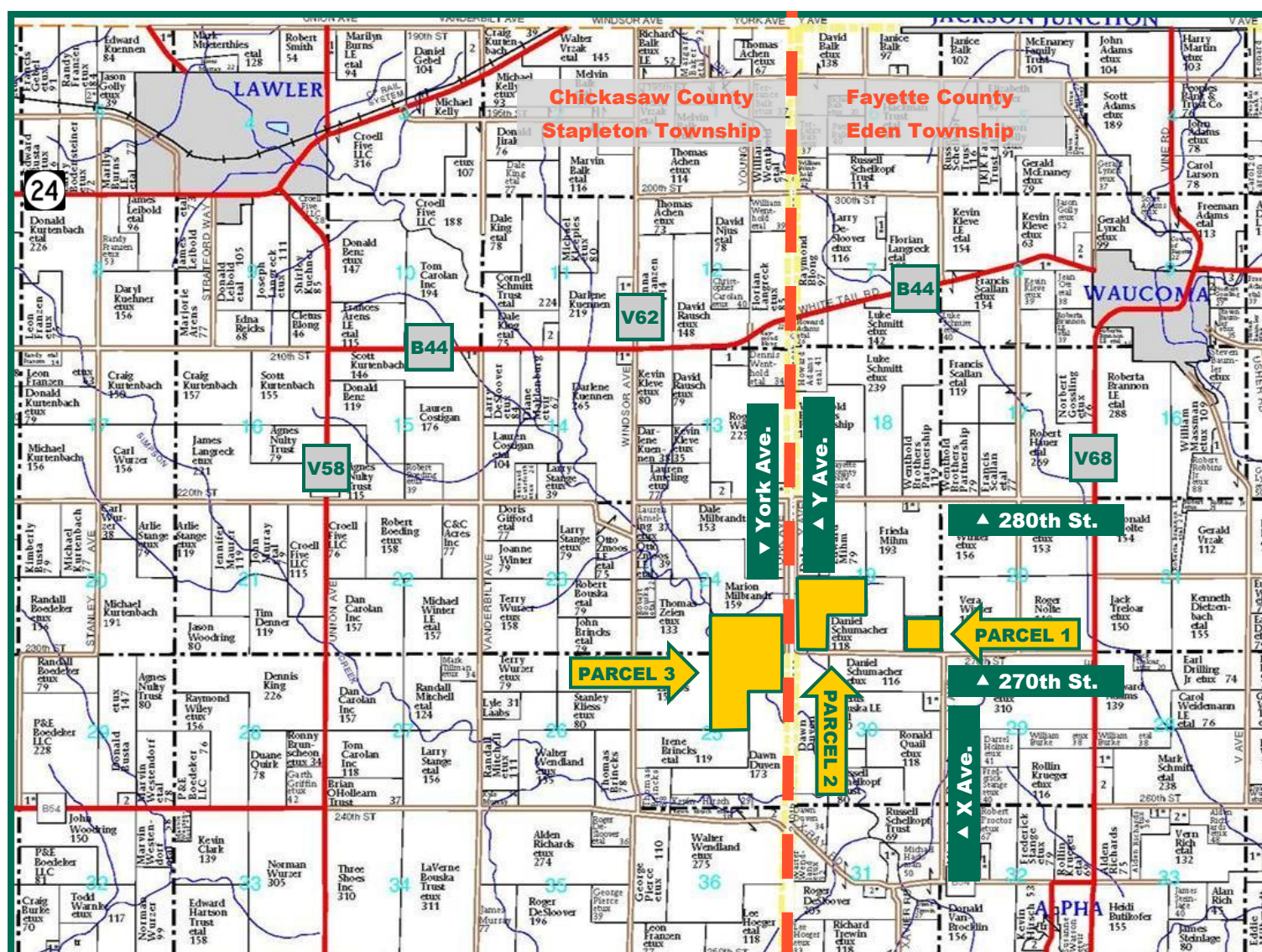
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Plat Map



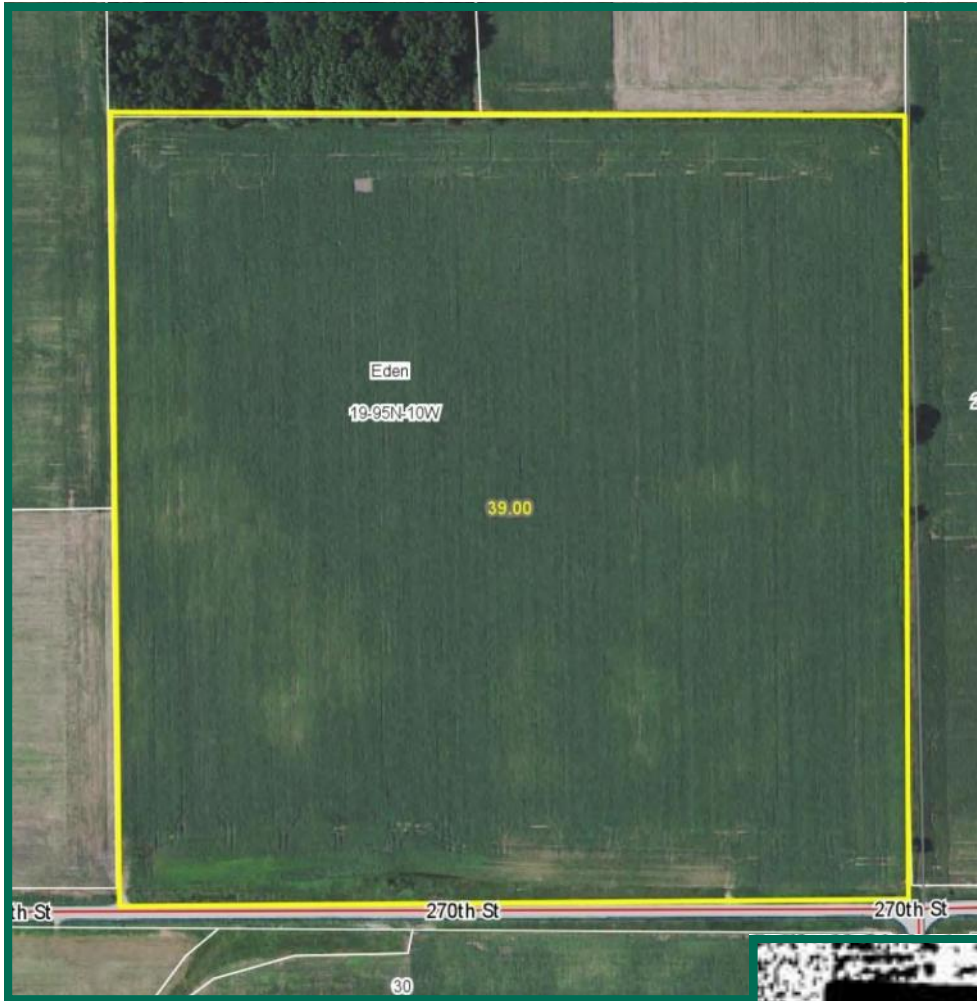
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Aerial Photo and Tile Map: Parcel 1

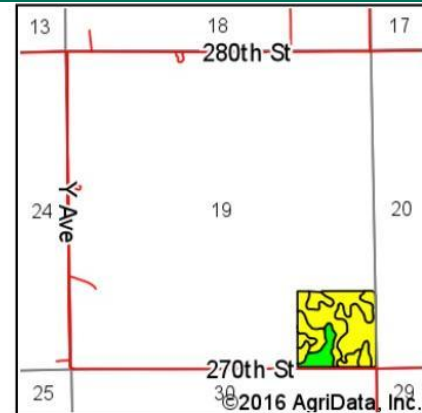
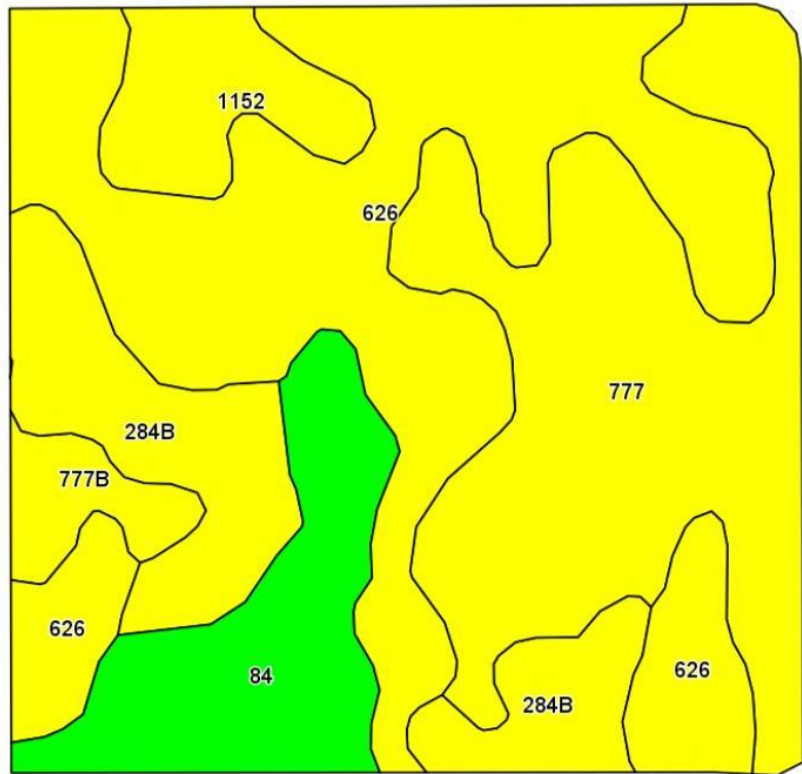


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Soil Map: Tillable Only Parcel 1



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

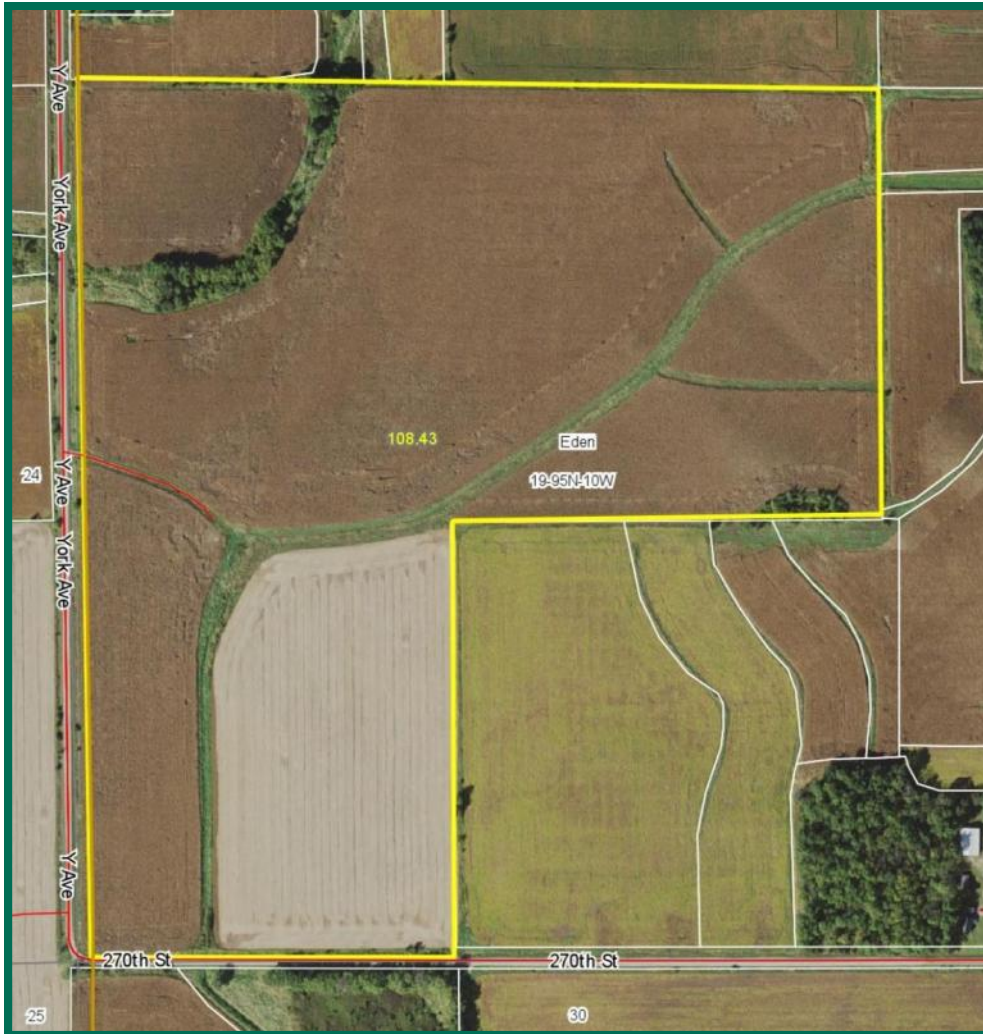
Soils data provided by USDA and NRCS.

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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

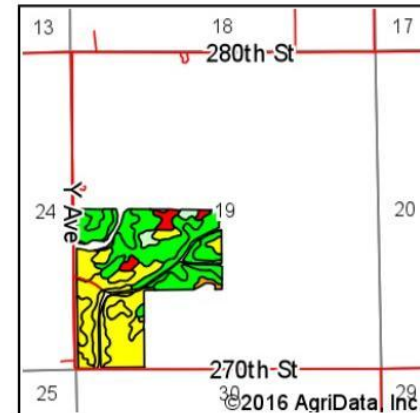
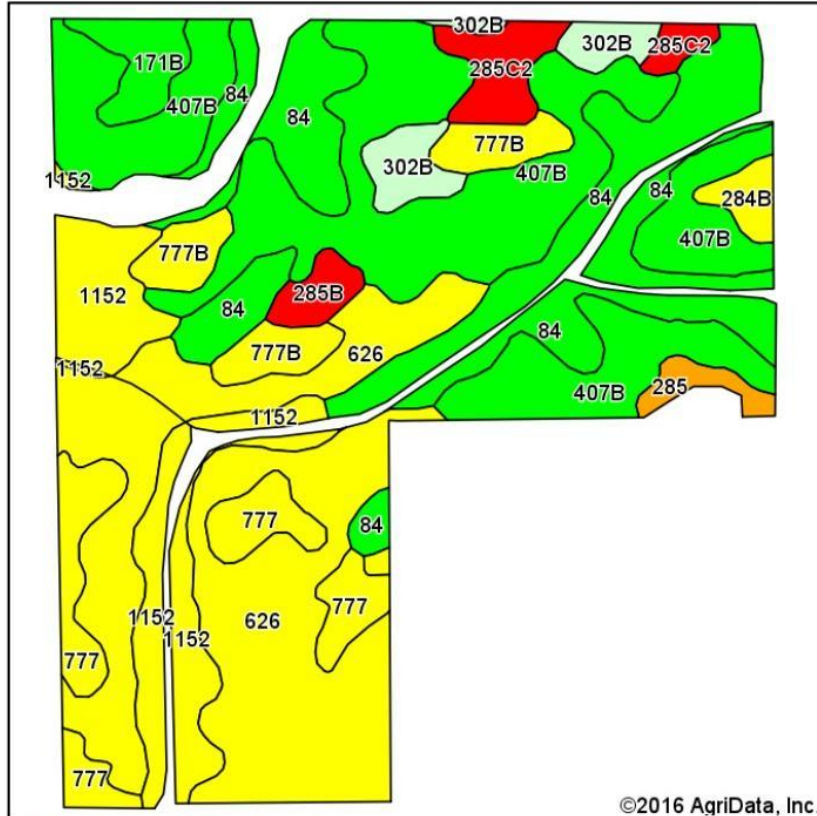
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Soil Map: Tillable Only Parcel 2



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%		IIIs		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%		IIIs		49	58
777B	Wapsie loam, 2 to 5 percent slopes	4.36	4.2%		IIe		45	53
285C2	Burkhardt sandy loam, 5 to 9 percent slopes, moderately eroded	2.85	2.8%		IIIs	IVe	10	5
302B	Coggon loam, 2 to 5 percent slopes	2.77	2.7%		IIe		76	75
171B	Bassett loam, 2 to 5 percent slopes	1.99	1.9%		IIe		85	80
285B	Burkhardt sandy loam, 2 to 5 percent slopes	1.18	1.1%		IIIs	IIe	18	25
284B	Flagler sandy loam, 2 to 5 percent slopes	1.03	1.0%		IIe		49	45
285	Burkhardt sandy loam, 0 to 2 percent slopes	1.01	1.0%		IIIs	IIIs	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

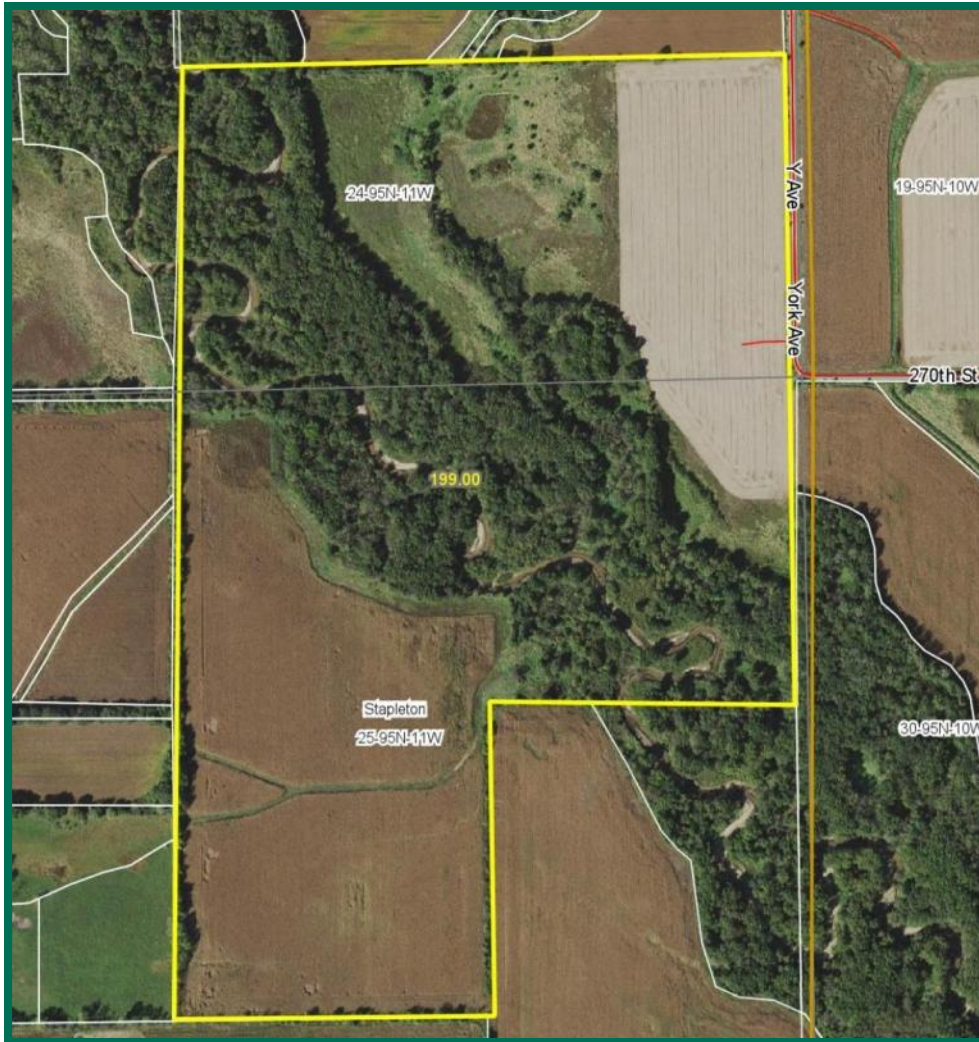
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Aerial Photo: Parcel 3



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.

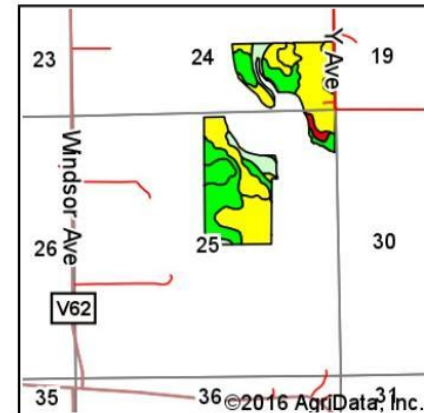
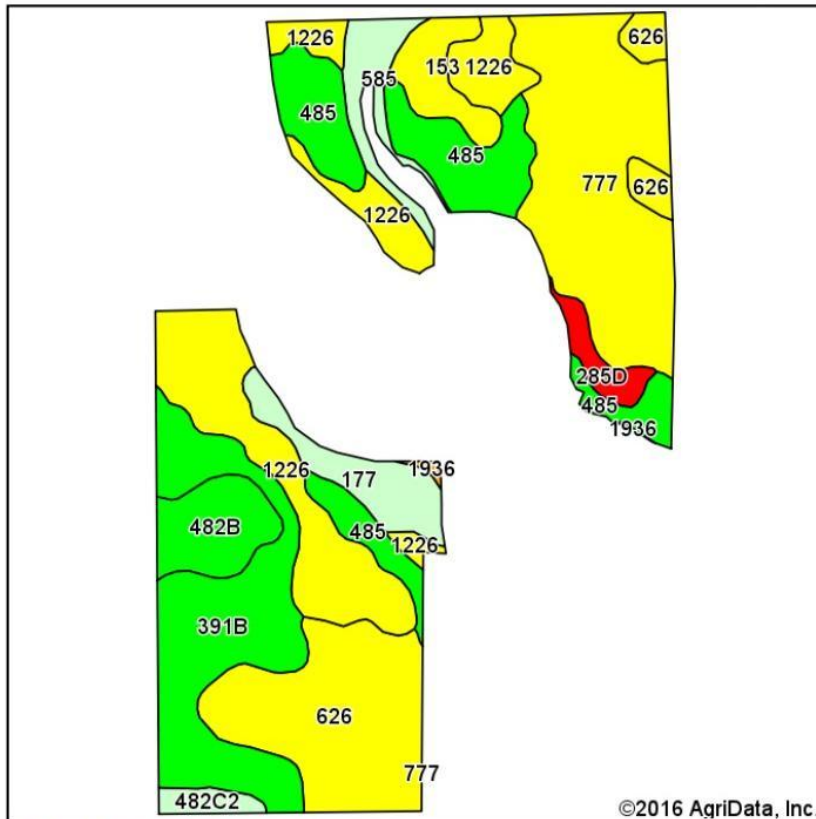
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less, unless otherwise stated.*

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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-Udfluents 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

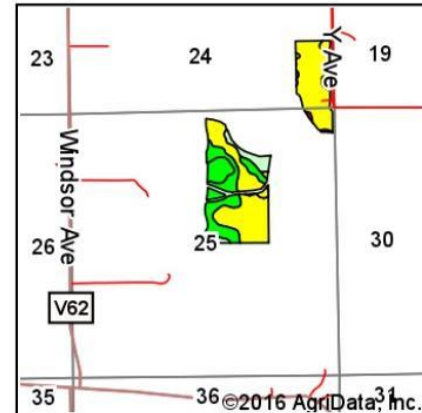
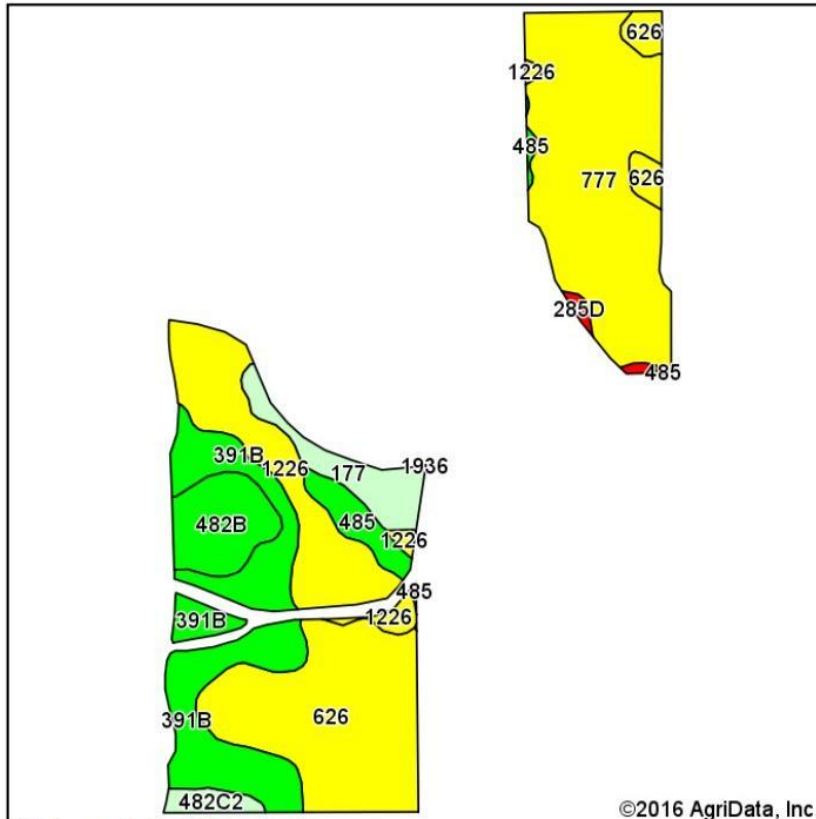
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Soil Map: CRP Excluded Parcel 3



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



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	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

Soils data provided by USDA and NRCS.

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