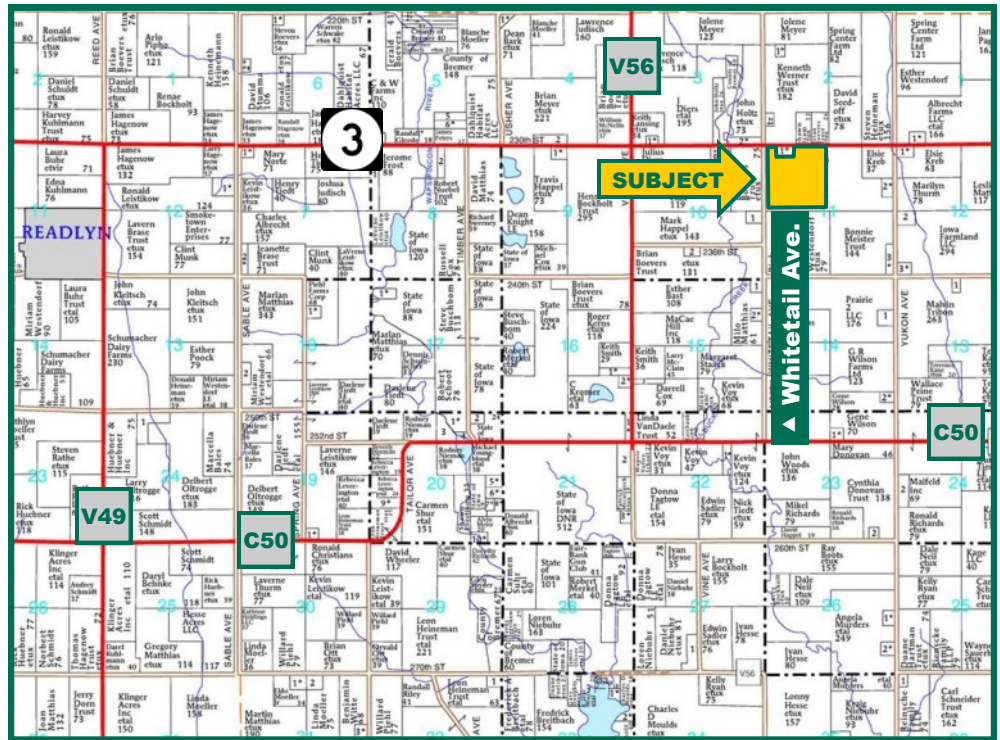


**150 Acres,  
m/I, Bremer  
County, IA**



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

## Property Information

### Location

Approximately 5 miles east of Readlyn on Highway 3. Franklin Township.

### Legal Description

NW NW "EX Parcel A & B", NE NW "Ex NE FR Pt", SW NW, SE NW all in Section 11, Township 91 North, Range 11 West of the 5th P.M., Bremer County, IA

### Price & Terms

- \$1,125,000.00
- \$7,500/acre
- 10% down upon acceptance of offer; balance due in cash at closing

### Possession

Negotiable—Cropland available for 2017.

## Real Estate Tax

Taxes Payable 2016 - 2017: \$4,288  
Net Taxable Acres: 148.02  
Tax per Net Taxable Acre: \$28.97

## FSA Data

Farm Number 6515 Tract 12762  
Crop Acres: 134\*  
Corn Base: 89.97  
Corn PLC Yield: 159 Bu.  
Bean Base: 37.95  
Bean PLC Yield: 52 Bu.  
\*5.69 new certified cropland acres have been added as of 2016. See orange areas on aerial photo.

## CRP Contracts

None

## Soil Types/Productivity

Primary soils are Clyde silty clay loam and Marquis loam. See soil map for detail.

- CSR2: 85.9 per 2016 AgriData, Inc., based on FSA crop acres.
- CSR: 79.5 per 2016 AgriData, Inc., based on FSA crop acres.
- CSR2: 80.45 per County Assessor, based on net taxable acres.

## Buildings/Improvements

None

## Drainage

Extensive tiling. See County Assessors map showing tile lines.

## Water & Well Information

None known.

## Comments

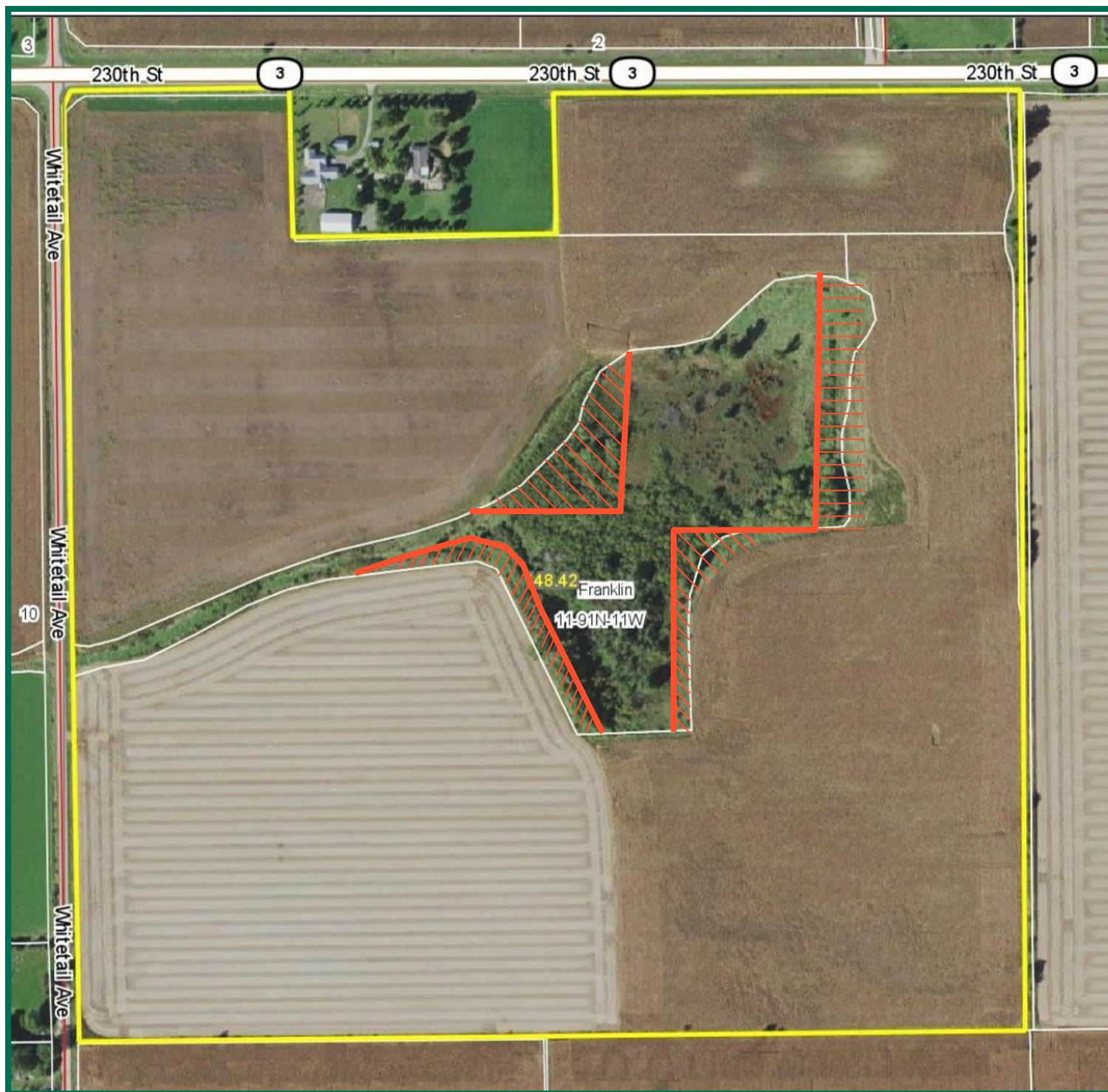
Potential lease back possible but not required.

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REID: 050-813-1

# Aerial Photo



*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.*

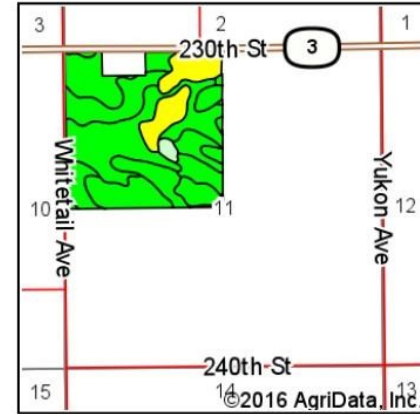
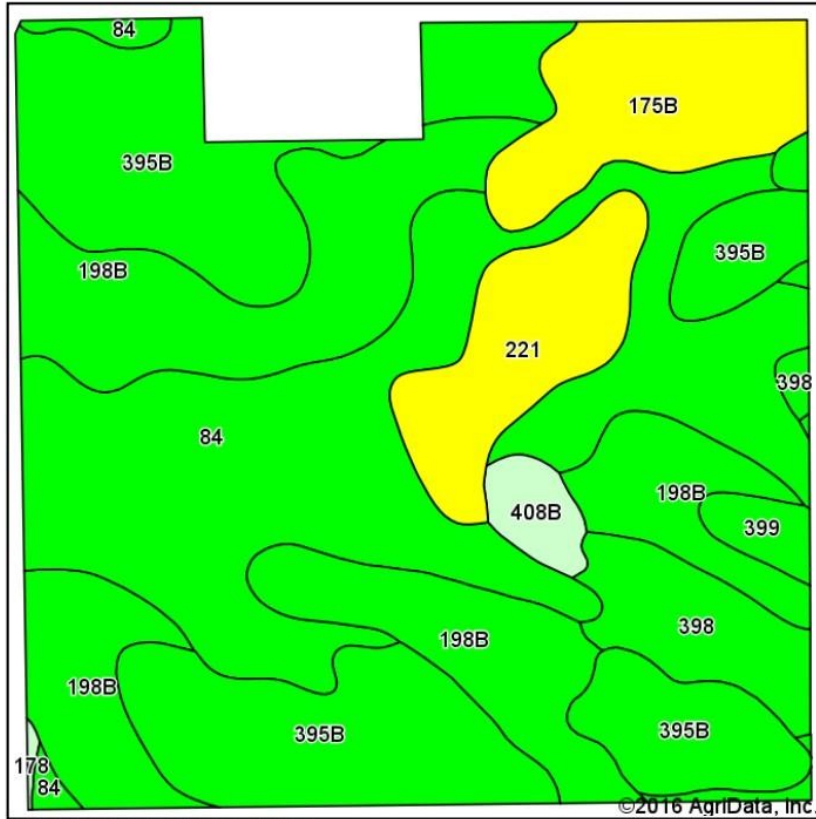
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# Soil Map—Entire Property

**Soils Map**



State: **Iowa**  
 County: **Bremer**  
 Location: **11-91N-11W**  
 Township: **Franklin**  
 Acres: **148.42**  
 Date: **10/12/2016**



Soils data provided by USDA and NRCS.

Area Symbol: IA017, Soil Area Version: 20

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**	CSR
84	Clyde silty clay loam, 0 to 3 percent slopes	41.37	27.9%		IIw	88	76
395B	Marquis loam, 2 to 5 percent slopes	38.95	26.2%		IIe	91	89
198B	Floyd loam, 1 to 4 percent slopes	36.39	24.5%		IIw	89	80
175B	Dickinson fine sandy loam, 2 to 5 percent slopes	10.73	7.2%		IIIe	50	55
221	Klossner muck, 1 to 3 percent slopes	9.36	6.3%		IIIw	42	50
398	Tripoli clay loam, 0 to 2 percent slopes	7.12	4.8%		IIw	90	81
399	Readlyn loam, 1 to 3 percent slopes	2.19	1.5%		Iw	91	91
408B	Olin fine sandy loam, 2 to 5 percent slopes	2.15	1.4%		IIe	71	66
178	Wauke loam, 0 to 2 percent slopes, rarely flooded	0.16	0.1%		IIs	69	79
Weighted Average						83.3	77.6

Area Symbol: IA017, Soil Area Version: 20

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

\*c: Using Capabilities Class Dominant Condition Aggregation Method

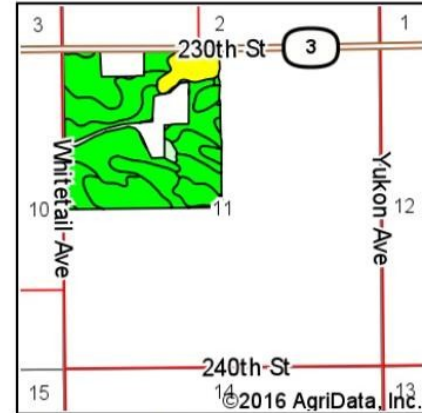
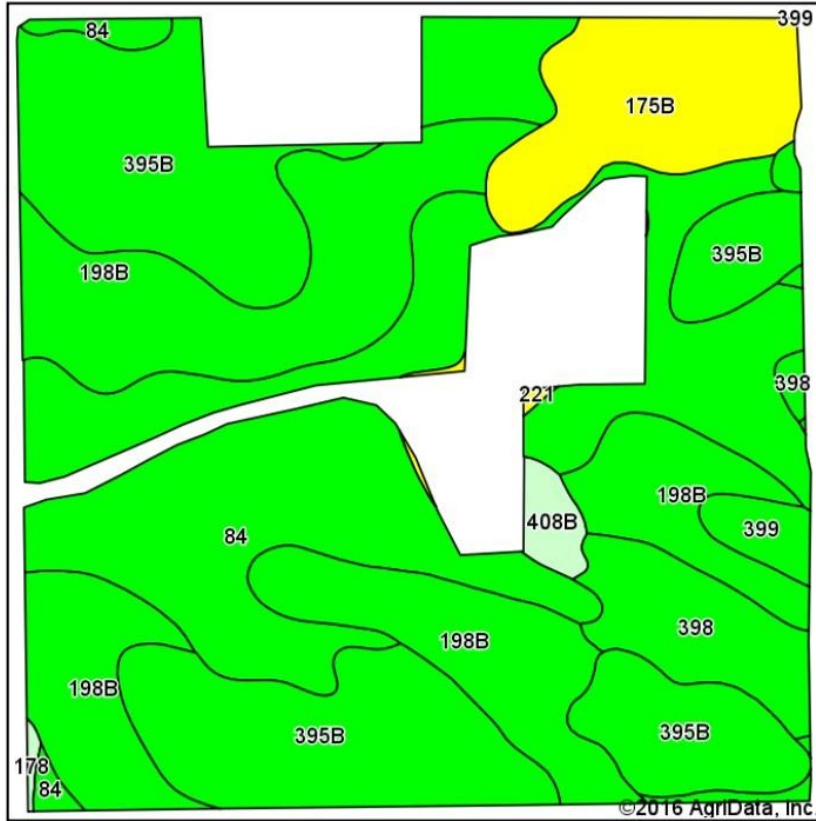
Soils data provided by USDA and NRCS.

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# Soil Map—Tillable Only

## Soils Map



State: Iowa  
County: Bremer  
Location: 11-91N-11W  
Township: Franklin  
Acres: 134  
Date: 10/13/2016



Maps Provided By:  
**surety**  
CUSTOMIZED ONLINE MAPPING  
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Soils data provided by USDA and NRCS.

Area Symbol: IA017, Soil Area Version: 20

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**	CSR
395B	Marquis loam, 2 to 5 percent slopes	39.01	29.1%		Ile	91	89
84	Clyde silty clay loam, 0 to 3 percent slopes	36.99	27.6%		Ilw	88	76
198B	Floyd loam, 1 to 4 percent slopes	36.39	27.2%		Ilw	89	80
175B	Dickinson fine sandy loam, 2 to 5 percent slopes	10.75	8.0%		IIle	50	55
398	Tripoli clay loam, 0 to 2 percent slopes	6.84	5.1%		Ilw	90	81
399	Readlyn loam, 1 to 3 percent slopes	2.15	1.6%		Iw	91	91
408B	Olin fine sandy loam, 2 to 5 percent slopes	1.41	1.1%		Ile	71	66
221	Klossner muck, 1 to 3 percent slopes	0.27	0.2%		IIIw	42	50
178	Waukee loam, 0 to 2 percent slopes, rarely flooded	0.19	0.1%		Ils	69	79
Weighted Average						85.9	79.5

Area Symbol: IA017, 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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*\*Does not represent the 5.69 newly certified cropland acres. See aerial photo.*

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# County Assessors Map Showing Tile Line



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