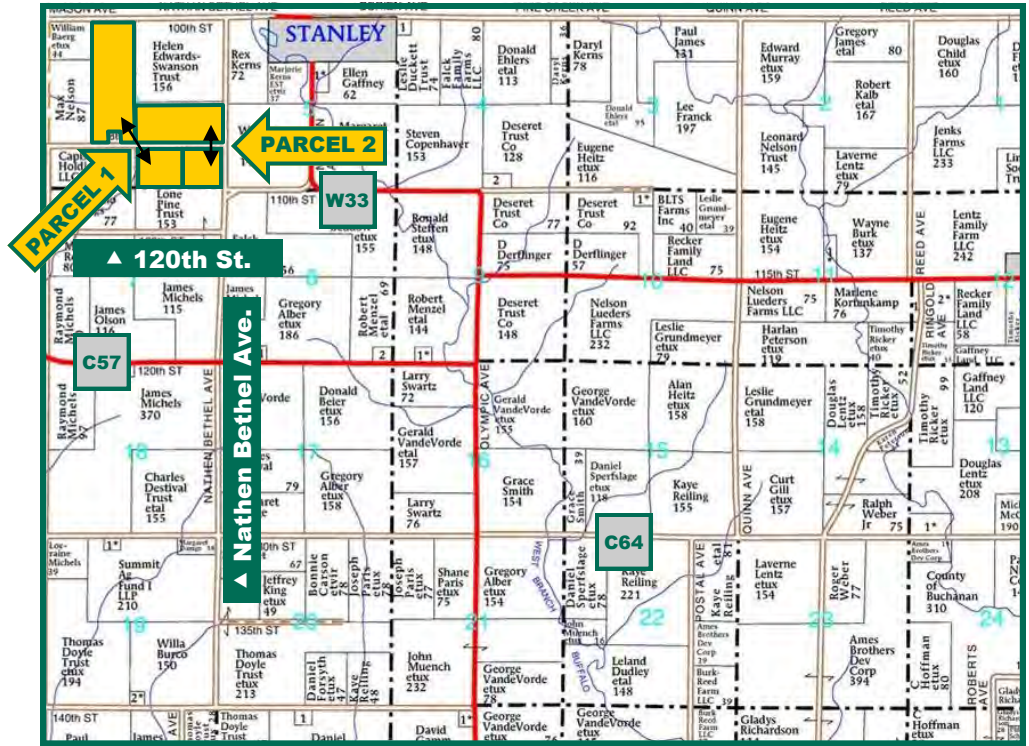


**270.23 Acres,
m/l,
Buchanan
County, IA**

Parcel 1: 155.23 Acres

Parcel 2: 115 Acres



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

Property Information Parcel 1 - 155.23 Acres, m/l

Location

2 1/2 miles northeast of Hazleton. Buffalo Township.

Legal Description

NE 1/4 NW 1/4, SE 1/4 NW 1/4, NE 1/4 SW 1/4, SW 1/4 SE 1/4, Section 6, Township 90 North, Range 8 West of the 5th P.M., Buchanan County, Iowa.

Price & Terms

- \$1,280,647.50
- \$8,250/acre
- 10% down upon acceptance of offer; an additional 15% due in cash at closing, balance on contract at 4.5% interest.

Possession

Negotiable

Real Estate Tax

Taxes Payable 2015 - 2016 : \$3,814
Net Taxable Acres: 155.23
Tax per Net Tax. Ac: \$24.56

FSA Data

Farm Number 1950, Tract 2678
Crop Acres: 148.42
Corn Base: 98.2
Corn PLC Yield: 185 Bu.
Bean Base: 50.21
Bean PLC Yield: 49 Bu.

CRP Contracts

None.

Soil Types/Productivity

Primary soils are Kenyon loam and Clyde-Floyd complex. See soil maps for detail.

- **CSR2:** 88.9 per 2016 AgriData, Inc., based on FSA crop acres.
- **CSR:** 82.2 per 2016 AgriData, Inc., based on FSA crop acres.

- **CSR2:** 87.29 per County Assessor, based on net taxable acres.

Land Description

Gently rolling Kenyon and Clyde-Floyd soils.

Buildings/Improvements

None

Drainage

Partially drained. See tile map for detail.

Water & Well Information

None known.

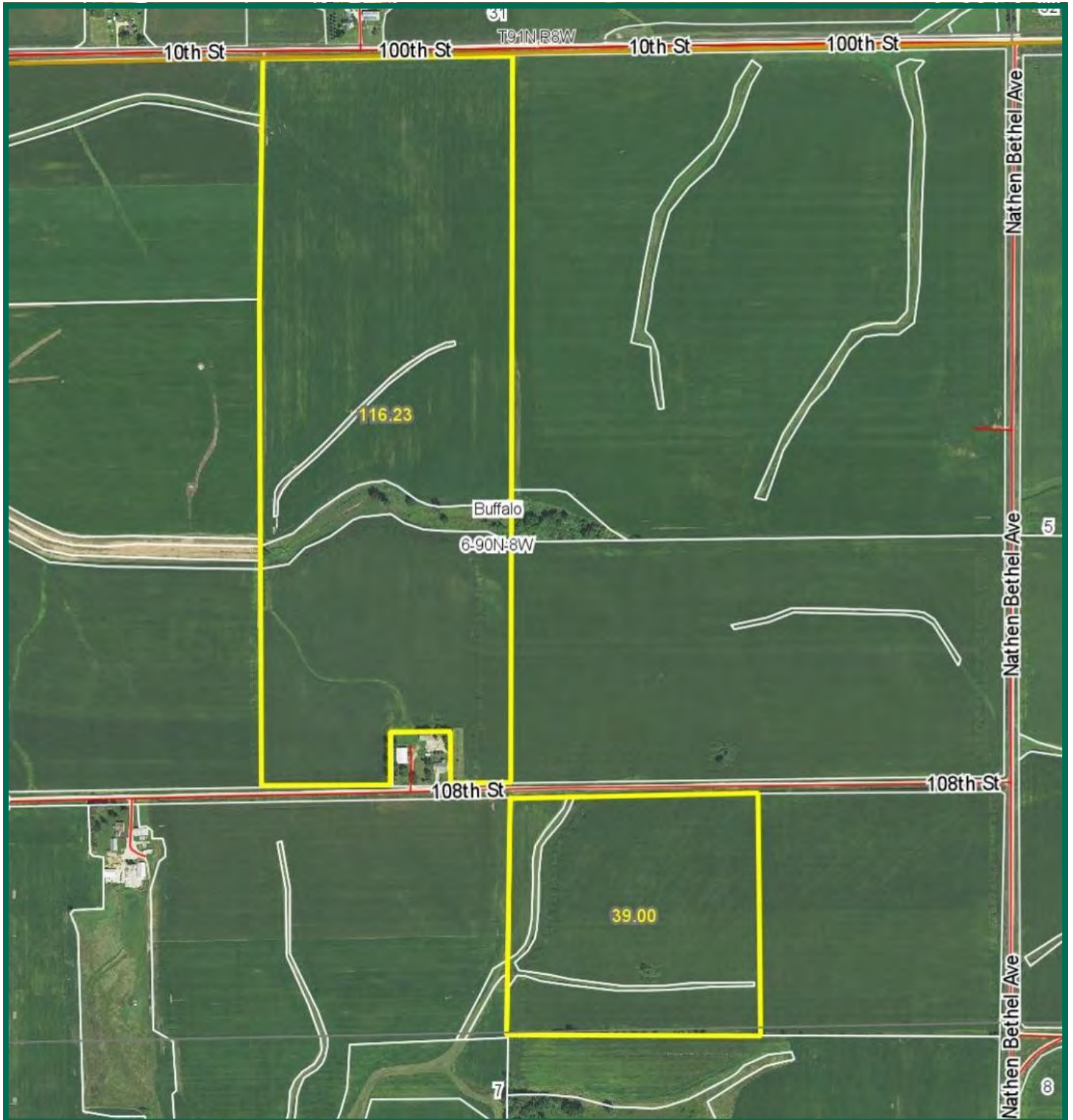
The information gathered for this brochure is from sources deemed reliable, but cannot be guaranteed by Hertz Real Estate Services, Inc. or its staff. All acres are considered more or less, unless otherwise stated.

Jeffrey L. Troendle, AFM
Licensed Broker - IA
JeffT@Hertz.ag

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

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

Aerial Photo: Parcel 1

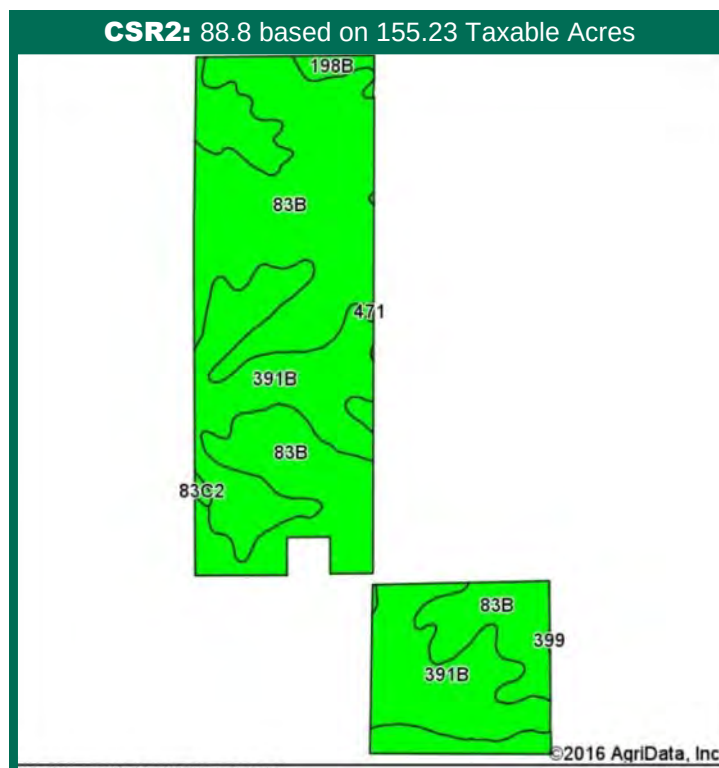
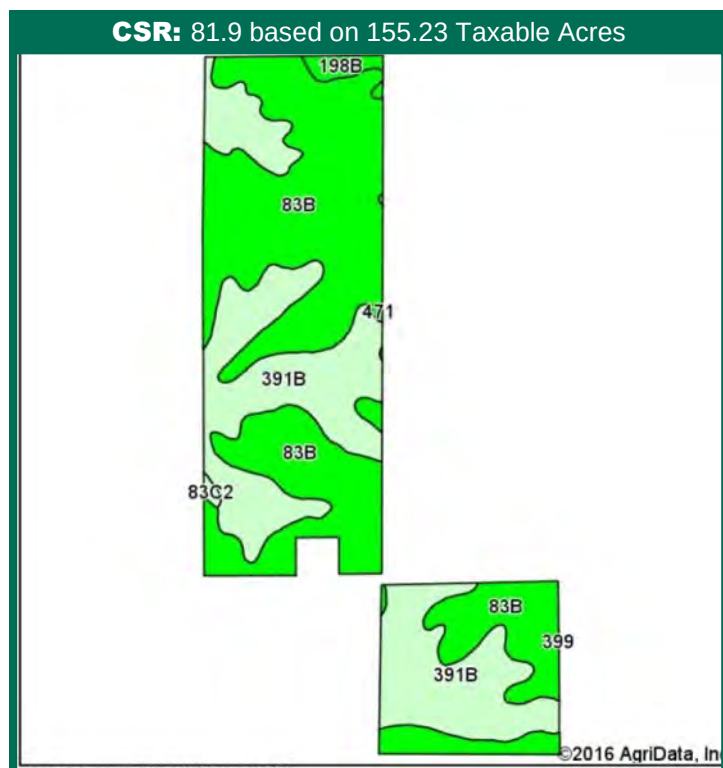


Jeffrey L. Troendle, AFM
Licensed Broker - IA
JeffT@Hertz.ag

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

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

Soil Maps: Parcel 1—Entire Property



Area Symbol: IA019, Soil Area Version: 21							
Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**	CSR
83B	Kenyon loam, 2 to 5 percent slopes	91.43	58.9%		IIe	90	86
391B	Clyde-Floyd complex, 1 to 4 percent slopes	60.99	39.3%		IIw	87	76
198B	Floyd loam, 1 to 4 percent slopes	2.08	1.3%		IIw	89	80
83C2	Kenyon loam, 5 to 9 percent slopes, eroded	0.43	0.3%		IIIe	84	69
471	Oran loam, 1 to 3 percent slopes	0.30	0.2%		Iw	81	86
Weighted Average						88.8	81.9

Area Symbol: IA019, 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.



CSR/CSR2 UPDATE: In January, 2014, the USDA Natural Resources Conservation Service (NRCS) released a soil survey update containing a Corn Suitability Rating (CSR) for Iowa soils based on a revised formula referred to as CSR2. For any given farm, the CSR values based on the CSR2 formula may be significantly different than the original CSR values published prior to January, 2014. Additionally, the current soil survey may contain soil types that are not found in pre-January, 2014 surveys, which will result in the CSR being reported as a null value. As the market transitions to the new CSR2 formula, we are providing both CSR and CSR2 values where both values are available. If a soil type does not have a CSR value, and is being reported as a null value, we are providing the weighted CSR based on the pre-January, 2014 soil survey data.

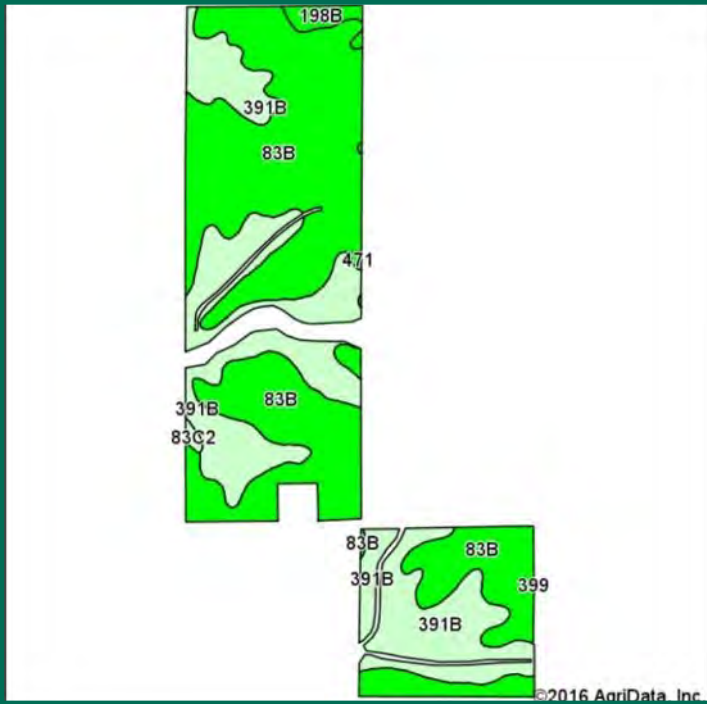
Jeffrey L. Troendle, AFM
Licensed Broker - IA
JeffT@Hertz.ag

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

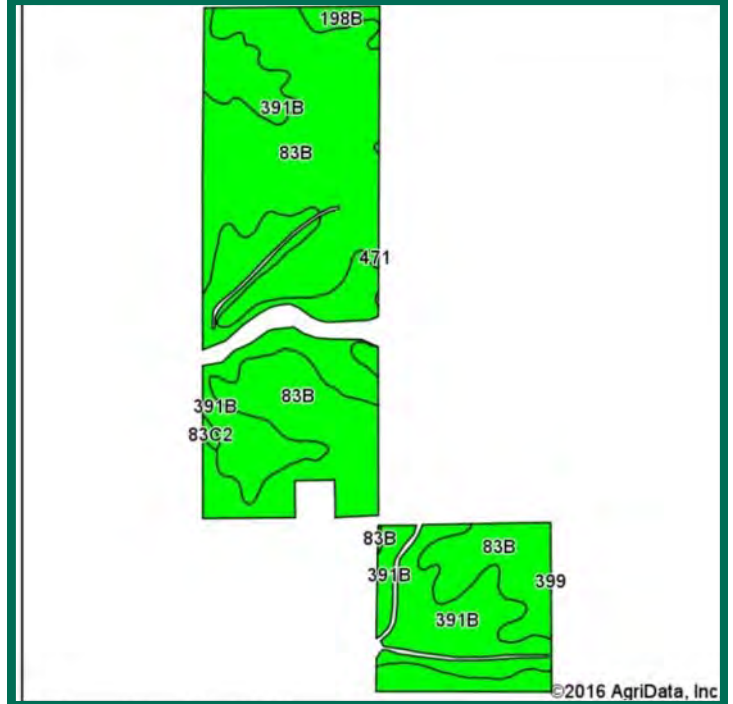
Cal E. Wilson
Licensed Salesperson - IA
CalW@Hertz.ag

Soil Maps: Parcel 1—Tillable Only

CSR: 82.2 based on 148.42 FSA Crop Acres



CSR2: 88.9 based on 148.42 FSA Crop Acres



Area Symbol: IA019, Soil Area Version: 21

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**	CSR
83B	Kenyon loam, 2 to 5 percent slopes	91.70	61.8%		Ile	90	86
391B	Clyde-Floyd complex, 1 to 4 percent slopes	53.80	36.2%		IIw	87	76
198B	Floyd loam, 1 to 4 percent slopes	2.18	1.5%		IIw	89	80
83C2	Kenyon loam, 5 to 9 percent slopes, eroded	0.44	0.3%		IIIe	84	69
471	Oran loam, 1 to 3 percent slopes	0.30	0.2%		Iw	81	86
Weighted Average						88.9	82.2

Area Symbol: IA019, 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



Jeffrey L. Troendle, AFM
Licensed Broker - IA
JeffT@Hertz.ag

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

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

FSA Map: Parcel 1



Jeffrey L. Troendle, AFM
Licensed Broker - IA
JeffT@Hertz.ag

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

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

Aerial Photo: Parcel 2

Taxes Payable 2015 - 2016 : \$2,886
Net Taxable Acres: 115.0
Tax per Net Tax. Ac: \$25.09



FSA Data

Farm Number 1950, Tract 2677
Crop Acres: 115.49
Corn Base: 75.50
Corn PLC Yield: 185 Bu.
Bean Base: 39.99
Bean PLC Yield: 49 Bu.

CRP Contracts

None.

Soil Types/Productivity

Primary soils are Kenyon loam and Clyde-Floyd complex. See soil maps for detail.

- **CSR2:** 89 per 2016 AgriData, Inc., based on FSA crop acres.
- **CSR:** 82.9 per 2016 AgriData, Inc., based on FSA crop acres.
- **CSR2:** 88.76 per County Assessor, based on net taxable acres.

Land Description

Gently rolling Kenyon and Clyde-Floyd soils.

Buildings/Improvements

None

Drainage

Partially drained. See tile map for detail.

Water & Well Information

None known.

Property Information Parcel 2 - 115 Acres, m/l Location

2 1/2 miles northeast of Hazleton. Buffalo Township.

Legal Description

NW 1/4 SE 1/4, NE 1/4 SE 1/4, SE 1/4 SE 1/4 Section 6, Township 90 North, Range 8 West of the 5th P.M., Buchanan County, Iowa.

Price & Terms

- \$948,750
- \$8,250/acre
- 10% down upon acceptance of offer; an additional 15% due in cash at closing, balance on contract at 4.5% interest.

Possession

Negotiable

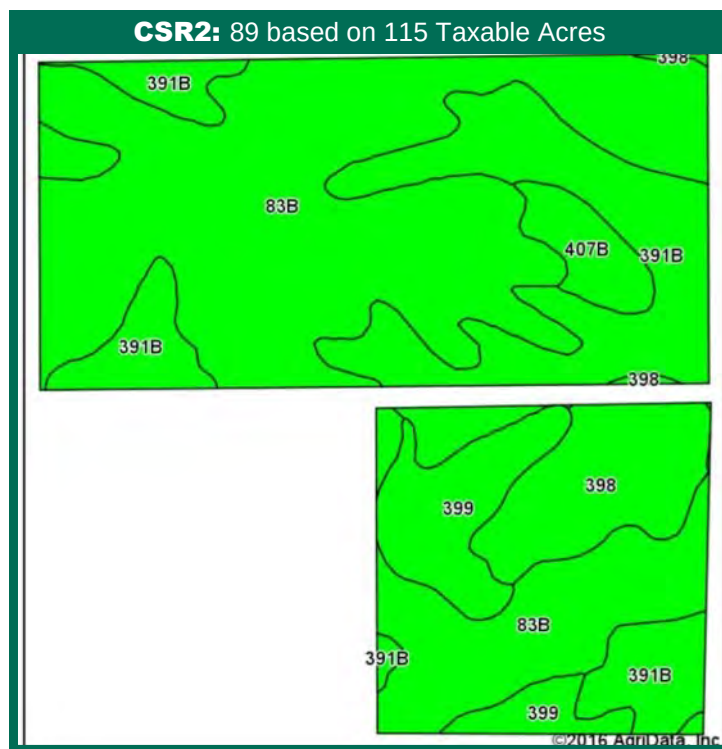
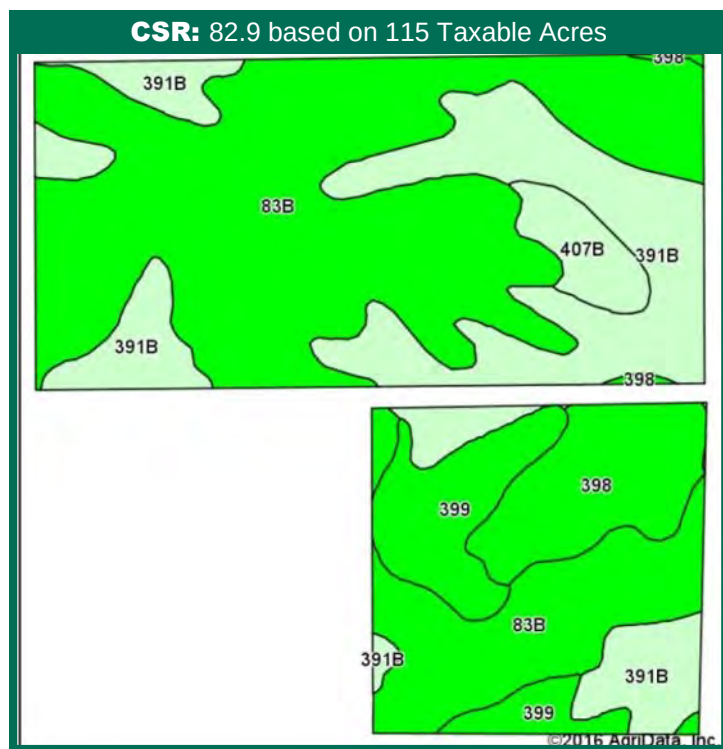
Real Estate Tax

Jeffrey L. Troendle, AFM
Licensed Broker - IA
JeffT@Hertz.ag

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

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

Soil Maps: Parcel 2—Entire Property



Area Symbol: IA019, Soil Area Version: 21

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**	CSR
83B	Kenyon loam, 2 to 5 percent slopes	62.51	54.4%		Ile	90	86
391B	Clyde-Floyd complex, 1 to 4 percent slopes	30.42	26.5%		IIw	87	76
398	Tripoli clay loam, 0 to 2 percent slopes	9.46	8.2%		IIw	90	81
399	Readlyn loam, 1 to 3 percent slopes	9.23	8.0%		Iw	91	91
407B	Schley loam, 1 to 4 percent slopes	3.38	2.9%		IIw	81	70
Weighted Average						89	82.9

Area Symbol: IA019, 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.



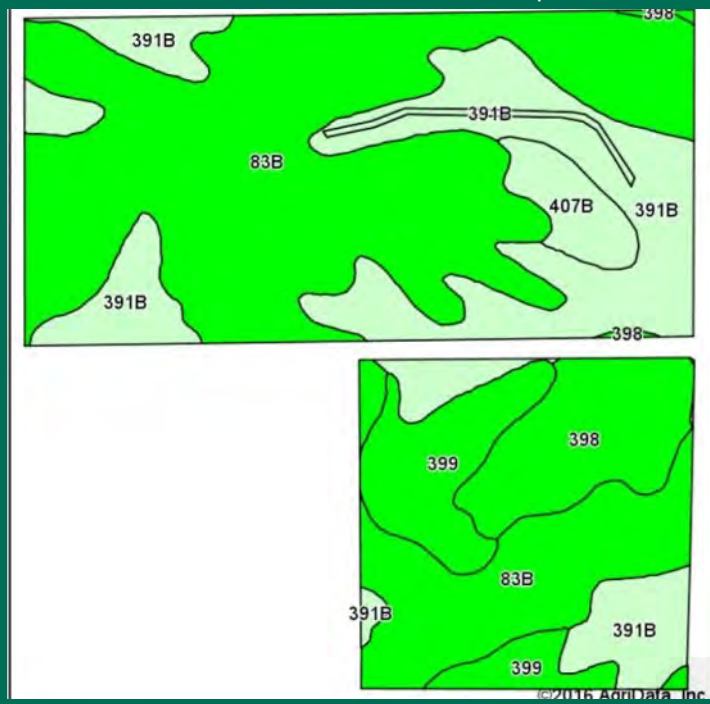
Jeffrey L. Troendle, AFM
Licensed Broker - IA
JeffT@Hertz.ag

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

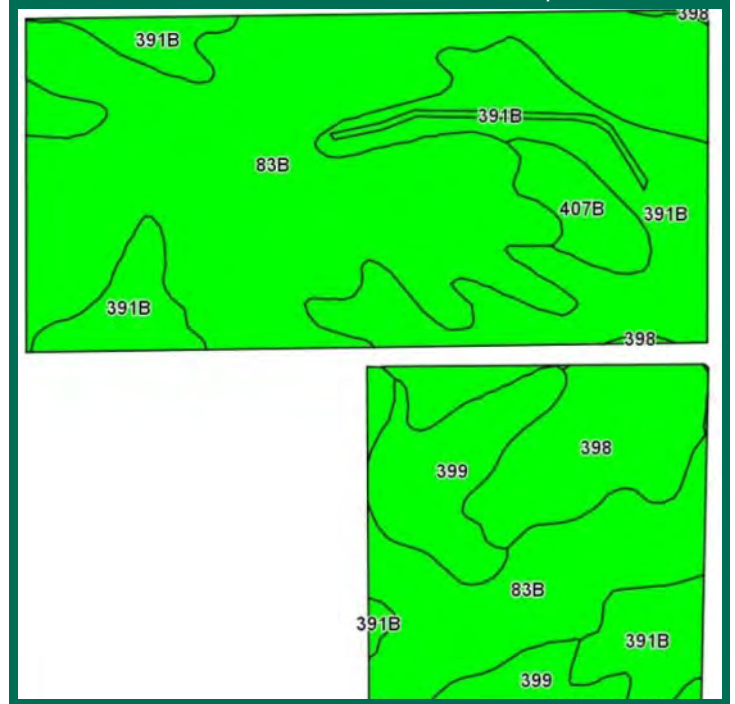
Cal E. Wilson
Licensed Salesperson - IA
CalW@Hertz.ag

Soil Maps: Parcel 2—Tillable Only

CSR: 82.9 based on 115.49 FSA Crop Acres



CSR2: 89 based on 115.49 FSA Crop Acres



Area Symbol: IA019, Soil Area Version: 21

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**	CSR
83B	Kenyon loam, 2 to 5 percent slopes	62.65	54.2%		Ile	90	86
391B	Clyde-Floyd complex, 1 to 4 percent slopes	30.67	26.6%		Ilw	87	76
398	Tripoli clay loam, 0 to 2 percent slopes	9.45	8.2%		Ilw	90	81
399	Readlyn loam, 1 to 3 percent slopes	9.34	8.1%		Iw	91	91
407B	Schley loam, 1 to 4 percent slopes	3.38	2.9%		Ilw	81	70
Weighted Average						89	82.9

Area Symbol: IA019, 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.



Maps Provided By:



Jeffrey L. Troendle, AFM
Licensed Broker - IA
JeffT@Hertz.ag

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

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

FSA Map: Parcel 2



Jeffrey L. Troendle, AFM
Licensed Broker - IA
JeffT@Hertz.ag

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

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

Tile Map: Parcels 1 and 2



Jeffrey L. Troendle, AFM
Licensed Broker - IA
JeffT@Hertz.ag

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

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