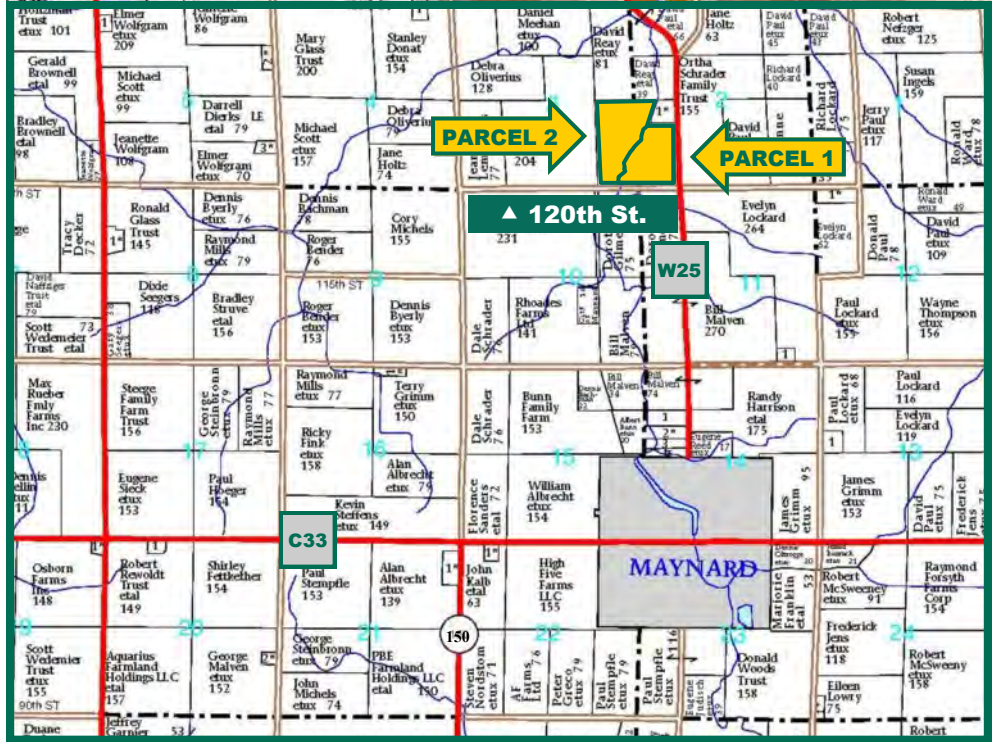


140 Acres m/I, in 2 Parcels Fayette County, IA

Parcel 1: 62 Acres, m/I
Parcel 2: 78 Acres, m/I



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

Date: Thurs, July 7, 2016

Time: 10:00 a.m.

Auction Site:

Maynard Community Hall

Address:

135 3rd St.

Maynard, IA 50655

Auction Information

Method of Sale

- Parcels will be offered individually and then combined. The farm will sell in the manner resulting in the highest price.
- Seller reserves the right to refuse any and all bids.
- Final sales price will be adjusted on a per acre basis based on net taxable surveyed acres if sold separately.

Seller

Evelyn A. Lockard Revocable Trust

Agency

Hertz Real Estate Services, Inc. and their representatives are Agents of the Seller.

Terms of Possession

10% down payment required the day of sale. Successful bidders are purchasing with no financing contingencies and must be prepared for cash settlement of their purchase on or before August 30, 2016 or after any objections to title have been cleared. Final settlement will require certified check or wire transfer. Possession will be given at settlement subject to the existing lease which expires once the grain has been harvested or by March 1, 2017 whichever one come first. Taxes will be prorated to August 30, 2016.

Announcements

Information provided herein was obtained from sources deemed reliable, but the Auctioneer makes no guarantees as to its accuracy. Prospective bidders are urged to fully inspect the property and to rely on their own conclusions. Announcements made the day of the auction will take precedence over previously printed material and/or oral statements. Bidding increments are at the discretion of the Auctioneer. Acreage figures are based on information currently available, but are not guaranteed. Final sales price will be adjusted on a per acre basis based on net taxable surveyed acres if sold to two different buyers.

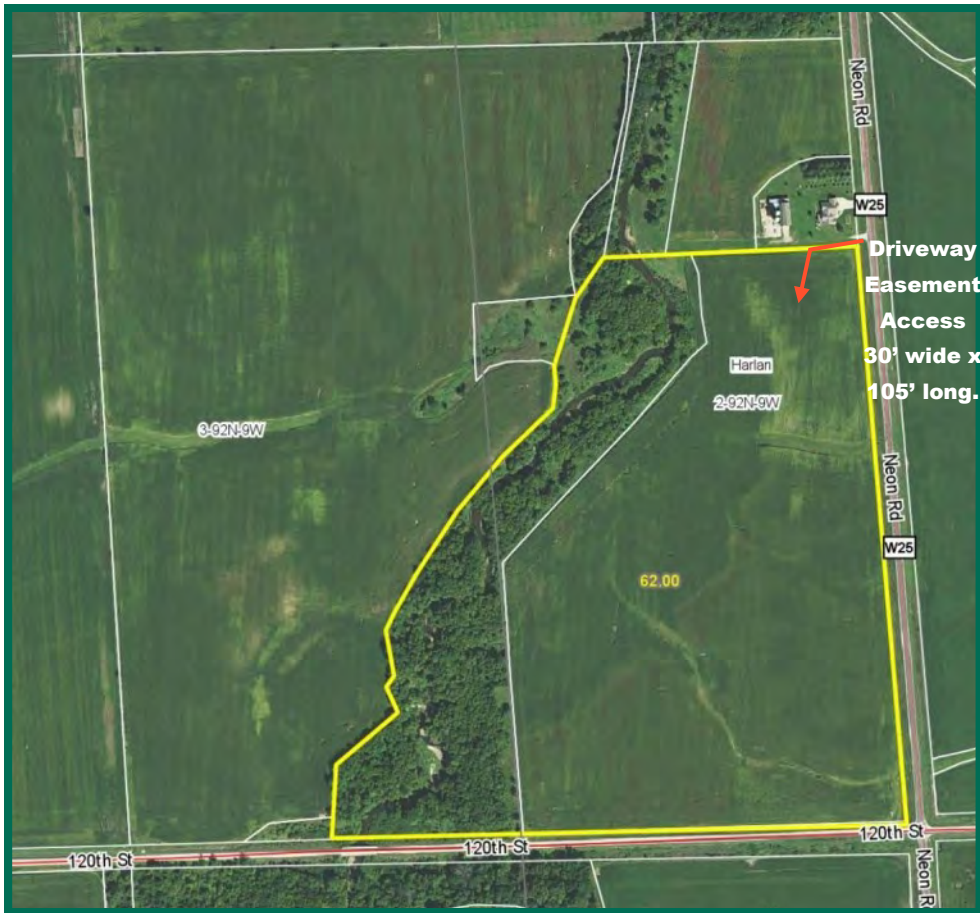
The information gathered for this brochure is from sources deemed reliable, but cannot be guaranteed by Hertz Real Estate Services, Inc. or its staff. All acres are considered more or less, unless otherwise stated.

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Aerial Photo: Parcel 1



Property Information Parcel 1 - 62 Acres, m/l

Location

2 miles north of Maynard.

Legal Description

Fractional W $\frac{1}{2}$ SW $\frac{1}{4}$ Ex PCL "A",
Section 2, Fractional E $\frac{1}{2}$ SE $\frac{1}{4}$ Section
3, Township 92 North, Range 9 West of
the 5th P.M., Fayette County, IA, Harlan
Township. Exact legal to come from
abstract.

Real Estate Tax

Taxes Payable 2015–2016: \$1,218*

Net Taxable Acres: 62*

Tax per Net Taxable Acre: \$19.65*

**Estimated taxes. Final taxes will be
determined by local Assessor and
Treasurer offices if property is sold to two
separate Buyers.*

FSA Data

Farm Number 7496, Tract 9743

Crop Acres: 44.18

Corn Base: 42.8*

Corn PLC Yield: 133 Bu.

Bean Base: 1.38*

Bean PLC Yield: 37 Bu.

**Base acres are estimated. Tract is part
of a larger parcel that will be split. Final
bases will be determined by local FSA
office.*

CRP Contracts:

See information under Parcels 1 & 2
combined.

Soil Types/Productivity

Primary soils are Saude loam and Coland
Clay. See soil maps for detail.

- **CSR2:** 56.1 per 2016 AgriData, Inc.,
based on FSA crop acres.
- **CSR:** 58.9 per 2016 AgriData, Inc.,
based on FSA crop acres.
- **CSR2:** 50.08 per County Assessor,
based on net taxable acres.

Farm Lease

2016 Cropland lease has been terminated.
2016 Cropland rent will be prorated 50%
to Buyer as a credit at closing.

Land Description

Gently rolling.

Buildings/Improvements

None

Drainage

Please see aerial tile maps.

No additional tile maps available.

Water & Well Information

None known.

Comments

- 30' x 105' Perpetual Driveway
Easement access.
- 18 acres, m/l, of timber on the Volga
River. Great habitat for Whitetail
deer. Excellent combination income/
recreation opportunity.

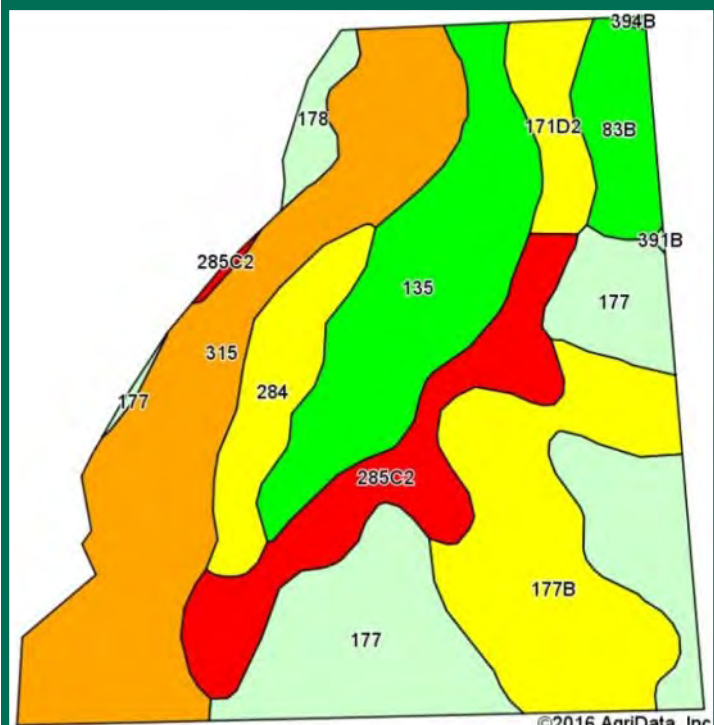
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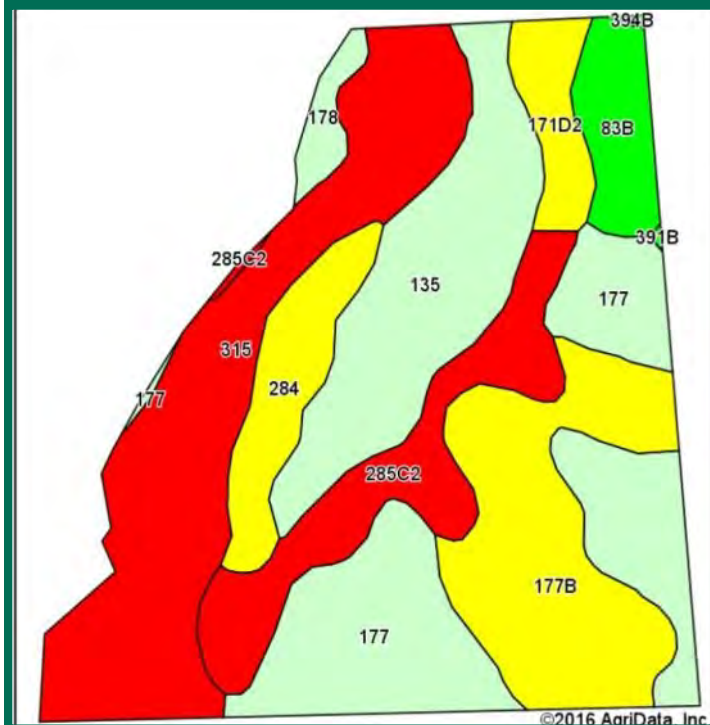
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Soil Maps Entire Property: Parcel 1

CSR: 49.2 based on 62 Estimated Taxable Acres



CSR2: 43.8 based on 62 Estimated Taxable Acres



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
315	Loamy alluvial land	14.40	23.2%		Vw		5	20
177	Saupe loam, 0 to 2 percent slopes	12.43	20.0%		IIs		60	64
177B	Saupe loam, 2 to 5 percent slopes	10.08	16.3%		IIs		55	59
135	Coland clay loam, 0 to 2 percent slopes	9.14	14.7%		IIw		71	80
285C2	Burkhardt sandy loam, 5 to 9 percent slopes, moderately eroded	6.43	10.4%		IIIs	IVe	10	5
284	Flagler sandy loam, 0 to 2 percent slopes	3.68	5.9%		IIIs		56	52
83B	Kenyon loam, 2 to 5 percent slopes	2.65	4.3%		Ile		90	85
171D2	Bassett loam, 9 to 14 percent slopes, eroded	2.19	3.5%		IIle		54	53
178	Wauke loam, 0 to 2 percent slopes	1.00	1.6%		IIs		69	79
Weighted Average							43.8	49.2

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.



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.

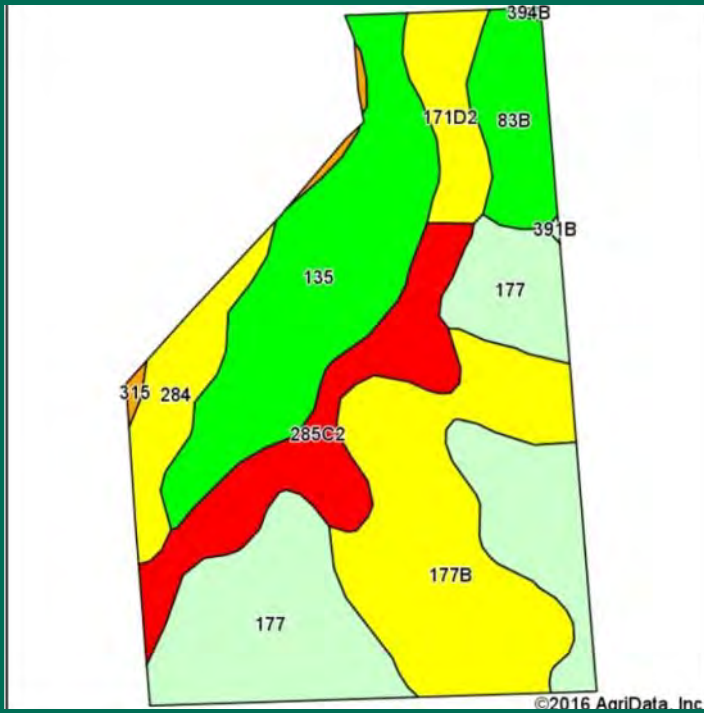
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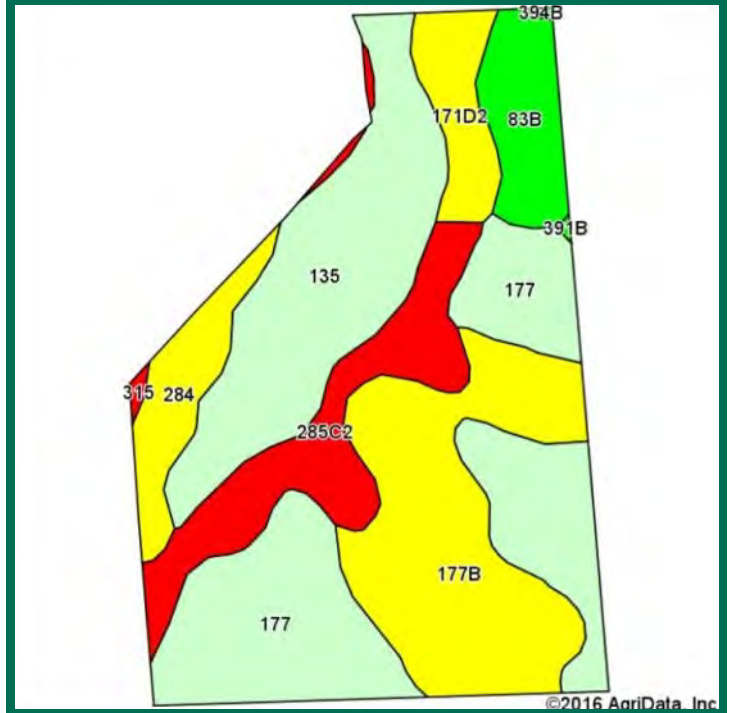
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Soil Maps Tillable Only: Parcel 1

CSR: 58.9 based on 44.18 FSA Crop Acres



CSR2: 56.1 based on 44.18 FSA Crop Acres



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
177	Saude loam, 0 to 2 percent slopes	12.14	27.5%		IIs		60	64
177B	Saude loam, 2 to 5 percent slopes	10.00	22.6%		IIs		55	59
135	Coland clay loam, 0 to 2 percent slopes	9.12	20.6%		IIw		71	80
285C2	Burkhardt sandy loam, 5 to 9 percent slopes, moderately eroded	5.28	12.0%		IIIs	IVe	10	5
83B	Kenyon loam, 2 to 5 percent slopes	2.68	6.1%		Ile		90	85
284	Flagler sandy loam, 0 to 2 percent slopes	2.51	5.7%		IIIs		56	52
171D2	Bassett loam, 9 to 14 percent slopes, eroded	2.18	4.9%		IIle		54	53
315	Loamy alluvial land	0.27	0.6%		Vw		5	20
Weighted Average							56.1	58.9

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.



Maps Provided By:

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Aerial Photo: Parcel 2



Property Information Parcel 2 - 78 Acres, m/l

Location

2 miles north of Maynard.

Legal Description

Fractional W $\frac{1}{2}$ SW $\frac{1}{4}$ Section 2,
Fractional E $\frac{1}{2}$ SE $\frac{1}{4}$ Section 3,
Township 92 North, Range 9 West of the
5th P.M., Fayette County, IA, Harlan
Township. Exact legal to come from
abstract.

Real Estate Tax

Taxes Payable 2015–2016: \$1,340*

Net Taxable Acres: 78*

Tax per Net Taxable Acre: \$17.18*

**Estimated taxes. Final taxes will be
determined by local Assessor and
Treasurer offices if property is sold to two
separate Buyers.*

FSA Data

Farm Number 7496, Tract 9743

Crop Acres: 75.08

Corn Base: 72.8*

Corn PLC Yield: 133 Bu.

Bean Base: 2.28*

Bean PLC Yield: 37 Bu.

**Base acres are estimated. Tract is part
of a larger parcel that will be split. Final
bases will be determined by local FSA
office.*

CRP Contracts:

See information under Parcels 1 & 2
combined.

Soil Types/Productivity

Primary soils are Saude loam and Wapsie
loam. See soil maps for detail.

- **CSR2:** 54 per 2016 AgriData, Inc.,
based on FSA crop acres.
- **CSR:** 53.6 per 2016 AgriData, Inc.,
based on FSA crop acres.
- **CSR2:** 46.18 per County Assessor,
based on net taxable acres.

Farm Lease

2016 Cropland lease has been terminated.
2016 Cropland rent will be prorated 50%
to Buyer as a credit at closing.

Land Description

Gently rolling.

Buildings/Improvements

None

Drainage

Please see aerial tile maps.

No additional tile maps available.

Water & Well Information

None known.

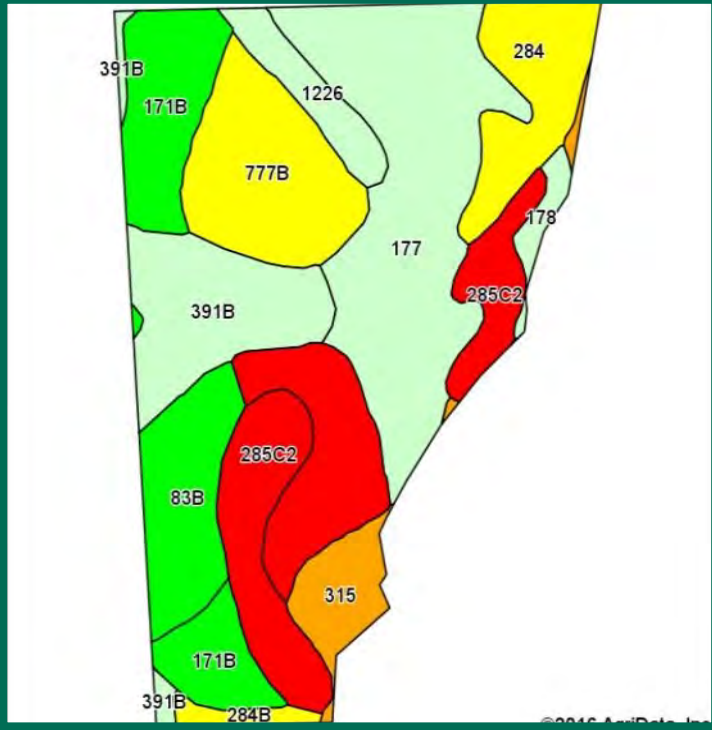
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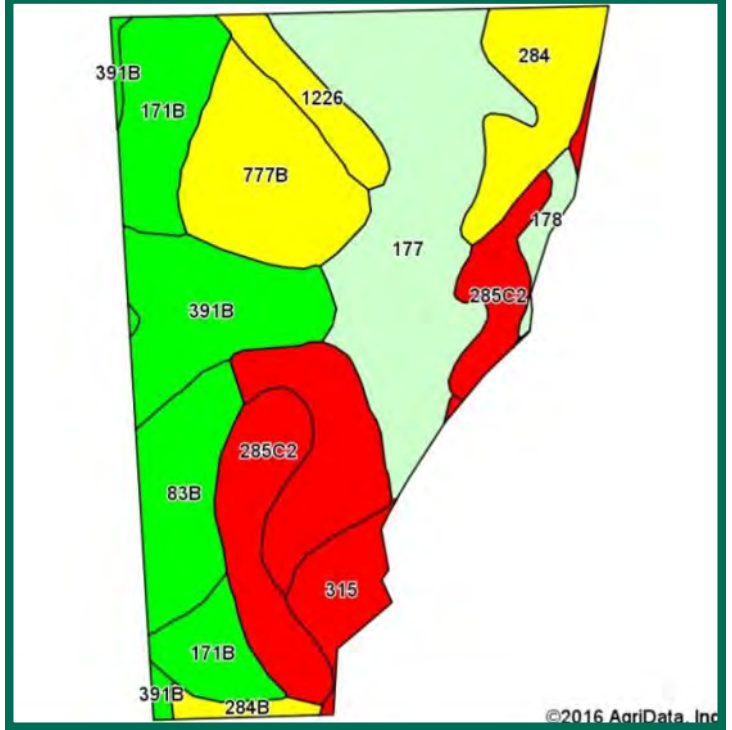
Cal E. Wilson
Licensed Salesperson - IA
CalW@Hertz.ag

Soil Maps Entire Property: Parcel 2

CSR: 53.1 based on 78 Estimated Taxable Acres



CSR2: 53.4 based on 78 Estimated Taxable Acres



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
177	Saupe loam, 0 to 2 percent slopes	18.39	23.6%		Ils		60	64
285C2	Burkhardt sandy loam, 5 to 9 percent slopes, moderately eroded	8.79	11.3%		IIIs	IVe	10	5
777B	Wapsie loam, 2 to 5 percent slopes	8.53	10.9%		Ile		45	53
171B	Bassett loam, 2 to 5 percent slopes	8.40	10.8%		Ile		85	80
391B	Clyde-Floyd complex, 1 to 4 percent slopes	8.12	10.4%		IIW		87	73
285E2	Burkhardt sandy loam, 9 to 18 percent slopes, moderately eroded	6.28	8.1%		Vle		5	5
83B	Kenyon loam, 2 to 5 percent slopes	5.94	7.6%		Ile		90	85
284	Flagler sandy loam, 0 to 2 percent slopes	5.65	7.2%		IIIs		56	52
315	Loamy alluvial land	3.38	4.3%		Vw		5	20
1226	Lawler loam, 0 to 2 percent slopes, rarely flooded	2.61	3.3%		Ils		59	71
178	Wauke loam, 0 to 2 percent slopes	1.03	1.3%		Ils		69	79
284B	Flagler sandy loam, 2 to 5 percent slopes	0.88	1.1%		IIle		49	45
Weighted Average							53.4	53.1

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.



Maps Provided By:



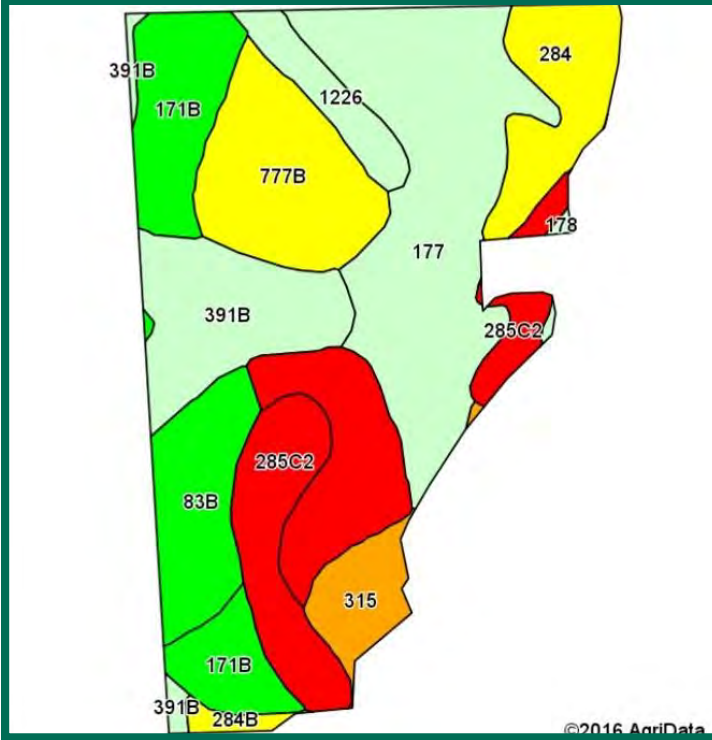
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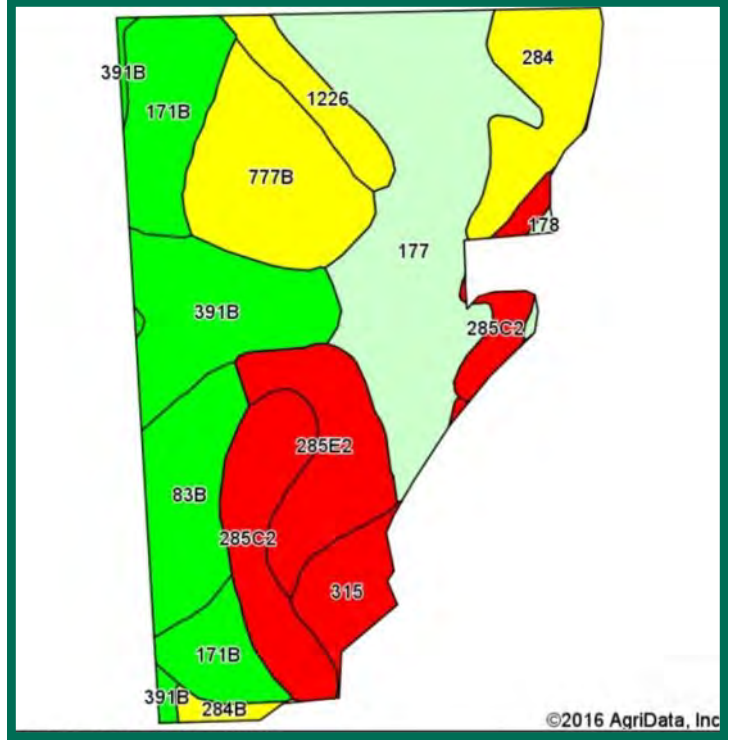
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CalW@Hertz.ag

Soil Maps Tillable Only: Parcel 2

CSR: 53.6 based on 75.08 FSA Crop Acres



CSR2: 54 based on 75.08 FSA Crop Acres



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
177	Saupe loam, 0 to 2 percent slopes	18.34	24.4%		IIIs		60	64
777B	Wapsie loam, 2 to 5 percent slopes	8.53	11.4%		IIe		45	53
171B	Bassett loam, 2 to 5 percent slopes	8.37	11.1%		IIe		85	80
391B	Clyde-Floyd complex, 1 to 4 percent slopes	8.01	10.7%		IIw		87	73
285C2	Burkhardt sandy loam, 5 to 9 percent slopes, moderately eroded	7.65	10.2%		IIIIs	IVe	10	5
285E2	Burkhardt sandy loam, 9 to 18 percent slopes, moderately eroded	6.28	8.4%		VIe		5	5
83B	Kenyon loam, 2 to 5 percent slopes	5.87	7.8%		IIe		90	85
284	Flagler sandy loam, 0 to 2 percent slopes	5.44	7.2%		IIIIs		56	52
315	Loamy alluvial land	3.09	4.1%		Vw		5	20
1226	Lawler loam, 0 to 2 percent slopes, rarely flooded	2.62	3.5%		IIIs		59	71
284B	Flagler sandy loam, 2 to 5 percent slopes	0.66	0.9%		IIIe		49	45
178	Waukee loam, 0 to 2 percent slopes	0.22	0.3%		IIIs		69	79
Weighted Average							54	53.6

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: Parcels 1 & 2 Combined



Soil Types/Productivity

Primary soils are Saude loam and Burkhardt sandy loam. See soil maps for detail.

- **CSR2:** 54.8 per 2016 AgriData, Inc., based on FSA crop acres.
- **CSR:** 55.6 per 2016 AgriData, Inc., based on FSA crop acres.
- **CSR2:** 47.97 per County Assessor, based on net taxable acres.

Farm Lease

2016 Cropland lease has been terminated. 2016 Cropland rent will be prorated 50% to Buyer as a credit at closing.

Land Description

Gently rolling.

Buildings/Improvements

None

Drainage

Please see aerial tile maps.
No additional tile maps available.

Water & Well Information

None known.

Comments

- Great investment property with recreational opportunity.
- 30' x 105' Perpetual Driveway Easement access.
- 18 acres m/l of timber on the Volga River. Great habitat for Whitetail deer. Excellent combination income/recreation opportunity.

Property Information Parcels 1 & 2 Combined 140 Acres, m/l

Location

2 miles north of Maynard.

Legal Description

W ½ SW 1/4 Ex PCL "A", Section 2, E ½ SE 1/4 Section 3, Township 92 North, Range 9 West of the 5th P.M., Fayette County, IA, Harlan Township. Exact legal to come from abstract.

Real Estate Tax

Taxes Payable 2015– 2016: \$2,558
Net Taxable Acres: 139.19
Tax per Net Taxable Acre: \$18.38

FSA Data

Farm Number 7496, Tract 9743
Crop Acres: 119.26
Corn Base: 115.56
Corn PLC Yield: 133 Bu.
Bean Base: 3.70
Bean PLC Yield: 37 Bu.

CRP Contracts

Currently the farm has no land enrolled in CRP. However, the Seller is willing to cooperate with any CRP opportunities that may be available to Buyer, prior to closing (August 30, 2016). Current estimated rental rate on 119.26 cropland acres is \$247 per acre for CP42 pollinator. All potential Buyer's should check with Fayette County FSA office for eligibility and rates. 563-422-5770 ext. 2.

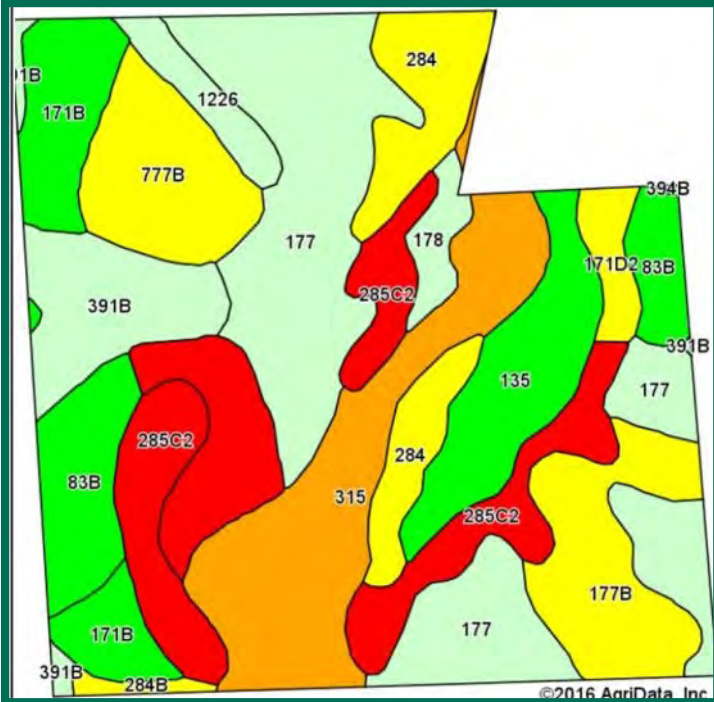
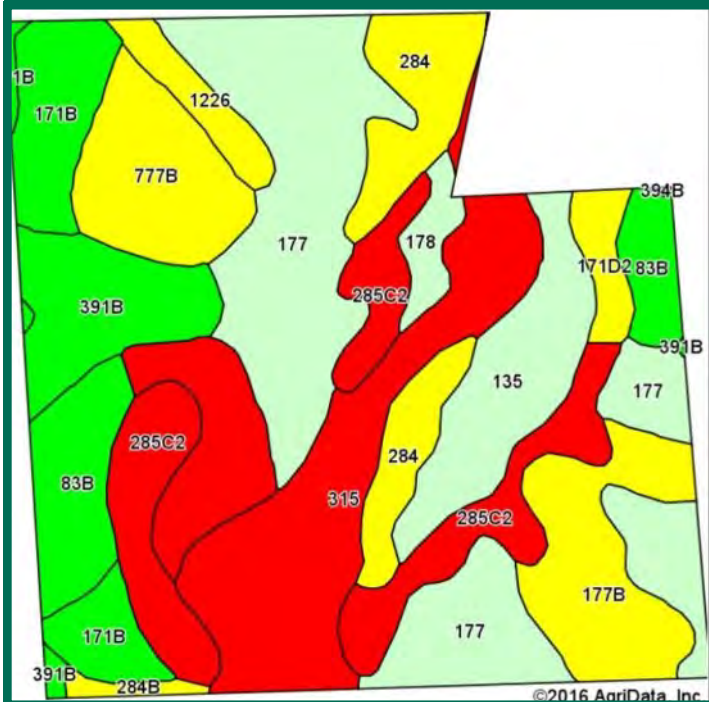
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Soil Maps Entire Property: Parcels 1 & 2 Combined

CSR: 51.5 based on 140 Estimated Taxable Acres

**CSR2:** 49.3 based on 140 Estimated Taxable Acres

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
177	Saupe loam, 0 to 2 percent slopes	30.50	21.8%		IIs		60	64
315	Loamy alluvial land	17.64	12.6%		Vw		5	20
285C2	Burkhardt sandy loam, 5 to 9 percent slopes, moderately eroded	15.22	10.9%		IIIs	IVe	10	5
177B	Saupe loam, 2 to 5 percent slopes	9.89	7.1%		IIs		55	59
284	Flagler sandy loam, 0 to 2 percent slopes	9.40	6.7%		IIIs		56	52
135	Coland clay loam, 0 to 2 percent slopes	9.15	6.5%		IIW		71	80
83B	Kenyon loam, 2 to 5 percent slopes	8.72	6.2%		Ile		90	85
171B	Bassett loam, 2 to 5 percent slopes	8.57	6.1%		Ile		85	80
777B	Wapsie loam, 2 to 5 percent slopes	8.53	6.1%		Ile		45	53
391B	Clyde-Floyd complex, 1 to 4 percent slopes	8.37	6.0%		IIW		87	73
285E2	Burkhardt sandy loam, 9 to 18 percent slopes, moderately eroded	6.28	4.5%		Vle		5	5
1226	Lawler loam, 0 to 2 percent slopes, rarely flooded	2.65	1.9%		IIs		59	71
171D2	Bassett loam, 9 to 14 percent slopes, eroded	2.21	1.6%		IIIle		54	53
178	Waukeel loam, 0 to 2 percent slopes	2.04	1.5%		IIs		69	79
284B	Flagler sandy loam, 2 to 5 percent slopes	0.77	0.6%		IIIle		49	45
394B	Ostrander loam, 2 to 5 percent slopes	0.06	0.0%		Ile		90	85
Weighted Average							49.3	51.5

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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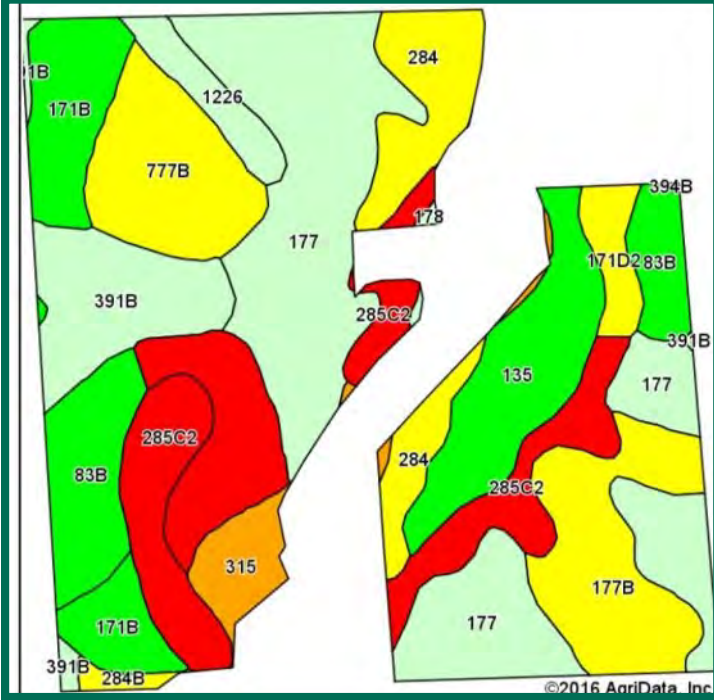
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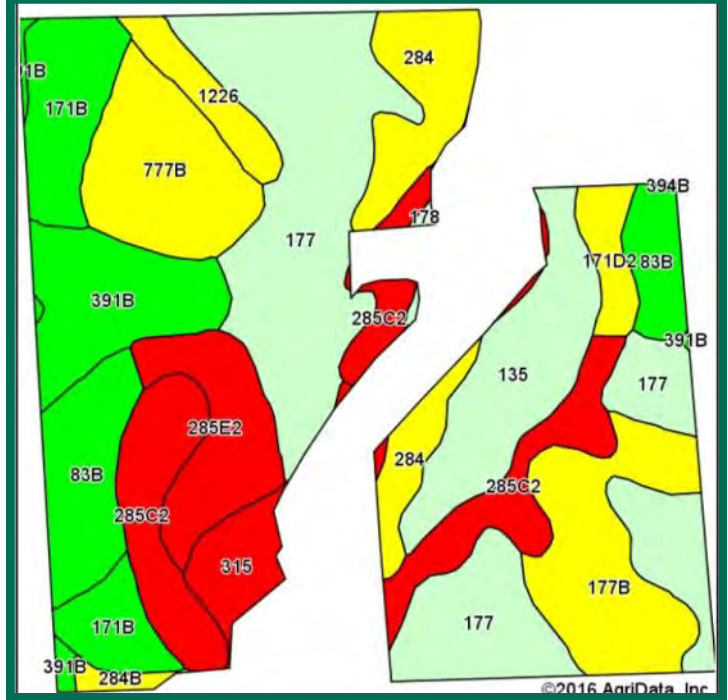
Cal E. Wilson
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Soil Maps Tillable Only: Parcels 1 & 2 Combined

CSR: 55.6 based on 119.26 FSA Crop Acres



CSR2: 54.8 based on 119.26 FSA Crop Acres



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
177	Saupe loam, 0 to 2 percent slopes	30.41	25.5%		IIs		60	64
285C2	Burkhardt sandy loam, 5 to 9 percent slopes, moderately eroded	12.92	10.8%		IIIs	IVe	10	5
177B	Saupe loam, 2 to 5 percent slopes	10.00	8.4%		IIs		55	59
135	Coland clay loam, 0 to 2 percent slopes	9.12	7.6%		IIw		71	80
83B	Kenyon loam, 2 to 5 percent slopes	8.58	7.2%		Ile		90	85
777B	Wapsie loam, 2 to 5 percent slopes	8.53	7.2%		Ile		45	53
171B	Bassett loam, 2 to 5 percent slopes	8.38	7.0%		Ile		85	80
391B	Clyde-Floyd complex, 1 to 4 percent slopes	8.07	6.8%		IIw		87	73
284	Flagler sandy loam, 0 to 2 percent slopes	7.93	6.6%		IIIs		56	52
285E2	Burkhardt sandy loam, 9 to 18 percent slopes, moderately eroded	6.28	5.3%		VIe		5	5
315	Loamy alluvial land	3.34	2.8%		Vw		5	20
1226	Lawler loam, 0 to 2 percent slopes, rarely flooded	2.63	2.2%		IIs		59	71
171D2	Bassett loam, 9 to 14 percent slopes, eroded	2.18	1.8%		IIle		54	53
284B	Flagler sandy loam, 2 to 5 percent slopes	0.67	0.6%		IIle		49	45
178	Waukee loam, 0 to 2 percent slopes	0.22	0.2%		IIs		69	79
Weighted Average							54.8	55.6

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.



Maps Provided By:

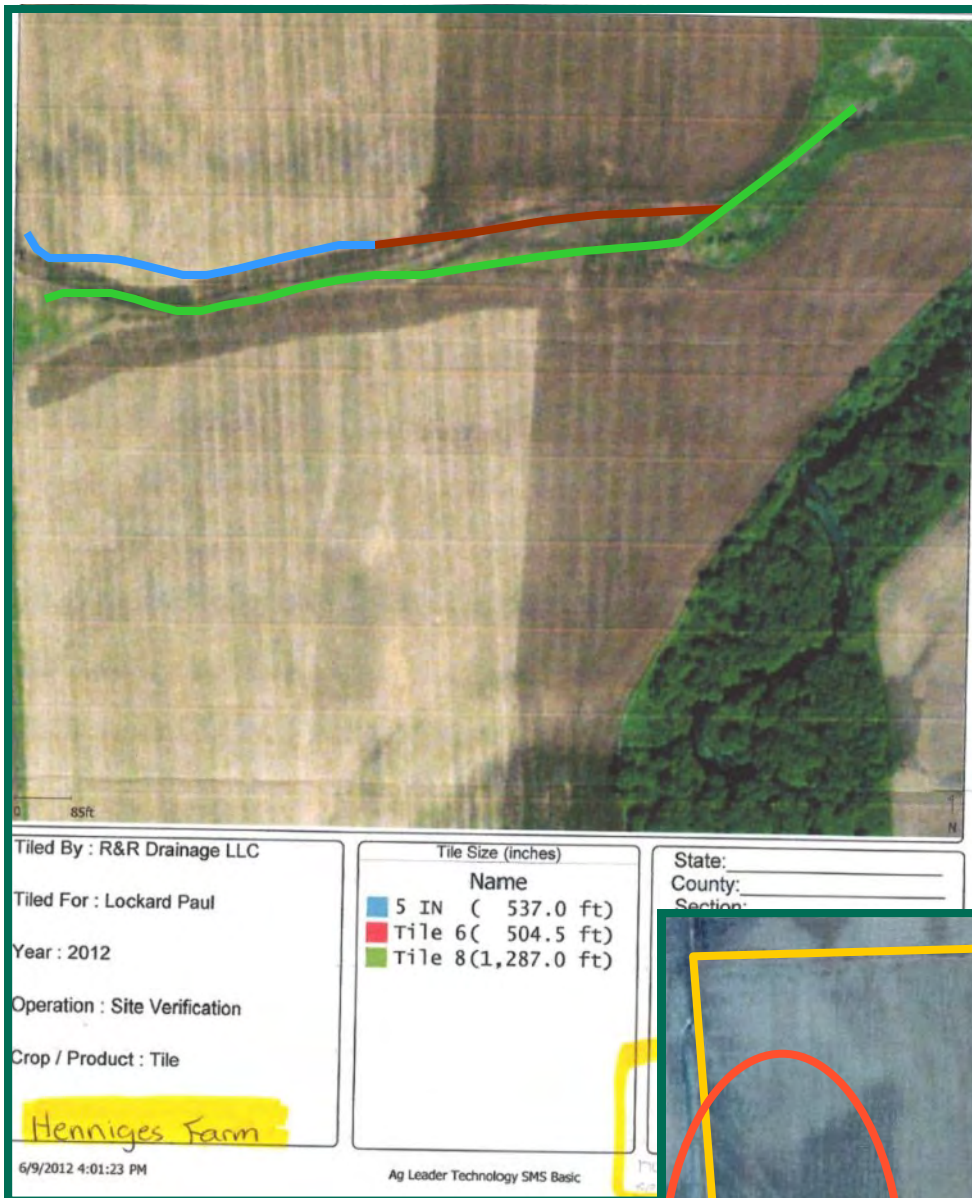
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Aerial Photo Tile Map



○ Miscellaneous tile locations according to Seller. No tile maps available.

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Photos: 140 Acres, m/l, Fayette County, IA



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