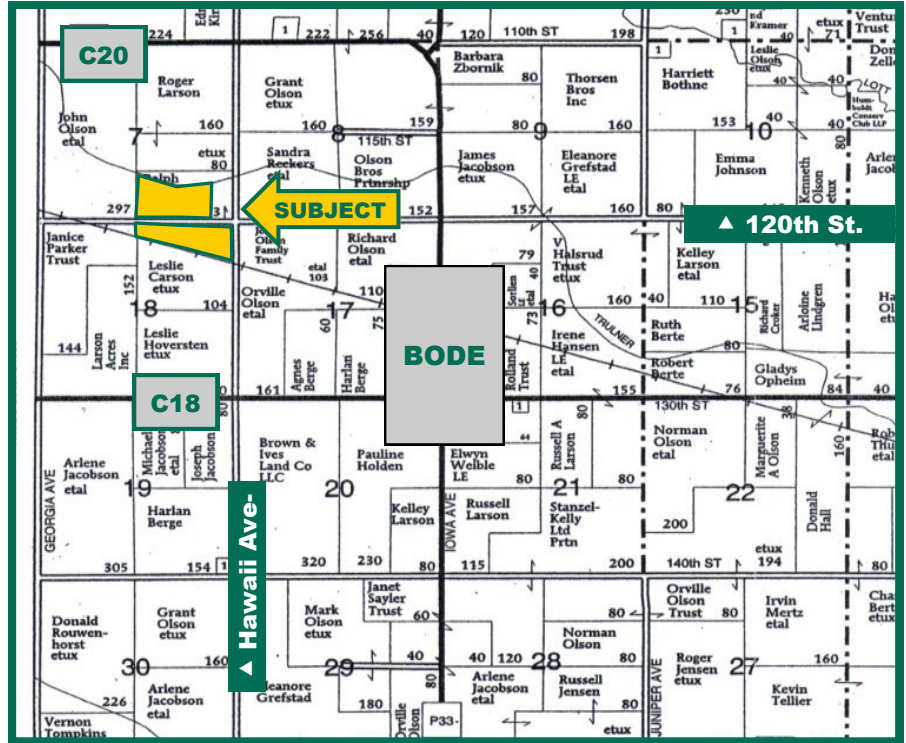


**108.69 Acres,
m/l,
Humboldt
County, IA**



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Property Information

Location

The farm is located 1 mile west and 1 mile north of Bode

Legal Description

S 1/2 SE 1/4 south of drainage ditch (excluding acreage in the SE corner of SE 1/4 Section 7) and the N 1/2 NE 1/4 north of railroad tracks Section 18 both in Township 93N, Range 29W of the 5th P.M.

Price & Terms

- \$875,000
- \$8,050.42/acre
- 10% down upon acceptance of offer; balance due in cash at closing

Possession

The farm is custom farmed for 2016. The new buyer will be allowed to do customary fall tillage.

Real Estate Tax

Taxes Payable 2015 - 2016: \$2,212
Net Taxable Acres: 95.78
Tax per Net Taxable Acre: \$23.10

FSA Data

Farm Number: 4799
Crop Acres: 98.25
Corn Base: 44.4
Corn PLC Yield: 157 Bu.
Bean Base: 36.1
Bean PLC Yield: 47 Bu.

Soil Types/Productivity

Primary soils are Canisto, Nicollet and Okoboji. See soil maps for detail.

- **CSR2:** 80.9 per 2016 AgriData, Inc., based on FSA crop acres.
- **CSR:** 76.2 per 2016 AgriData, Inc., based on FSA crop acres.
- **CSR:** 83.05 per County Assessor, based on net taxable acres.

CRP Contract

None

Land Description

Level to gently sloping

Comments

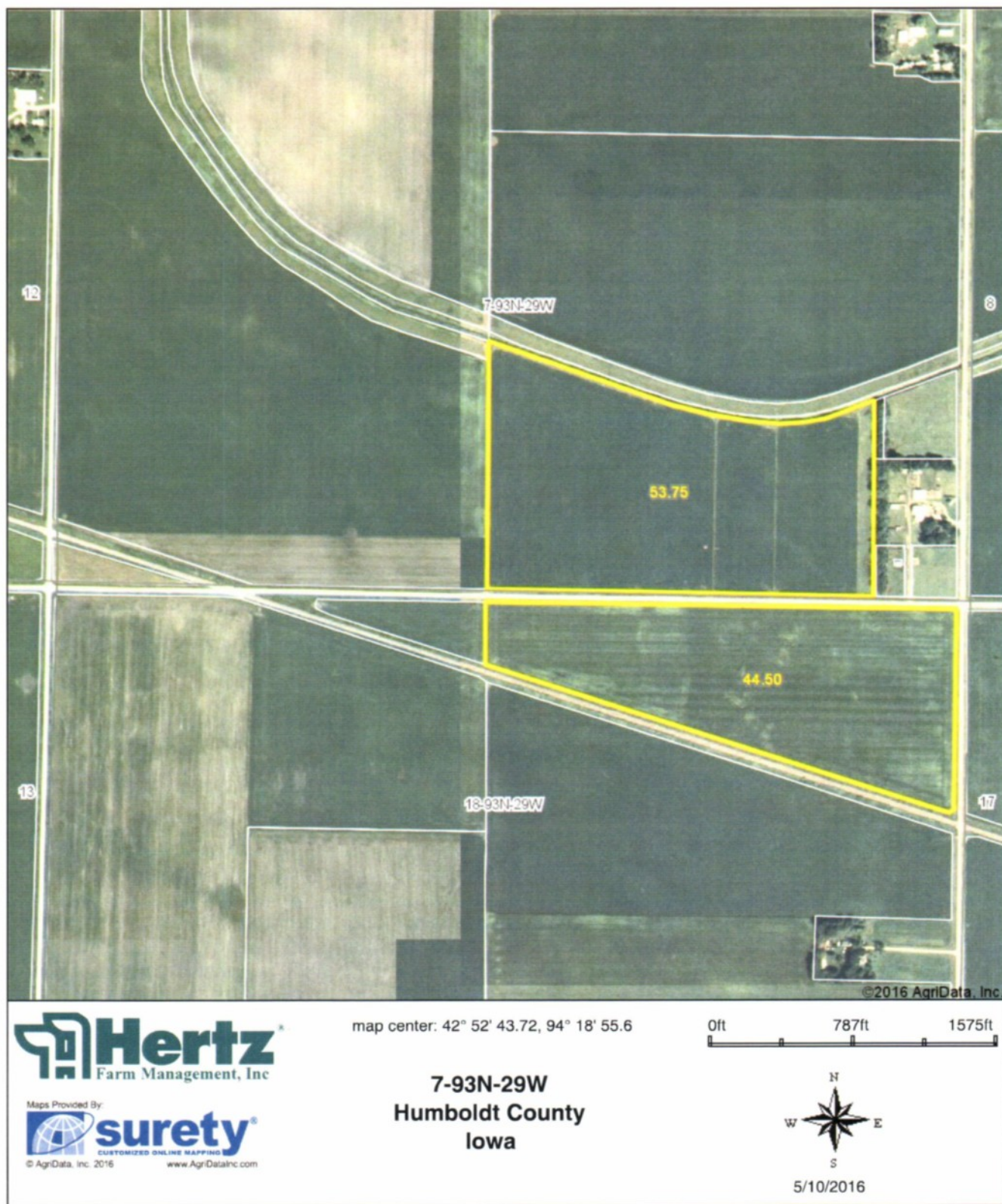
This is a good quality Humboldt County farm with strong soils. The farm is located near several grain markets. Attractive addition to existing operation or a great starter farm.

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

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Aerial Photo



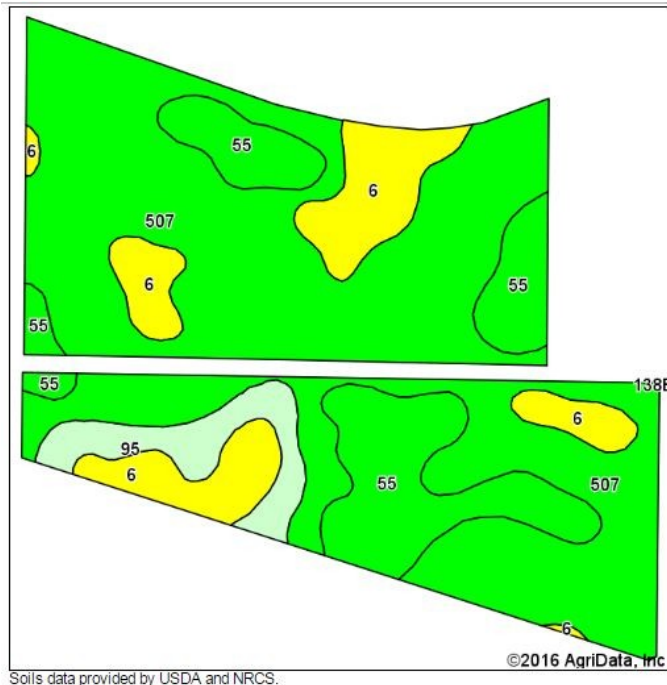
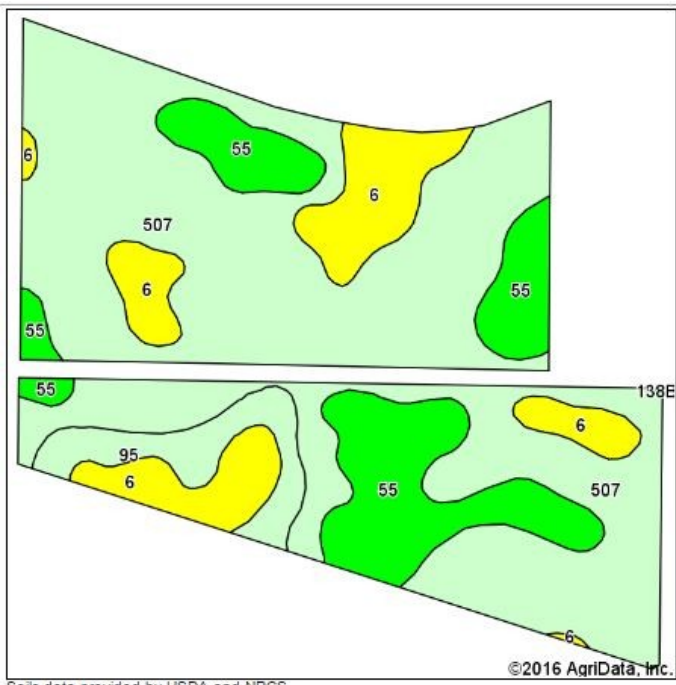
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Soil Map

CSR: 76.2 based on 98.25 FSA Crop Acres

CSR2: 80.9 based on 98.25 FSA Crop Acres



Area Symbol: IA091, Soil Area Version: 20							
Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**	CSR
507	Canisteo clay loam, 0 to 2 percent slopes	62.27	63.4%		Ilw	84	78
55	Nicollet clay loam, 1 to 3 percent slopes	17.69	18.0%		Iw	89	88
6	Okoboji silty clay loam, 0 to 1 percent slopes	13.06	13.3%		Illw	59	57
95	Harps clay loam, 0 to 2 percent slopes	5.23	5.3%		Ilw	72	62
Weighted Average						80.9	76.2



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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