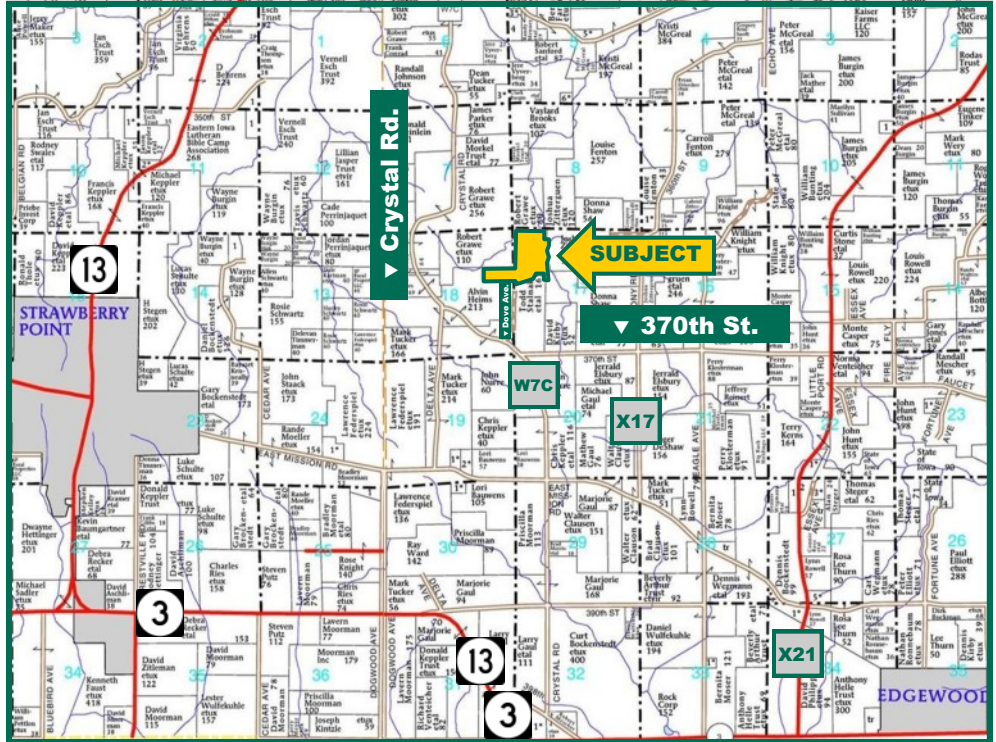


86.73
Acres, m/l,
Clayton
County, IA



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

Property Information

Location

Approximately 3 1/2 miles Northwest of Edgewood. Lodomillo Township.

Legal Description

Exact acres and legal description to come from survey.

Price & Terms

- \$346,486
- \$3,995/acre
- 10% down upon acceptance of offer; balance due in cash at closing

Possession

Negotiable

Real Estate Tax

Taxes Payable 2015 - 2016: \$666*
Net Taxable Acres: 44.93*
41.8 Exempt Acres in Forest Reserve
*Estimated subject to be surveyed.

FSA Data

Part of Farm Number 1106, Tract 271
Crop Acres*: 26.04
Corn Base*: 18.71
Corn PLC Yield: 151 Bu.
Bean Base*: 7.33
Bean PLC Yield: 49 Bu.
*Parcel is part of a larger FSA farm.
Acres and Bases are estimated. Local FSA office will determine final Acres and Bases.

CRP Contracts

Tract #271 Field 2, 5
Contract #3992 Total Acres 2.9*
Practice CP15A Rate \$205.90
Annual Pay \$597.11* Expires 09/30/2022
*Estimated CRP acres and annual pay currently combined. Final acres and annual pay will be determined by local FSA office.

Soil Types/Productivity

Primary soils are Rock outcrop-Nordness complex and Fayette silt loam. See soil maps for detail.

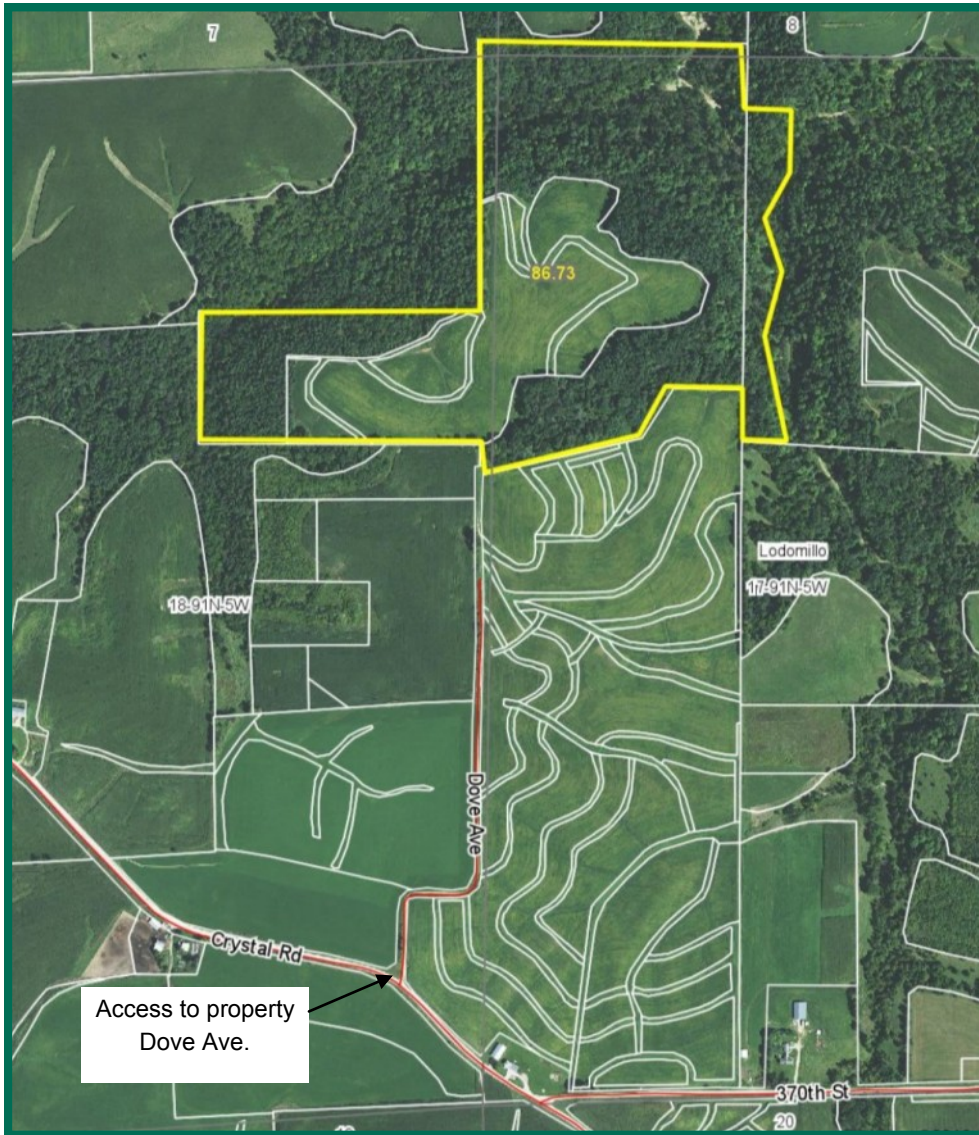
- **CSR2**: 48.4 per 2015 AgriData, Inc., based on estimated FSA crop acres.
- **CSR**: 55 per 2015 AgriData, Inc., based on estimated FSA crop acres.
- **CSR2**: 44.41 estimated per County Assessor, based on estimated net taxable acres.

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Aerial Photo



Buildings/Improvements

None

Drainage

None

Water & Well Information

No well.

Comments

Hunters Paradise: Secluded, excellent mix of upland timber that surrounds 26.04 acres m/l of cropland, natural springs, lies far off road with good access. This habitat is hard to find. Acres subject to final survey.

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.

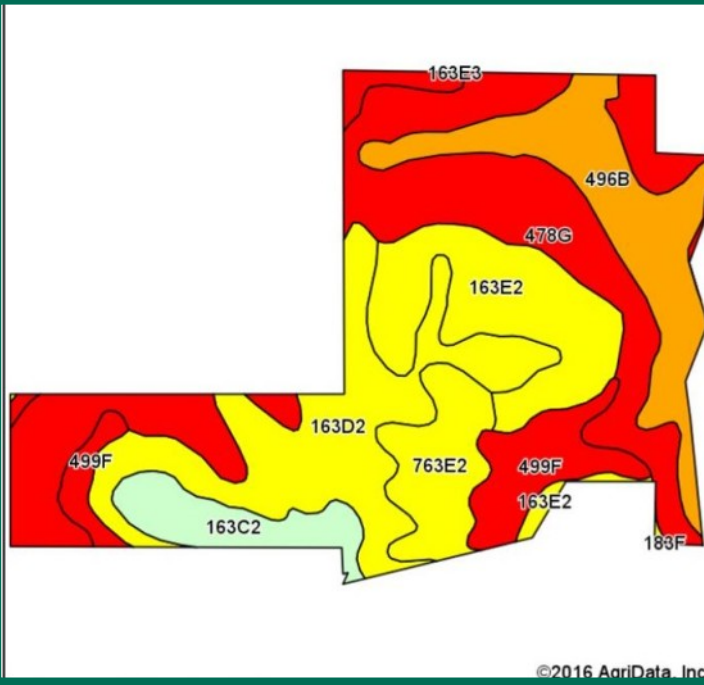
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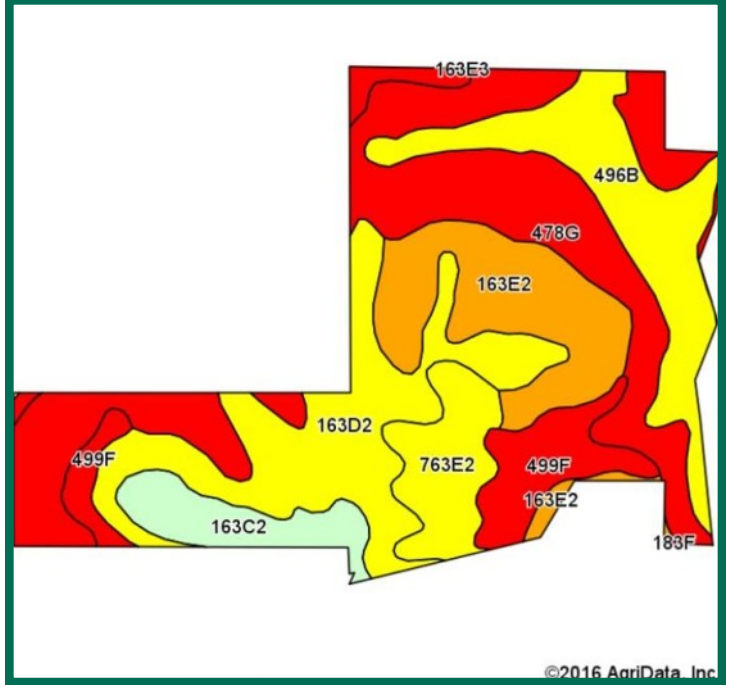
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Soil Maps—Entire Property

CSR: 30.6 based on 86.73 Estimated Acres



CSR2: 30.9 based on 86.73 Estimated Acres



Area Symbol: IA043, Soil Area Version: 19

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**	CSR
478G	Rock outcrop-Nordness complex, 25 to 60 percent slopes	26.43	30.5%		Vlls	5	5
163D2	Fayette silt loam, 9 to 14 percent slopes, moderately eroded	16.93	19.5%		Ille	48	58
496B	Dorchester-Volney complex, 1 to 5 percent slopes	12.51	14.4%		Ilw	50	25
163E2	Fayette silt loam, 14 to 18 percent slopes, moderately eroded	12.29	14.2%		IVe	35	48
499F	Nordness silt loam, 14 to 25 percent slopes	7.77	9.0%		Vlls	5	5
763E2	Exette silt loam, 14 to 18 percent slopes, moderately eroded	6.04	7.0%		IVe	46	45
163C2	Fayette silt loam, 5 to 9 percent slopes, moderately eroded	4.76	5.5%		Ille	76	68
Weighted Average						30.9	30.6

Area Symbol: IA043, Soil Area Version: 19

**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.

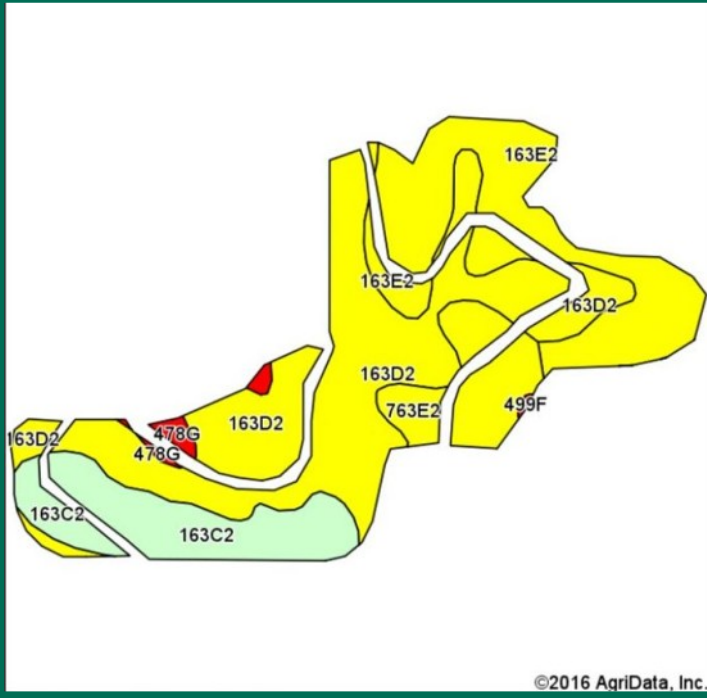
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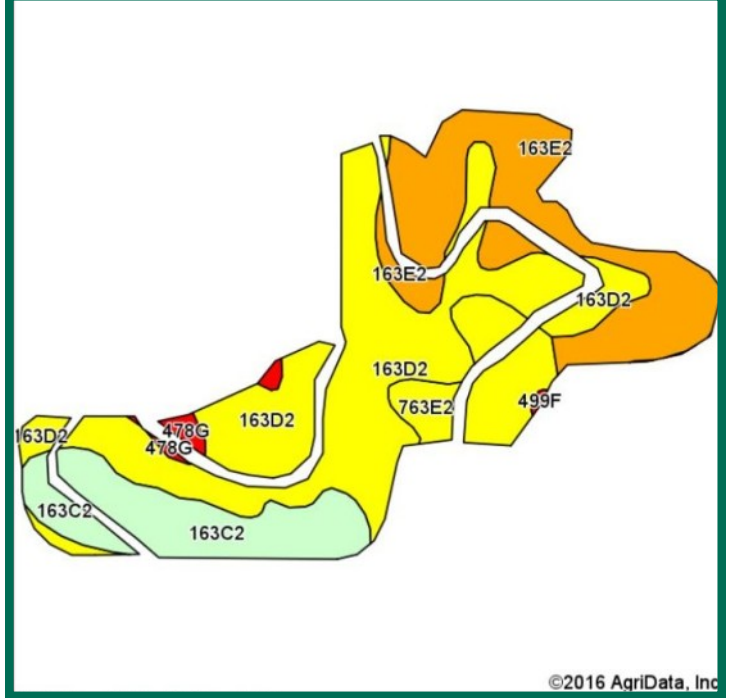
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Soil Maps—Tillable Only

CSR: 55 based on 26.04 Estimated Cropland Acres



CSR2: 48.4 based on 26.04 Estimated Cropland Acres



Area Symbol: IA043, Soil Area Version: 19

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**	CSR
163D2	Fayette silt loam, 9 to 14 percent slopes, moderately eroded	11.99	46.0%		IIIe	48	58
163E2	Fayette silt loam, 14 to 18 percent slopes, moderately eroded	6.83	26.2%		IVe	35	48
163C2	Fayette silt loam, 5 to 9 percent slopes, moderately eroded	4.26	16.4%		IIIe	76	68
763E2	Exette silt loam, 14 to 18 percent slopes, moderately eroded	2.62	10.1%		IVe	46	45
478G	Rock outcrop-Nordness complex, 25 to 60 percent slopes	0.34	1.3%		VIIIs	5	5
Weighted Average						48.4	55

Area Symbol: IA043, Soil Area Version: 19

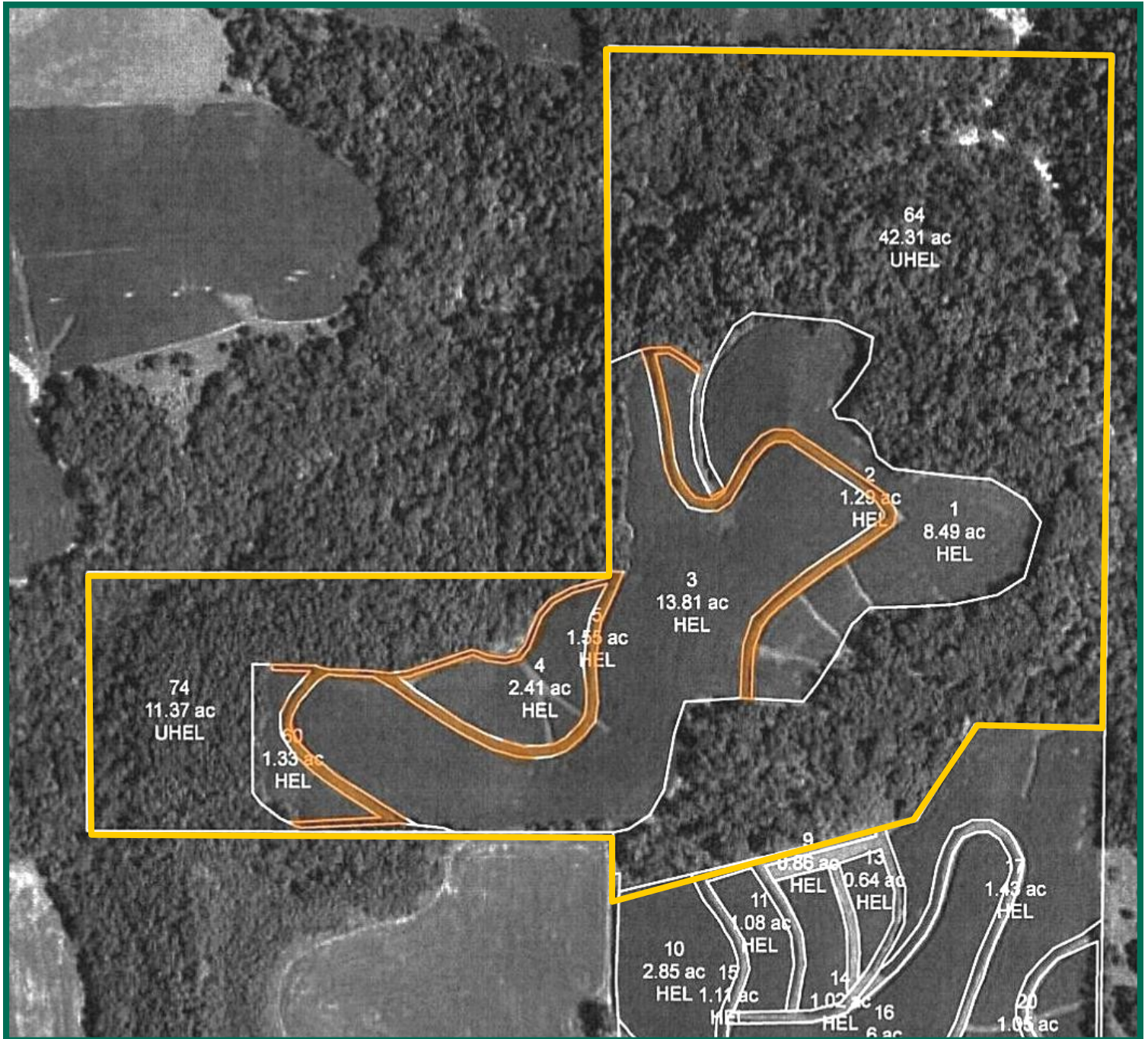


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FSA Map



CRP Acres

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