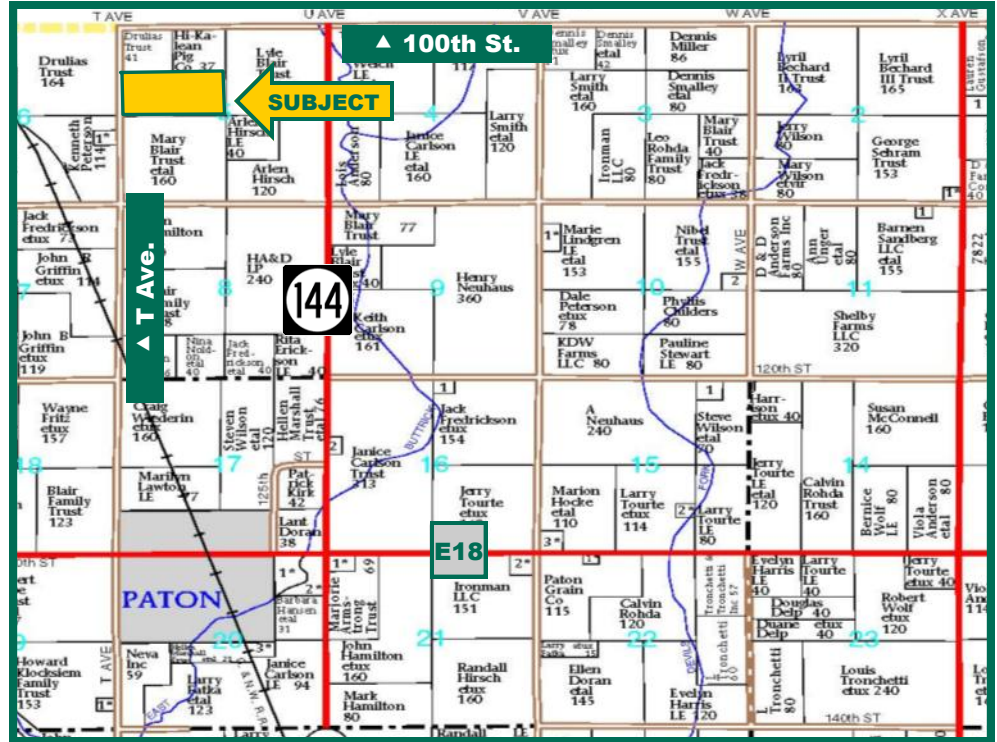


80.08 Acres,
m/l,
Greene
County, IA



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

Property Information

Location

The farm is located 2 1/2 miles north of Paton

Legal Description

S 1/2 of the NW 1/4, Section 5, Township 85 North, Range 29 West of the 5th P.M.

Price & Terms

Price Reduced!

- ~~\$800,000~~ **\$748,748**
- ~~\$9,990/acre~~ **\$9,350/acre**
- 10% down upon acceptance of offer; balance due in cash at closing

Possession

As agreed. Open lease for 2016.

Real Estate Tax

Taxes Payable 2015 - 2016: \$2,122
Net Taxable Acres: 79.07
Tax per Net Taxable Acre: \$26.83

FSA Data

Farm Number 5325, Tract #24859
Crop Acres: 78.58
Corn Base: 58.95
Corn PLC Yield: 166 Bu.
Bean Base: 19.65
Bean PLC Yield: 54 Bu.

CRP Contracts

None

Soil Types/Productivity

Primary soils are Webster, Nicollet and Canisteo. See soil maps for detail.

- **CSR2:** 85.3 per 2015 AgriData, Inc., based on FSA crop acres.
- **CSR:** 84.4 per 2015 AgriData, Inc., based on FSA crop acres.
- **CSR:** 85.8 per County Assessor, based on net taxable acres.

Land Description

Level to gently rolling

Drainage

The farm is located in Greene County Drainage District #18. See partial district tile map for details.

Comments

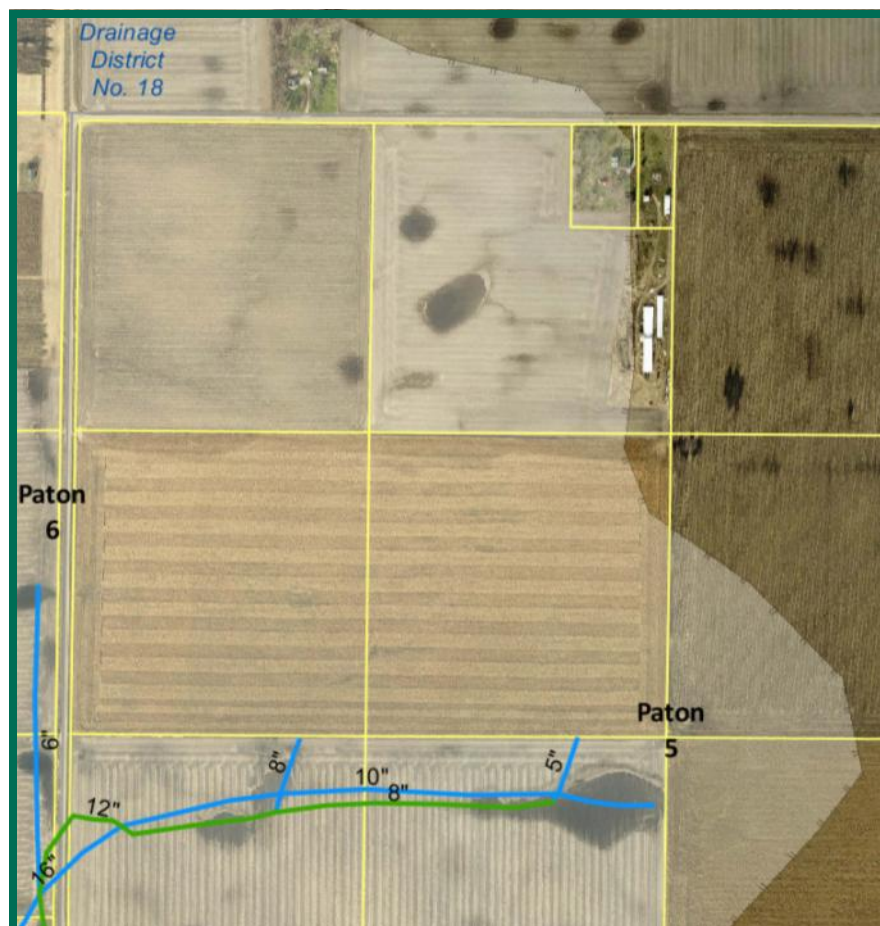
This is a high quality Greene County farm with strong soils. Farm has a history of growing corn seven out of the last nine years. Fall tillage was completed on last year's corn stubble.

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 & Drainage District Map

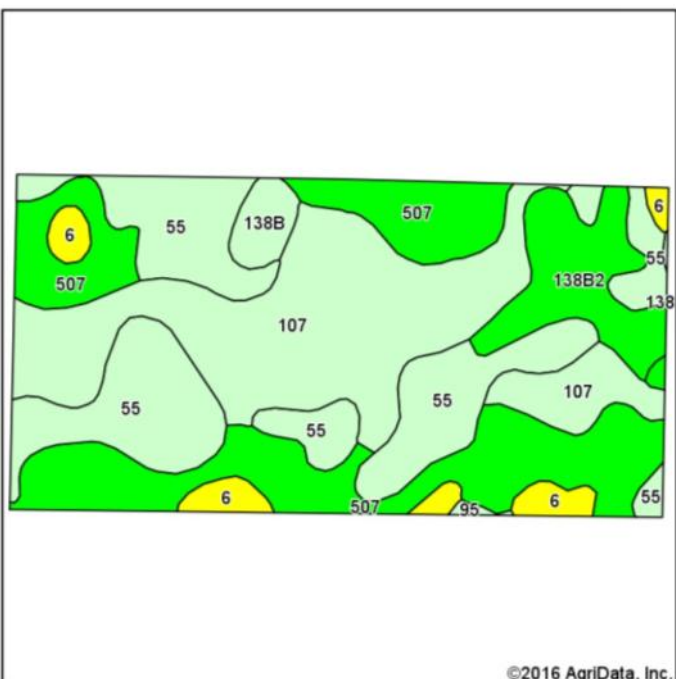


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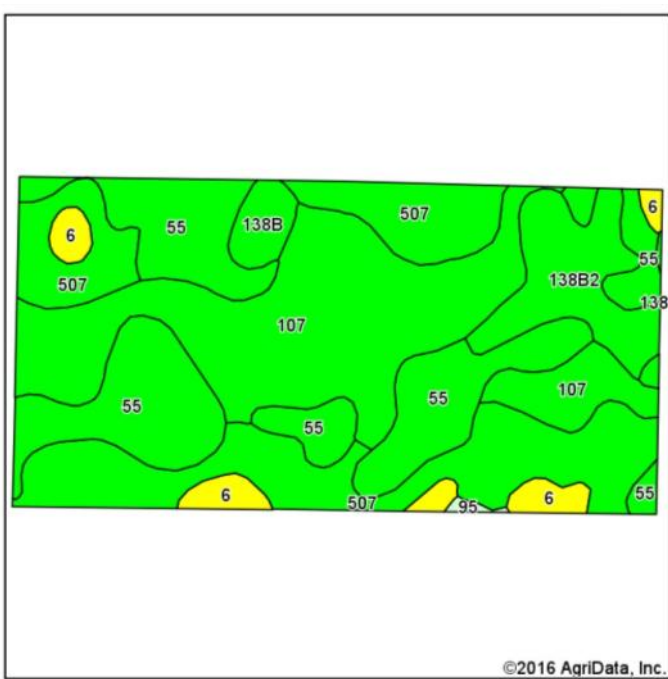
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Soil Map

CSR: 84.4 based on 78.58 FSA Crop Acres



CSR2: 85.3 based on 78.58 FSA Crop Acres



Area Symbol: IA073, Soil Area Version: 20

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**	CSR
107	Webster clay loam, 0 to 2 percent slopes	24.26	30.9%		IIw	86	86
55	Nicollet clay loam, 1 to 3 percent slopes	21.49	27.3%		Iw	89	91
507	Canisteo clay loam, 0 to 2 percent slopes	21.45	27.3%		IIw	84	81
138B2	Clarion loam, 2 to 6 percent slopes, moderately eroded	6.41	8.2%		Ile	87	81
6	Okoboji silty clay loam, 0 to 1 percent slopes	3.13	4.0%		IIIw	59	58
138B	Clarion loam, 2 to 6 percent slopes	1.65	2.1%		Ile	89	83
95	Harps clay loam, 0 to 2 percent slopes	0.19	0.2%		IIw	72	64
Weighted Average						85.3	84.4



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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