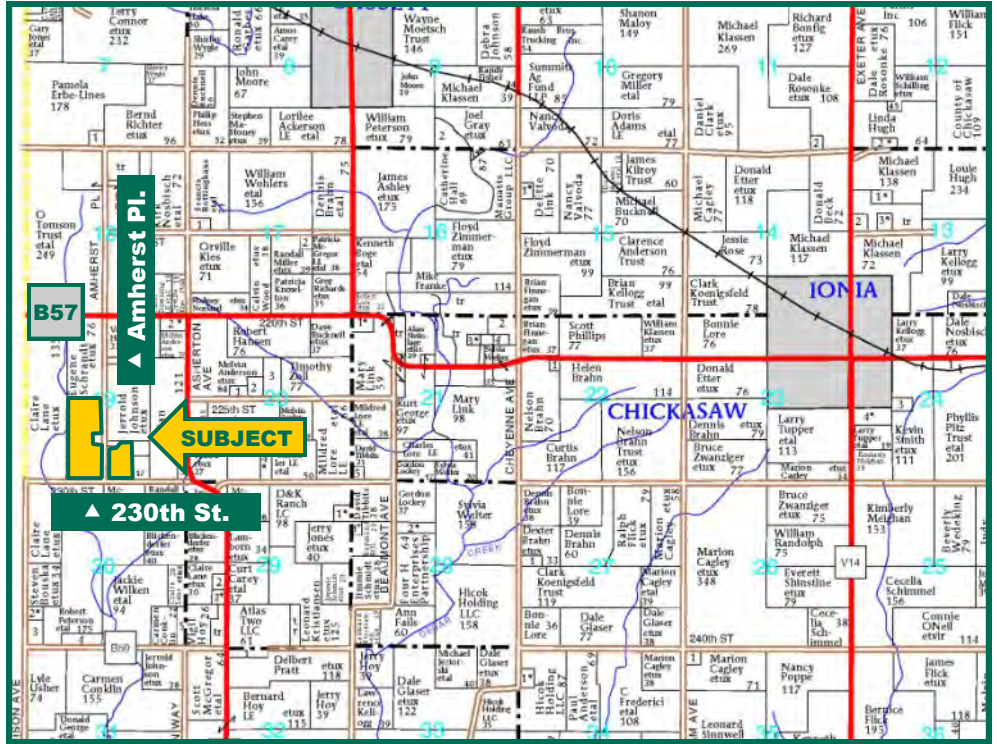


**96.57 Acres,
m/l,
Chickasaw
County, IA**



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Property Information

Location

Approximately 5 miles West of Ionia.

Legal Description

The E 1/2 of the SW 1/4 and the SW 1/4 of the SE 1/4 except the East 16.5 acres thereof and except parcels A and B of the SW 1/4 of the SE 1/4 of Section 19, Township 95 North, Range 14 West of the 5th P.M., Chickasaw County, IA

Price & Terms

- \$810,000
- \$8,387.69/acre
- 10% down upon acceptance of offer; balance due in cash at closing

Possession

Negotiable

Real Estate Tax

Taxes Payable 2015 - 2016: \$2,278
Net Taxable Acres: 96.57
Tax per Net Taxable Acre: \$23.59

FSA Data

Farm Number 98, Tract 359
Crop Acres: 86.1
Corn Base: 43.02
Corn PLC Yield: 160 Bu.
Bean Base: 43.08
Bean PLC Yield: 46 Bu.

CRP Contracts

Tract #359	Fields 1, 6 and 4
Contract #1472A	Total Acres 7
Practice CP22, 21	Rate \$159.78
Annual Pay \$1,118	Expires 09/30/2016
Tract #359	Fields 7 and 8
Contract #2593	Total Acres 1.3
Practice CP8A	Rate \$245.91
Annual Pay \$320	Expires 09/30/2021

Soil Types/Productivity

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

- **CSR2:** 87.8 per 2015 AgriData, Inc., based on FSA crop acres.
- **CSR:** 76.7 per 2015 AgriData, Inc., based on FSA crop acres.
- **CSR2:** 82.92 per County Assessor, based on net taxable acres.

Land Description

Farm is gently rolling with established waterways. New CSR2 rating is 11 points higher than CSR.

Buildings/Improvements

None

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Aerial Photo



Drainage

Farm has been pattern tiled on 60-70' centers. Some areas were re-tiled in 2015 to split existing lines for more consistent drainage. Maps enclosed.

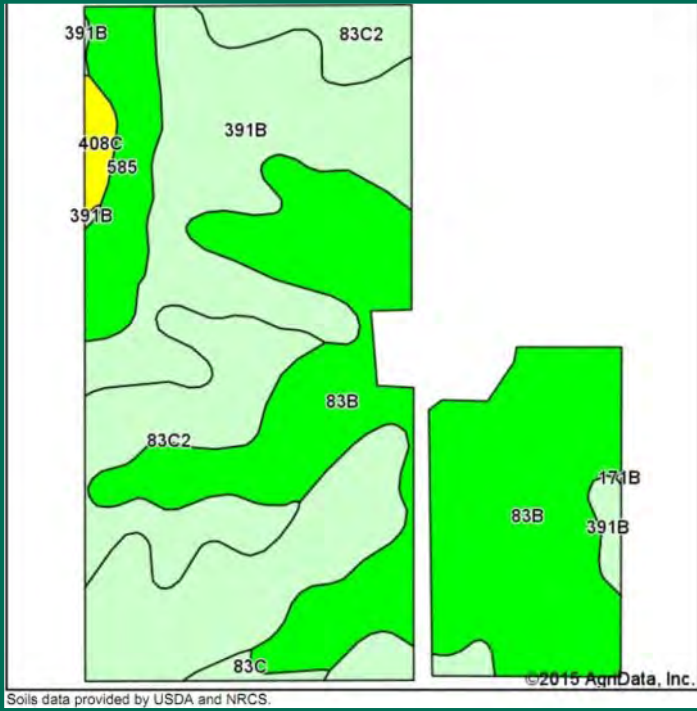
The information gathered for this brochure is from sources deemed reliable, but cannot be guaranteed by Hertz Real Estate Services, Inc. or its staff. All acres are considered more or less, unless otherwise stated.

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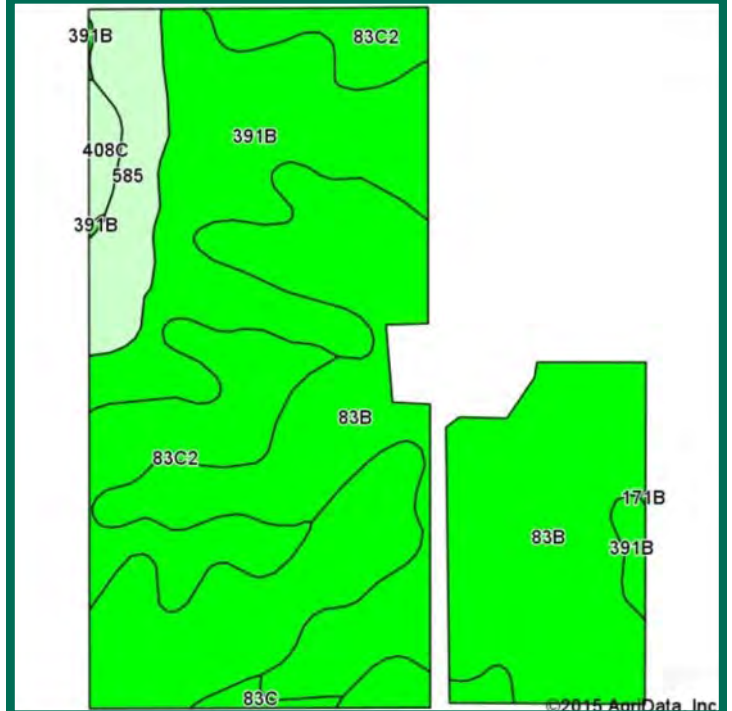
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Soil Maps—Entire Property

CSR: 76.6 based on 96.57 Taxable Acres



CSR2: 87 based on 96.57 Taxable Acres



Area Symbol: IA037, Soil Area Version: 20

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**	CSR
83B	Kenyon loam, 2 to 5 percent slopes	39.32	40.7%		Ile	90	84
391B	Clyde-Floyd complex, 1 to 4 percent slopes	35.05	36.3%		IIw	87	72
83C2	Kenyon loam, 5 to 9 percent slopes, eroded	14.08	14.6%		IIIe	84	67
585	Coland-Spillville complex, 0 to 2 percent slopes	6.31	6.5%		IIw	78	85
408C	Olin sandy loam, 5 to 9 percent slopes	1.12	1.2%		IIIe	68	51
83C	Kenyon loam, 5 to 9 percent slopes	0.69	0.7%		IIIe	85	69
Weighted Average						87	76.7

Area Symbol: IA037, 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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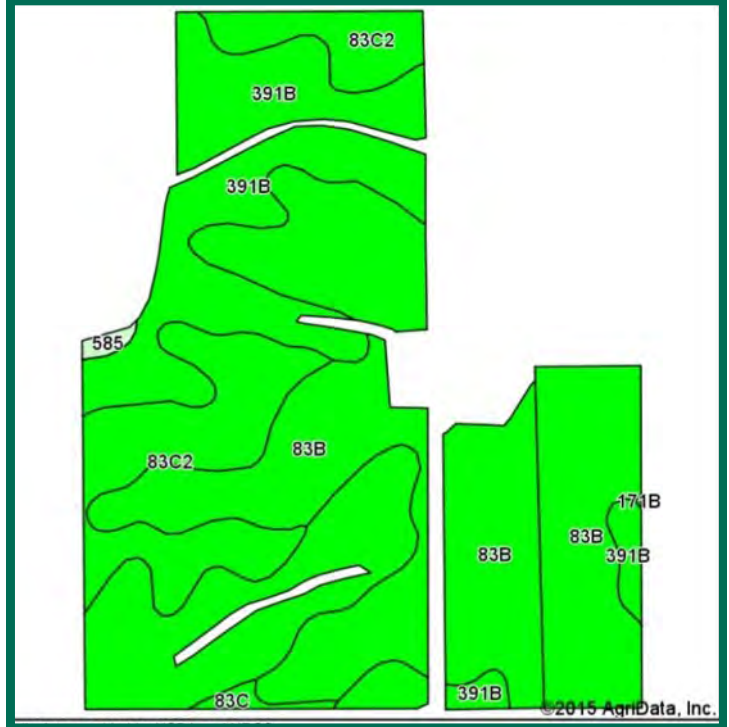
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Soil Maps—Tillable Only

CSR: 76.7 based on 86.1 FSA Crop Acres



CSR2: 87.8 based on 86.1 FSA Crop Acres



Area Symbol: IA037, Soil Area Version: 20

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**	CSR
83B	Kenyon loam, 2 to 5 percent slopes	39.34	45.7%		Ile	90	84
391B	Clyde-Floyd complex, 1 to 4 percent slopes	31.84	37.0%		IIw	87	72
83C2	Kenyon loam, 5 to 9 percent slopes, eroded	14.06	16.3%		IIIe	84	67
83C	Kenyon loam, 5 to 9 percent slopes	0.53	0.6%		IIIe	85	69
585	Coland-Spillville complex, 0 to 2 percent slopes	0.33	0.4%		IIw	78	85
Weighted Average						87.8	76.7

Area Symbol: IA037, 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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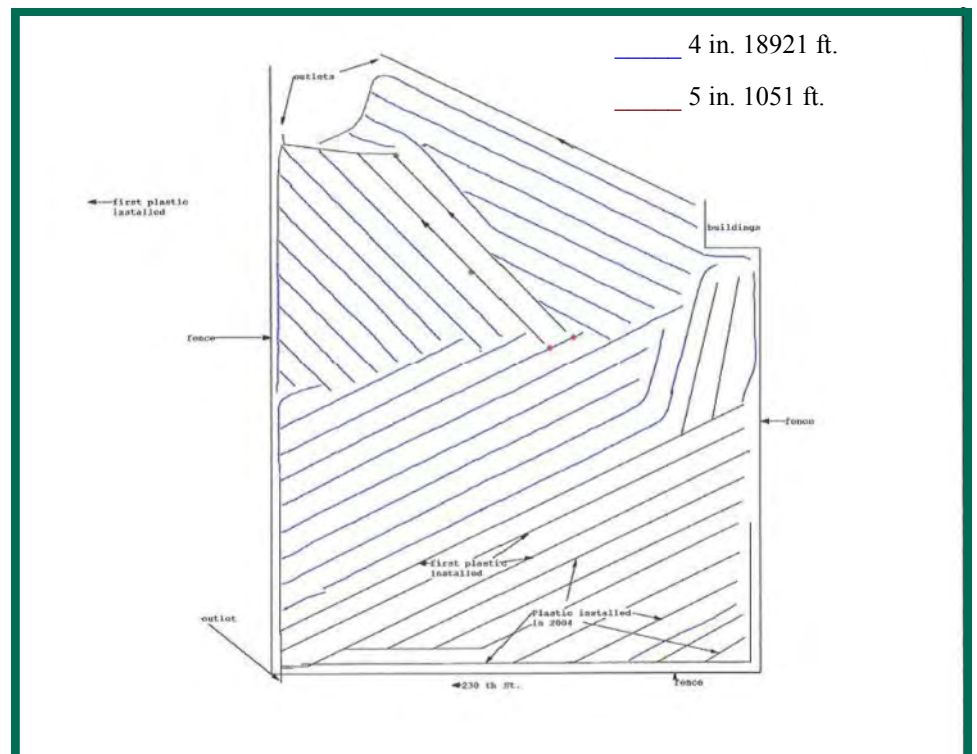
FSA Map



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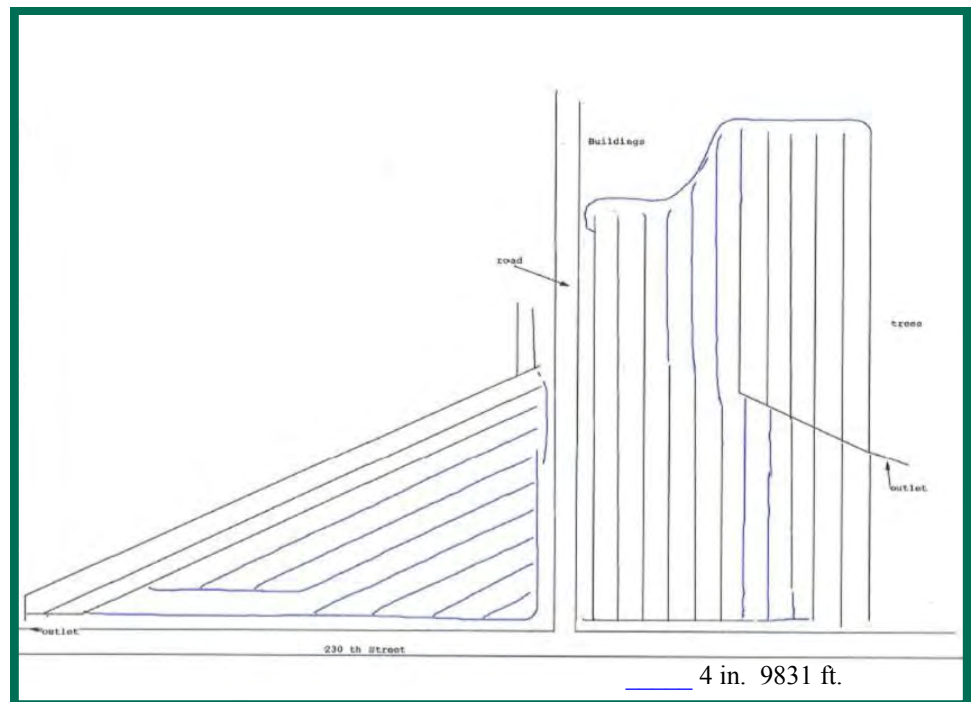
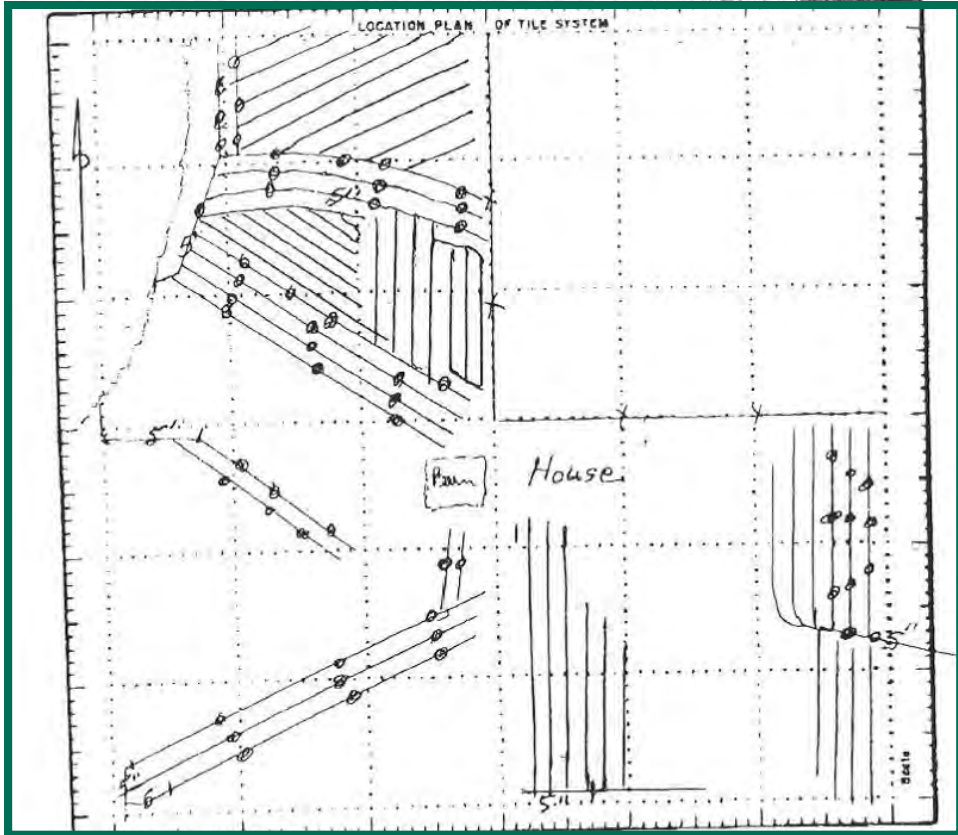
Tile Maps



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