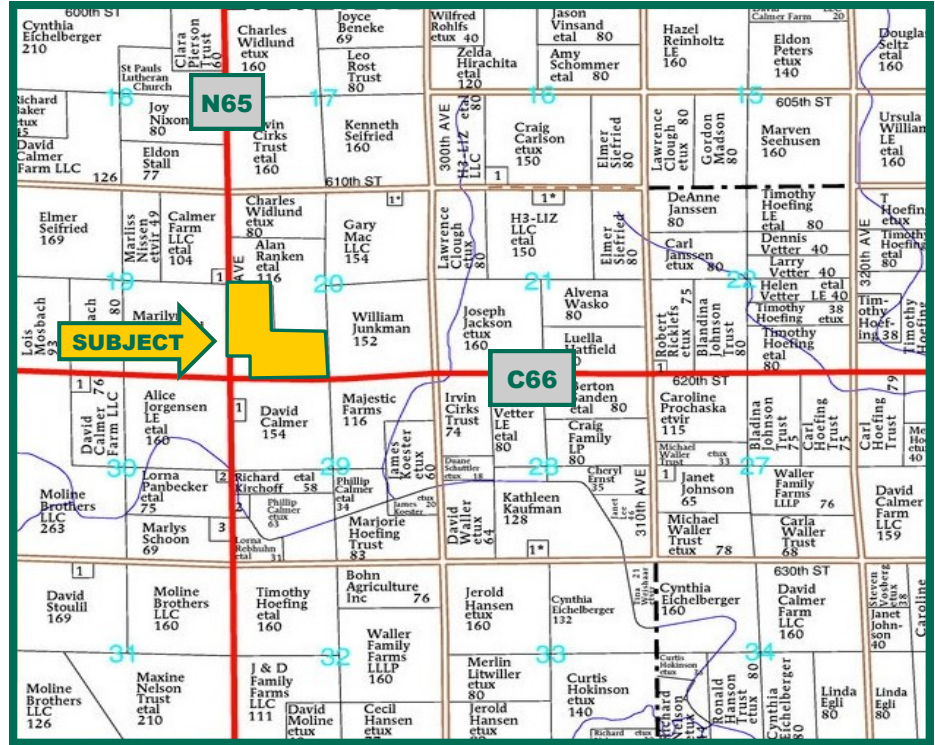


**112.0 Acres,
m/l,
Pocahontas
County, IA**



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

Property Information

Location

The farm is located 3 miles north of Manson on County Road N65

Legal Description

West Half of the Southwest Quarter (W 1/2 SW 1/4) and the Southeast Quarter of the Southwest Quarter (SE 1/4 SW 1/4) Section 20, Township 90 North, Range 31 West of the 5th P.M.—less acreage site in Southwest corner to be surveyed off

Price & Terms

- \$700,000
- \$6,250/acre
- 10% down upon acceptance of offer; balance due in cash at closing

Possession

Subject to existing lease expiring March 1, 2017

Real Estate Tax*

Taxes Payable 2015 - 2016: \$2,688

Net Taxable Acres: 113.9

Tax per Net Taxable Acre: \$23.60

*These figures include the acreage site that is to be surveyed. Estimated taxes will be calculated post-survey

FSA Data

Farm Number 1181, Tract #2709

Crop Acres: 103.13

Corn Base: 50.5

Corn PLC Yield: 144 Bu.

Bean Base: 50.5

Bean PLC Yield: 41 Bu.

Soil Types/Productivity

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

- **CSR2:** 77.8 per 2016 AgriData, Inc., based on FSA crop acres.
- **CSR:** 72.4 per 2016 AgriData, Inc., based on FSA crop acres.

CRP Contract

None

Land Description

Level to strongly sloping with bottom ground

Drainage

The farm is not located in a drainage district but is drained by private tile. Tile maps available upon request.

Comments

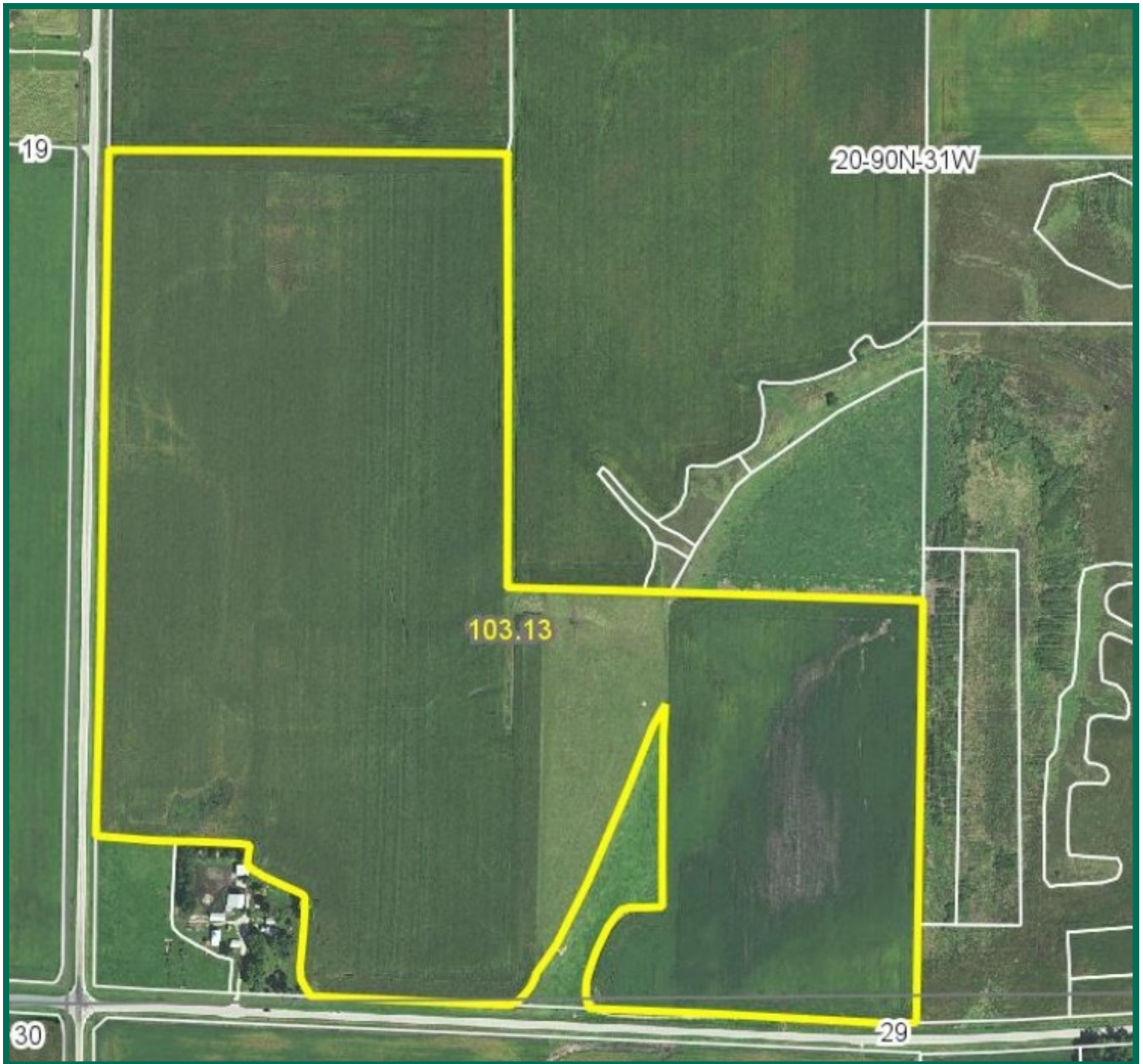
This is a good quality Pocahontas County farm with strong soils. The farm is located on 2 hard surfaced roads near several grain markets. The building site will be surveyed off.

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

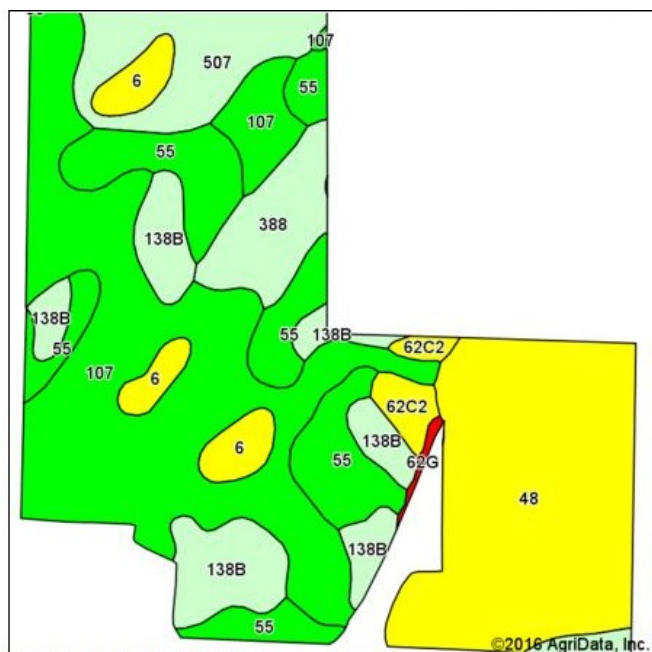


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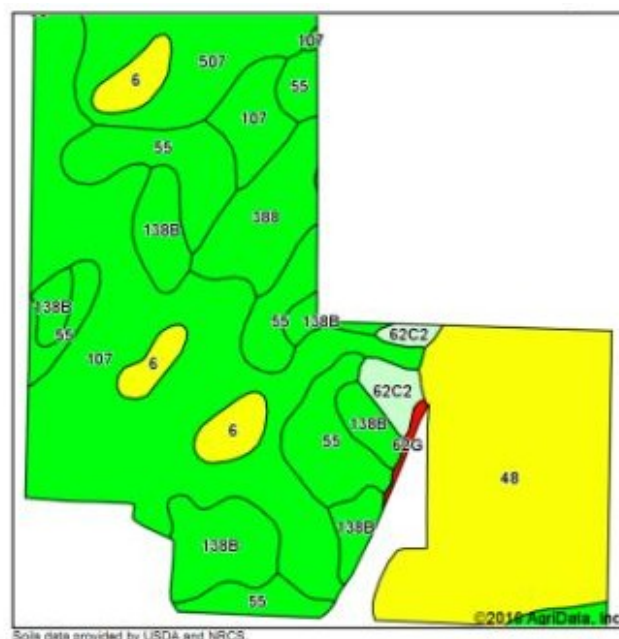
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Soil Map

CSR: 72.4 based on 103.13 FSA Crop Acres



CSR2: 77.8 based on 103.13 FSA Crop Acres



Area Symbol: IA151, Soil Area Version: 21							
Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**	CSR
107	Webster clay loam, 0 to 2 percent slopes	34.25	33.2%		IIw	86	81
48	Knoke mucky silty clay loam, 0 to 1 percent slopes	24.28	23.5%		IIIw	56	53
55	Nicollet clay loam, 1 to 3 percent slopes	14.70	14.3%		Iw	89	86
138B	Clarion loam, 2 to 6 percent slopes	11.27	10.9%		IIe	89	78
507	Canisteo clay loam, 0 to 2 percent slopes	7.41	7.2%		IIw	84	76
388	Kossuth silty clay loam, 0 to 2 percent slopes	5.09	4.9%		IIw	84	75
6	Okoboji silty clay loam, 0 to 1 percent slopes	4.00	3.9%		IIIw	59	55
62C2	Storden loam, 6 to 10 percent slopes, moderately eroded	1.83	1.8%		IIIe	64	50
62G	Storden loam, 30 to 40 percent slopes	0.30	0.3%		VIIe	10	5
Weighted Average						77.8	72.4



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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