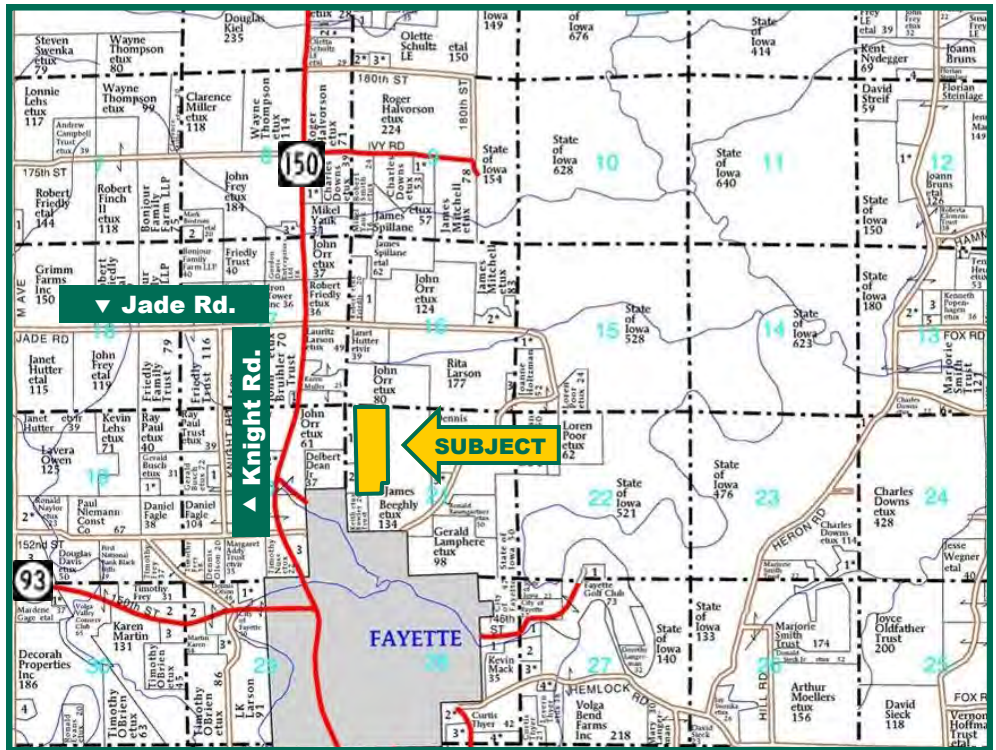


58.53
Acres, m/I,
Fayette
County, IA



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Property Information

Location

1/2 mile north of Fayette. Westfield Township

Legal Description

W 2/3 E 3/4 W 1/2 NW, E 3/4 W 1/2 NW
EX W 2/3 & EX E 165' S 387' SW NW
Section 21, Township 93 North, Range 8
West of the 5th P.M.,

Seller

Windy Acres, LLC

Price & Terms

- \$479,946
- \$8,200/acre
- 10% down upon acceptance of offer; balance due in cash at closing

Possession

Negotiable

Real Estate Tax

Taxes Payable 2014—2015: \$1,240
Net Taxable Acres: 58.53
Tax per Net Taxable Acre: \$21.19

FSA Data

Farm Number 5844, Tract 8445
Crop Acres: 56.08
Corn Base: 34.35
Corn PLC Yield: 171 Bu.
Bean Base: 11.45
Bean PLC Yield: 46 Bu.

CRP Contracts

Tract #8445	Fields 8, 9
Contract #3647	Total Acres 1.0
Practice Waterway	Rate \$216.80
Annual Pay \$217	Expires 9/30/2019
Tract #8445	Field 10
Contract #3647	Total Acres 5.4
Practice SAFE	Rate \$162.80
Annual Pay \$879	Expires 9/30/2023

Soil Types/Productivity

Primary soils are Fayette silt loam and Otter-Huntsville silt loams. See soil maps for detail.

- **CSR2:** 69.3 per 2015 AgriData, Inc., based on FSA crop acres.
- **CSR:** 65 per 2015 AgriData, Inc., based on FSA crop acres.
- **CSR:** 67.7 per County Assessor, based on net taxable acres.

Yield History

See page 2 for Yield History.

Land Description

Gently rolling well cared for farm that has produced consistent yields.

Buildings/Improvements

No buildings

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Aerial Photo



Corn Yield History

Year	Production	Acres	Yield/Desc.
2004	10,527.0	55.9	188A
2005	10,621.0	55.9	190A
2006	10,676.9	55.9	191A
2007	10,490.7	56.1	187A
2008	9,923.6	56.1	177A
2010	8,846.0	49.7	178A
2011	10,438.0	49.7	210A
2012	9,741.0	49.7	196A
2013	10,250.4	49.7	206A
2014	8,641.5	49.7	174A
2015			

Yield information is reported by operator.

Drainage

See page 6 for Tile Map.

Water & Well Information

None

Comments

Well cared for farm and consistent production.

Soybean Yield History

Year	Production	Acres	Yield/Desc.
2009	2,534.0	49.7	51A

Yield information is reported by operator.

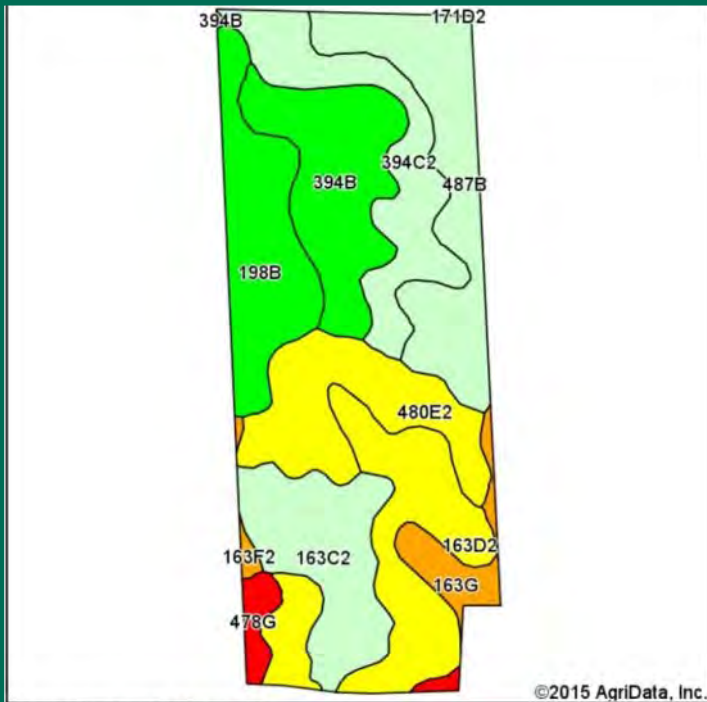
The information gathered for this brochure is from sources deemed reliable, but cannot be guaranteed by Hertz Real Estate Services, Inc. or its staff. All acres are considered more or less, unless otherwise stated.

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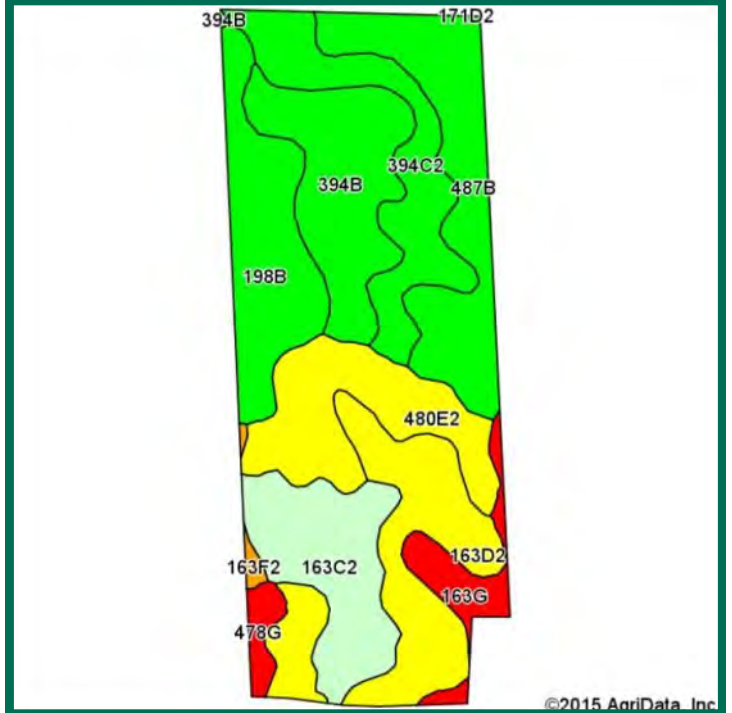
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Soil Maps—Entire Property

CSR: 63.9 based on 58.53 Taxable Acres



CSR2: 68.1 based on 58.53 Taxable Acres



Area Symbol: IA065, 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	9.36	16.0%		IIIe	50	58
487B	Otter-Huntsville silt loams, 2 to 5 percent slopes	8.82	15.1%		IIIw	80	68
394B	Ostrander loam, 2 to 5 percent slopes	7.98	13.6%		Ile	90	85
198B	Floyd loam, 1 to 4 percent slopes	7.36	12.6%		IIw	89	80
480E2	Orwood silt loam, 14 to 18 percent slopes, moderately eroded	7.33	12.5%		IVe	40	43
163C2	Fayette silt loam, 5 to 9 percent slopes, moderately eroded	7.07	12.1%		IIIe	76	68
394C2	Ostrander loam, 5 to 9 percent slopes, moderately eroded	7.06	12.1%		IIIe	83	68
163G	Fayette silt loam, 25 to 40 percent slopes	2.06	3.5%		VIIe	5	20
478G	Rock outcrop-Nordness complex, 25 to 60 percent slopes	1.19	2.0%			5	5
163F2	Fayette silt loam, 18 to 25 percent slopes, moderately eroded	0.30	0.5%		VIe	20	28
Weighted Average						68.1	63.9

Area Symbol: IA065, 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.



Maps Provided By:



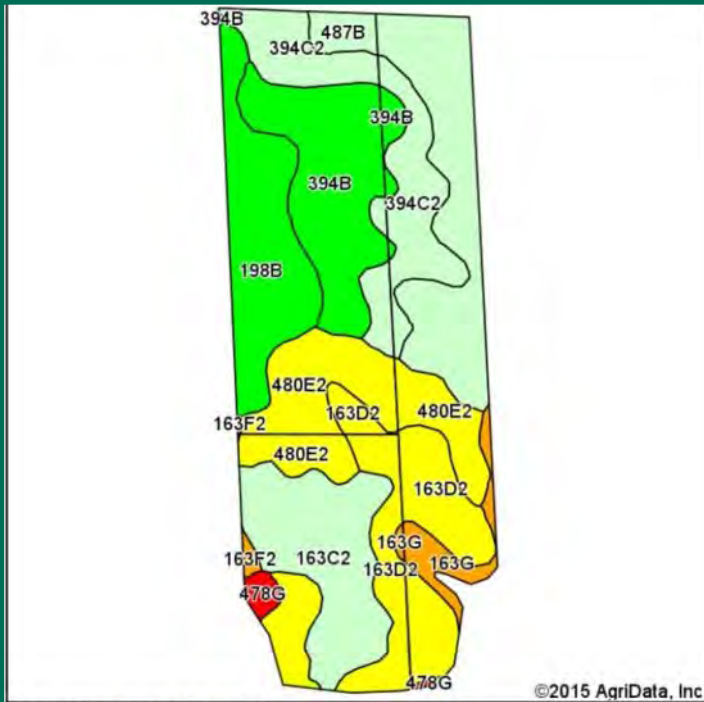
CSR/CSR2 UPDATE: In January, 2014, the USDA Natural Resources Conservation Service (NRCS) released a soil survey update containing a Corn Suitability Rating (CSR) for Iowa soils based on a revised formula referred to as CSR2. For any given farm, the CSR values based on the CSR2 formula may be significantly 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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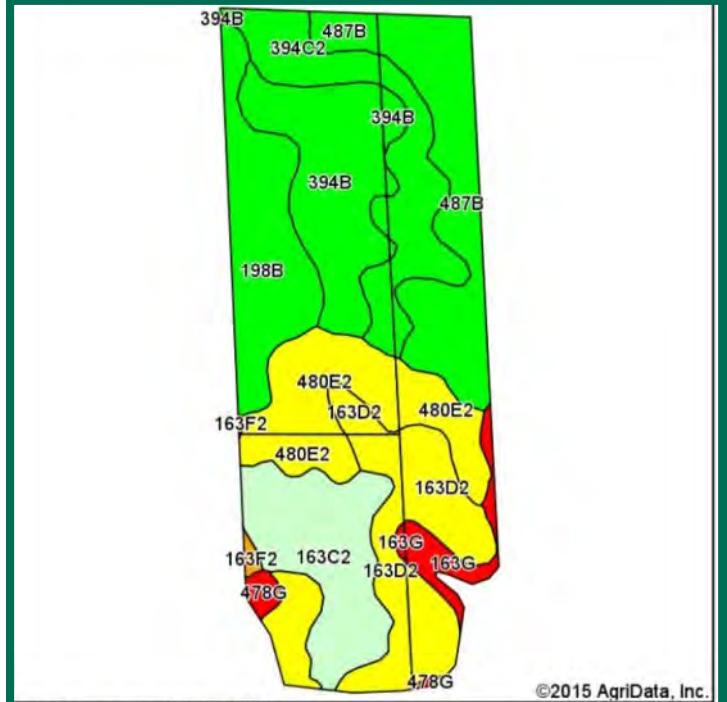
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Soil Maps—Tillable Only

CSR: 65 based on 56.08 FSA Crop Acres



CSR2: 69.3 based on 56.08 FSA Crop Acres



Area Symbol: IA065, 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	9.11	16.2%		IIIe	50	58
487B	Otter-Huntsville silt loams, 2 to 5 percent slopes	8.58	15.3%		IIIw	80	68
394B	Ostrander loam, 2 to 5 percent slopes	7.96	14.2%		Ile	90	85
480E2	Orwood silt loam, 14 to 18 percent slopes, moderately eroded	7.31	13.0%		IVe	40	43
394C2	Ostrander loam, 5 to 9 percent slopes, moderately eroded	7.01	12.5%		IIIe	83	68
163C2	Fayette silt loam, 5 to 9 percent slopes, moderately eroded	7.00	12.5%		IIIe	76	68
198B	Floyd loam, 1 to 4 percent slopes	6.85	12.2%		IIw	89	80
163G	Fayette silt loam, 25 to 40 percent slopes	1.58	2.8%		VIIe	5	20
478G	Rock outcrop-Nordness complex, 25 to 60 percent slopes	0.49	0.9%			5	5
163F2	Fayette silt loam, 18 to 25 percent slopes, moderately eroded	0.19	0.3%		VIe	20	28
Weighted Average						69.3	65

Area Symbol: IA065, 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.



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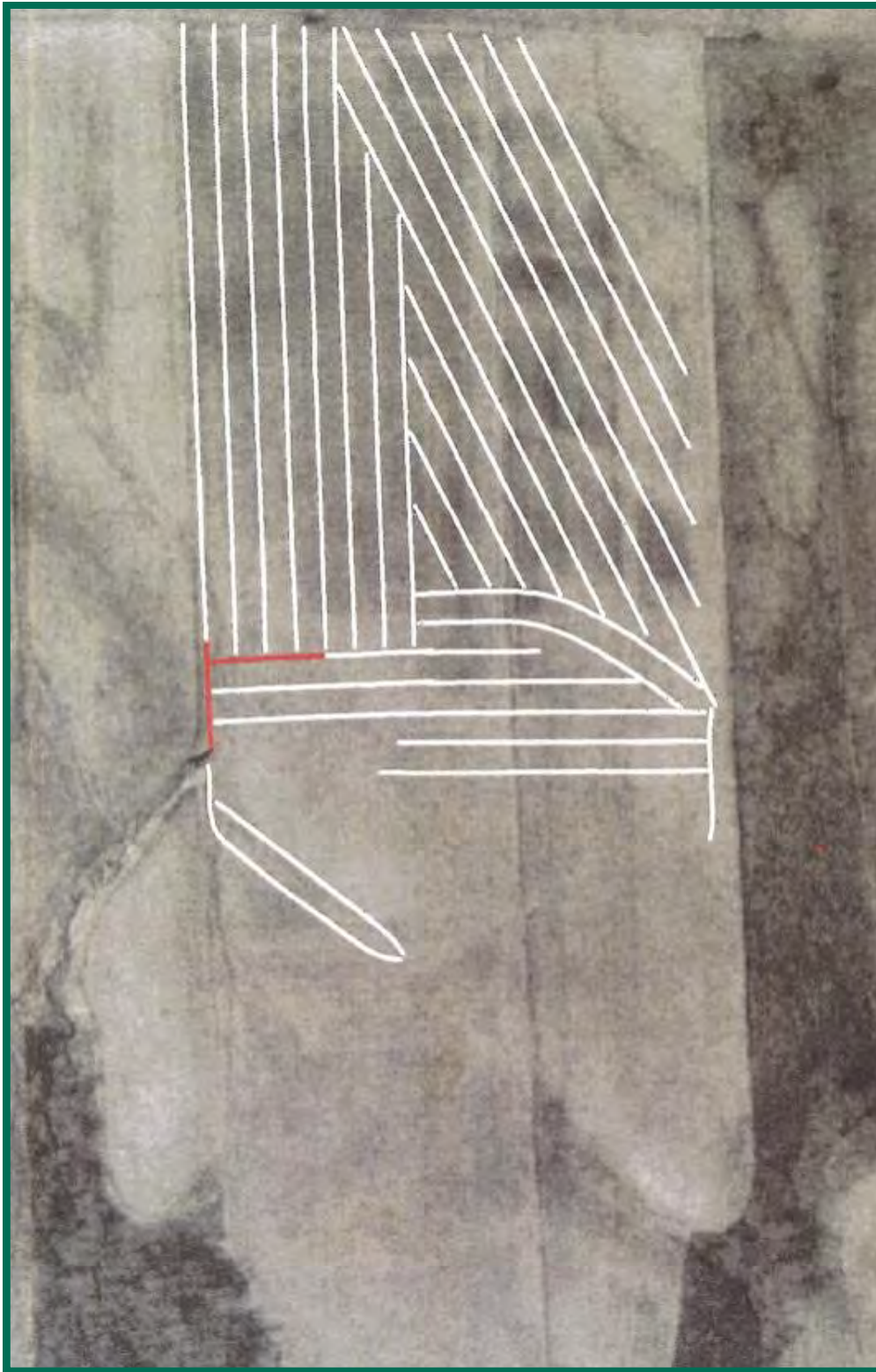
FSA Map



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Tile Map



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