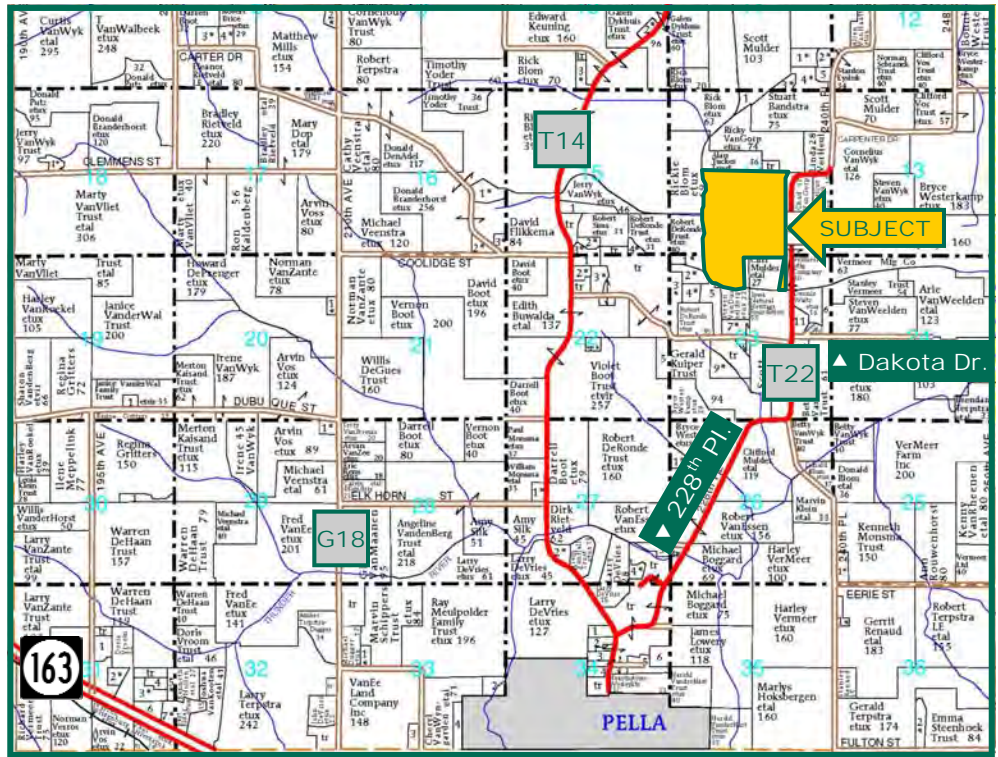


189.79 Acres,
m/I, Marion
County, IA



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

Property Information

Location
Located 3 miles NE of Pella. From Pella: North on T14 to 228th PI (T22). Drive 2 miles until you cross the Skunk River. Property lies on the west side of road.

Legal Description

E½ SE¼; W½ SE¼ Section 14; and NE¼ NW¼ Lot 8 North of River and NE¼ N½ Parcel 'B' in Section 23; all in Township 77 North, Range 18 West of the 5th p.m. (Lake Prairie 'N' Twp.)

Price & Terms

- \$1,044,000
- \$5,500.82/acre
- 10% down upon acceptance of offer; balance due in cash at closing

Possession

As agreed, subject to lease expiring February 28, 2016.

Real Estate Tax

Taxes Payable 2015-2016: \$3,286
Net Taxable Acres: 146.08
Tax per Net Taxable Acre: \$22.49

FSA Data

Farm Number 5190, Tracts 8108 & 2610
Crop Acres: 150.0 (currently 118 Ac. being cropped)
Corn Base: 124.2 Ac.
Corn PLC Yield: 113 Bu.
Bean Base: 0.1 Ac.
Bean PLC Yield: 40 Bu.

CRP Contracts

None

Soil Types/Productivity

Primary soils are Nevin, Huntsville, Downs, Tama and Muscatine. See soil maps for detail.

- **CSR2:** 87.4 per 2015 AgriData, Inc., based on currently cropped acres.

- **CSR:** 84.8 per 2015 AgriData, Inc., based on currently cropped acres.
- **CSR2:** 78.2 per County Assessor, based on net taxable acres.

Land Description

Level to moderately sloping.

Buildings/Improvements

None

Drainage

Some tile, no maps available. Property has levee along west and south boundary.

Water & Well Information

South Skunk River runs along west and south boundary of the farm.

Comments

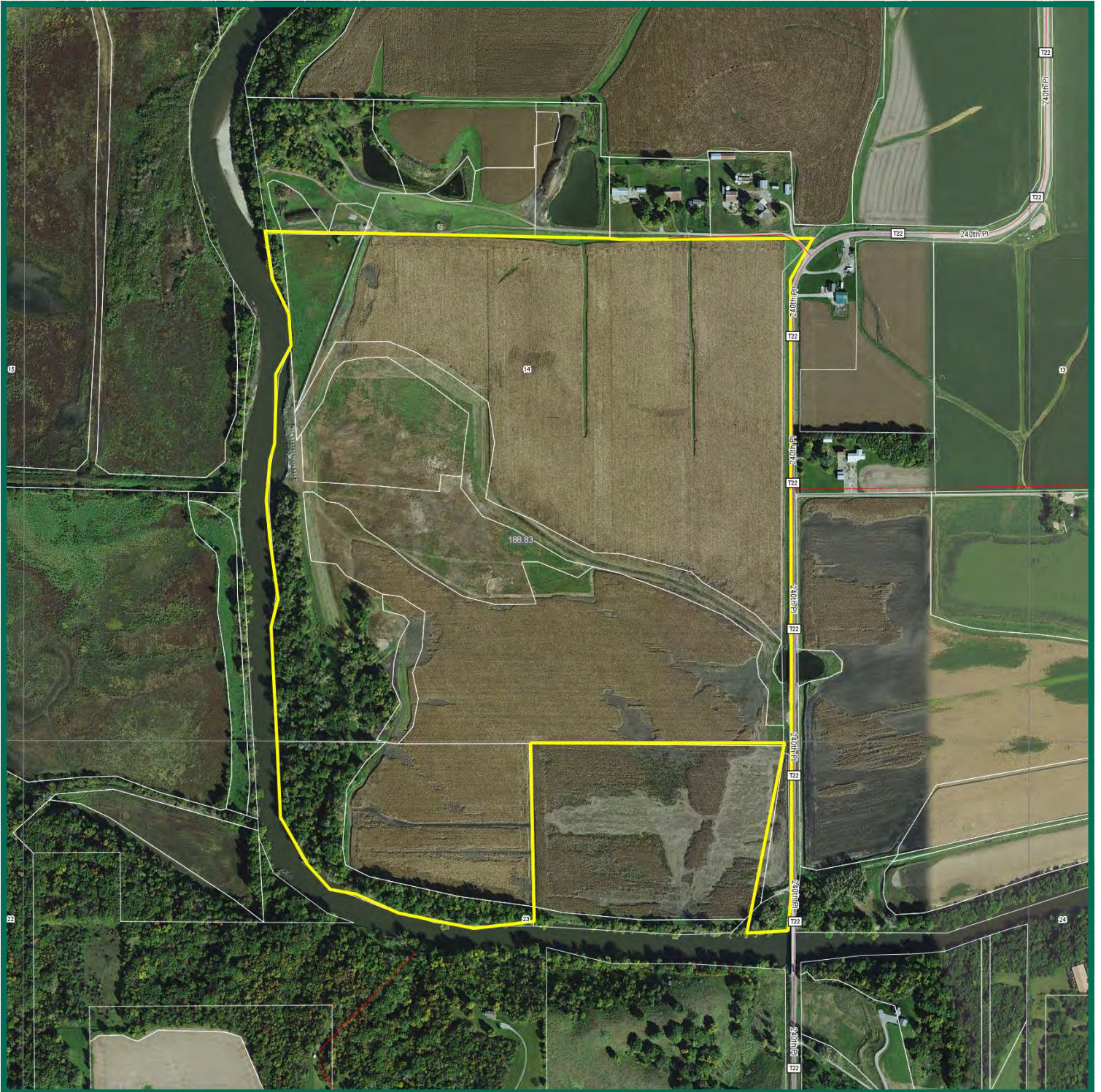
River bottom farm. Majority of farm is in a flood plain.

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Aerial Photo



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.

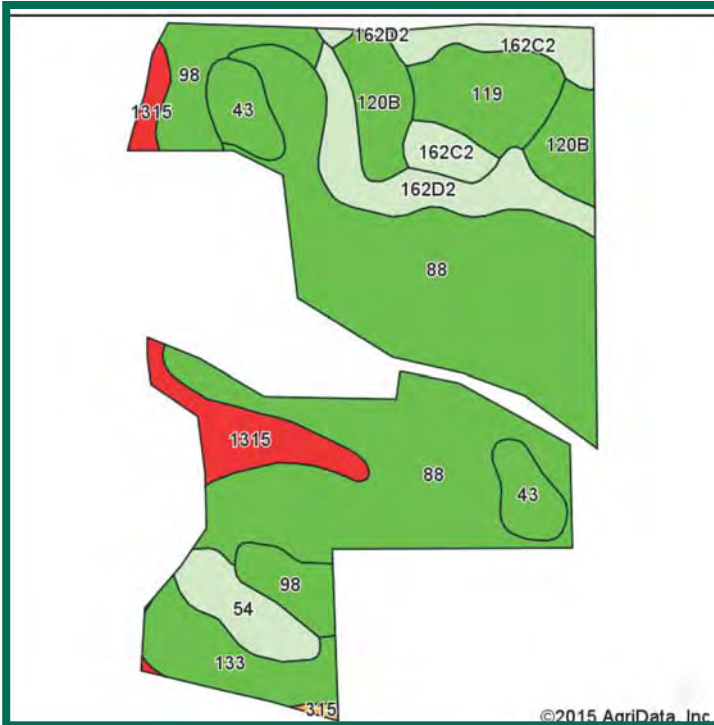
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Soil Maps

CSR: 84.8 based on 118 Cropped Acres



CSR2: 87.4 based on 118 Cropped Acres



Area Symbol: IA125, Soil Area Version: 23

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**	CSR
88	Nevin silty clay loam, 0 to 2 percent slopes	62.01	52.6%		Iw	95	90
98	Huntsville silt loam, 0 to 2 percent slopes	8.26	7.0%		Iw	92	90
162D2	Downs silt loam, 9 to 14 percent slopes, moderately eroded	8.04	6.8%		IIle	56	61
120B	Tama silty clay loam, 2 to 5 percent slopes	7.65	6.5%		Ile	95	93
119	Muscataine silty clay loam, 0 to 2 percent slopes	6.87	5.8%		Iw	100	98
133	Colo silty clay loam, 0 to 2 percent slopes	6.78	5.7%		IIw	74	80
43	Bremer silty clay loam, 0 to 2 percent slopes	5.87	5.0%		IIw	78	82
162C2	Downs silt loam, 5 to 9 percent slopes, moderately eroded	5.82	4.9%		IIle	82	71
54	Zook silty clay loam, 0 to 2 percent slopes	4.42	3.7%		IIw	69	70
315	Alluvial land-Landes complex, 0 to 2 percent slopes	2.03	1.7%		Vw	21	20
163C2	Fayette silt loam, 5 to 9 percent slopes, moderately eroded	0.25	0.2%		IIle	74	66
Weighted Average						87.4	84.8

Area Symbol: IA125, Soil Area Version: 23

**IA has updated the CSR values for each county to CSR2.

*c: Using Capabilities Class Dominant Condition Aggregation Method



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.

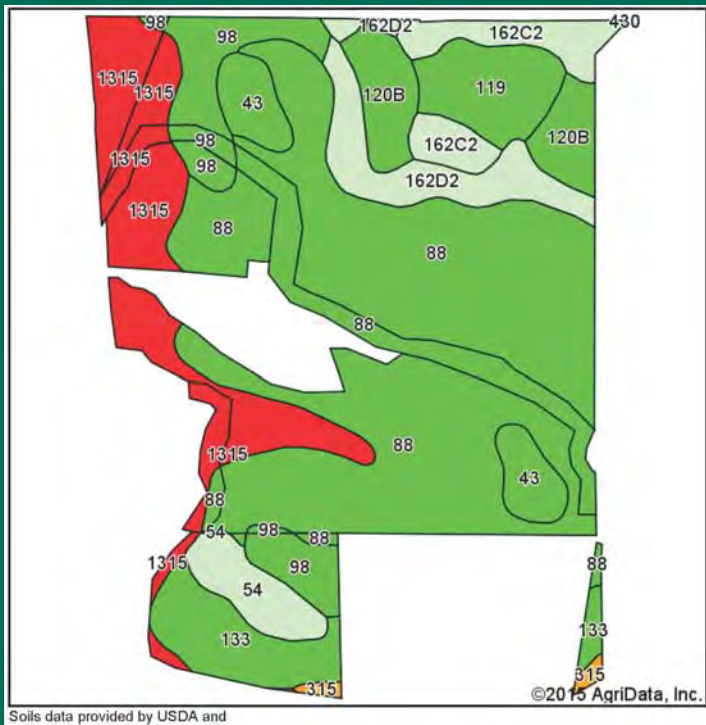
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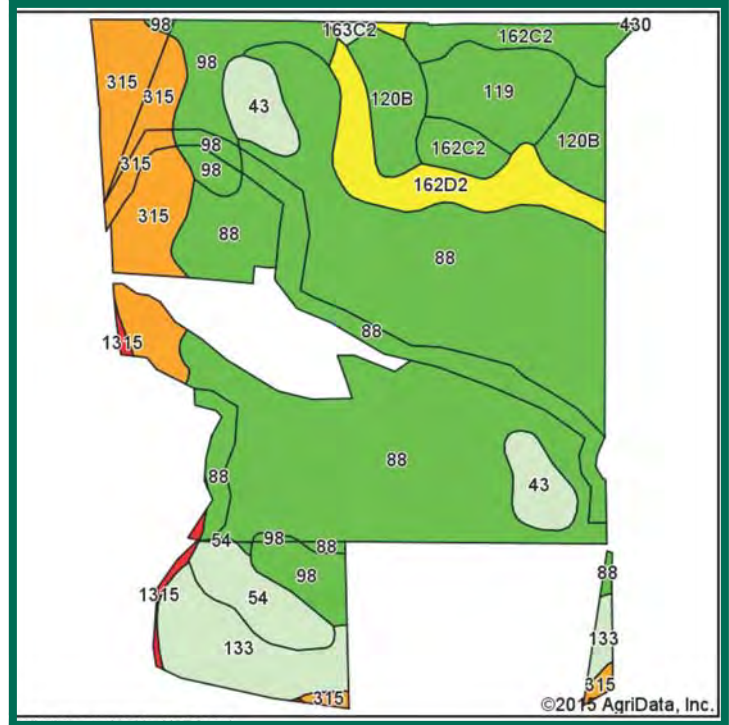
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Soil Maps

CSR: 79.3 based on 150.0 FSA Crop Acres



CSR2: 81.9 based on 150.0 FSA Crop Acres



Area Symbol: IA125, Soil Area Version: 23

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**	CSR
88	Nevin silty clay loam, 0 to 2 percent slopes	76.05	50.7%		Iw	95	90
315	Alluvial land-Landes complex, 0 to 2 percent slopes	14.79	9.9%		Vw	21	20
98	Huntsville silt loam, 0 to 2 percent slopes	10.03	6.7%		Iw	92	90
133	Colo silty clay loam, 0 to 2 percent slopes	8.61	5.7%		Ilw	74	80
162D2	Downs silt loam, 9 to 14 percent slopes, moderately eroded	8.16	5.4%		Ille	56	61
120B	Tama silty clay loam, 2 to 5 percent slopes	7.68	5.1%		Ile	95	93
119	Muscatine silty clay loam, 0 to 2 percent slopes	6.87	4.6%		Iw	100	98
162C2	Downs silt loam, 5 to 9 percent slopes, moderately eroded	6.31	4.2%		Ille	82	71
43	Bremer silty clay loam, 0 to 2 percent slopes	5.87	3.9%		Ilw	78	82
54	Zook silty clay loam, 0 to 2 percent slopes	4.52	3.0%		Ilw	69	70
1315	Alluvial land-Landes complex, channeled, 0 to 2 percent slopes	0.73	0.5%		Vw	5	5
163C2	Fayette silt loam, 5 to 9 percent slopes, moderately eroded	0.39	0.3%		Ille	74	66
Weighted Average						81.9	79.3

Area Symbol: IA125, Soil Area Version: 23

**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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