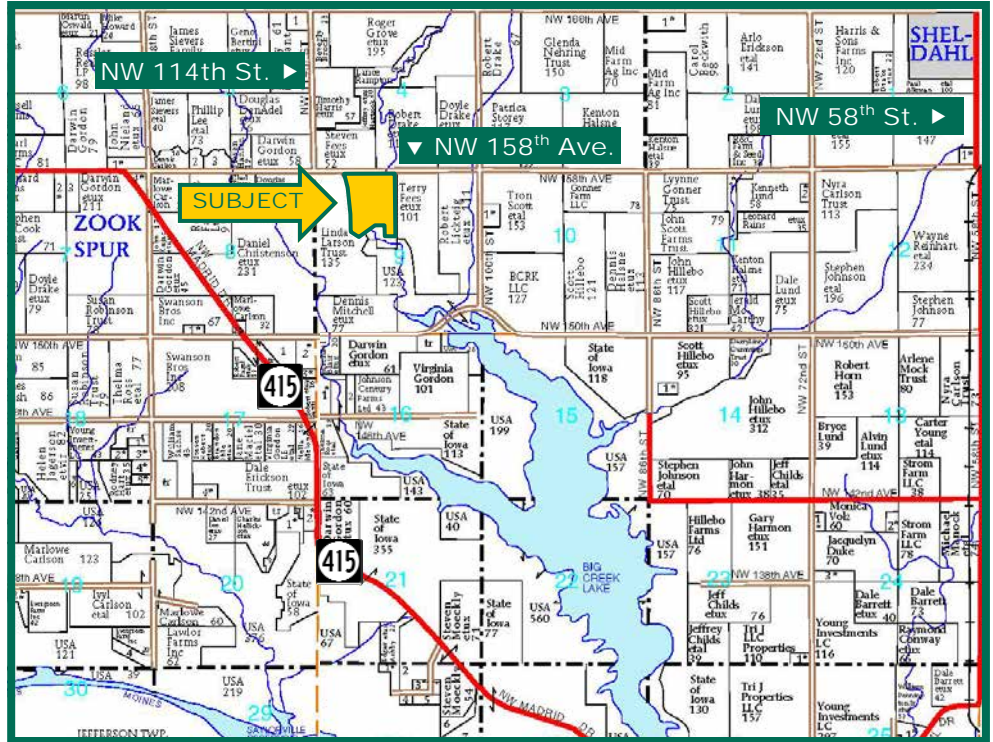


68.23 Acres,
m/I, Polk
County, IA



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Property Information

Location

From Sheldahl: Go 1 mile south on NW 58th St., then west 3½ miles on NW 158th Ave. Property lies on the south side of NW 158th Ave.

Legal Description

Parcel "C" in the NW¼ Section 9, Township 81 North, Range 25 West of the 5th p.m. (Union Twp.)

Price & Terms

- \$220,000
- \$3,224.39/acre
- 10% down upon acceptance of offer; balance due in cash at closing

Possession

As negotiated

FSA Data

Farm Number 4313, Tract 7230
Crop Acres: 15.61 HEL (all in CRP)
Bean Base: 7.9 Ac.
Bean PLC Yield: To Be Determined

CRP Contracts

There are 15.6 acres in a CP-25 contract that pays \$3,108 annually and expires 9/30/20.

Soil Types/Productivity

Primary soils are Cylinder and Clarion. See soil maps for detail.

- **CSR2:** 67.5 per 2015 AgriData, Inc., based on FSA crop acres.
- **CSR:** 78.3 per 2015 AgriData, Inc., based on FSA crop acres.
- **CSR2:** 42.45 per County Assessor, based on net taxable acres.

Land Description

Level to moderately sloping on crop (CRP) acres. Level to steep on timber acres.

Water & Well Information

No known wells

Real Estate Tax

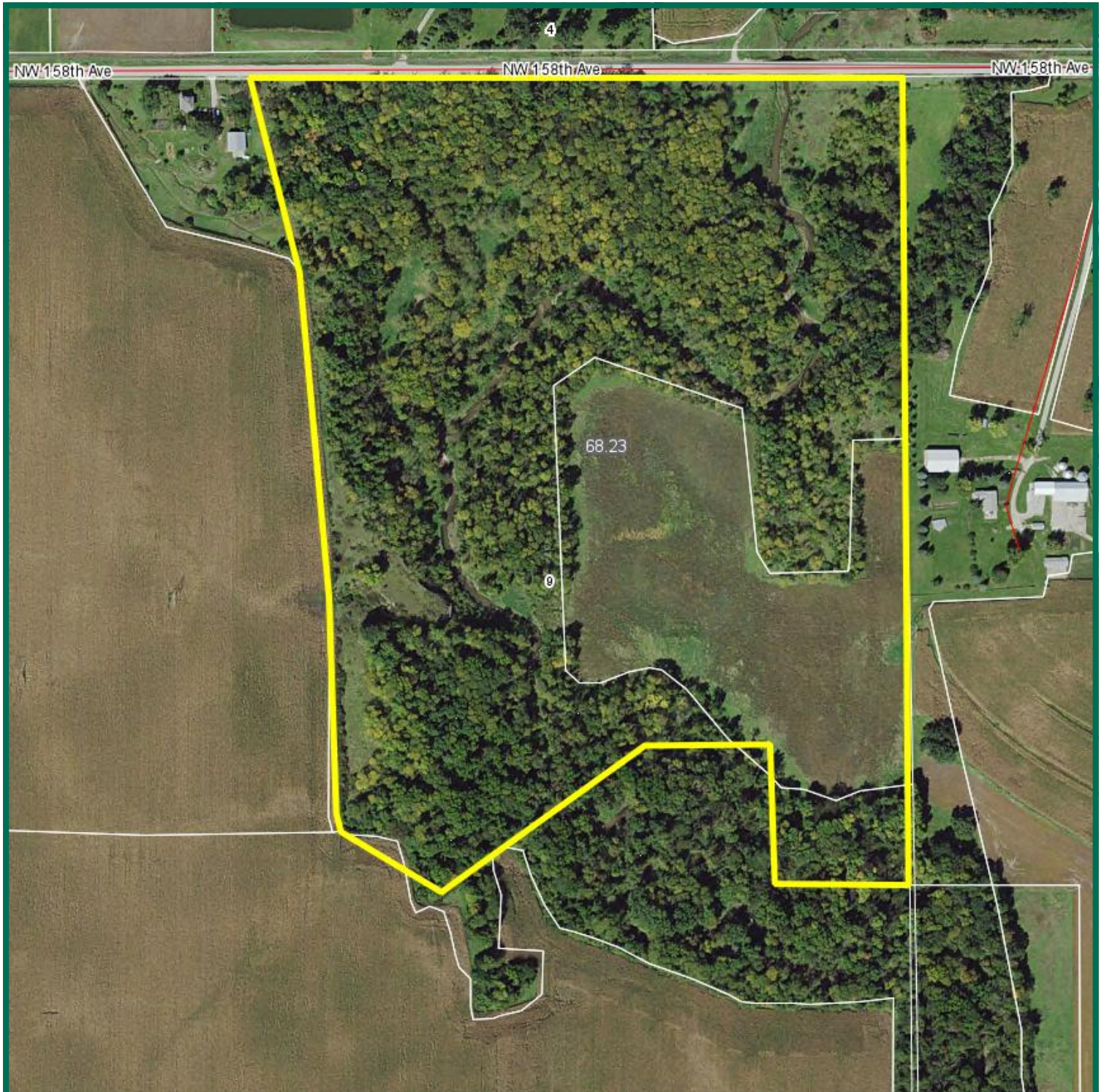
Taxes Payable 2014-2015: \$758.00
Net Taxable Acres: 68.23
Tax per Net Taxable Acre: \$11.11

Comments

Wetlands determination not complete. Nice mix of timber and income property on a buildable site.

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.

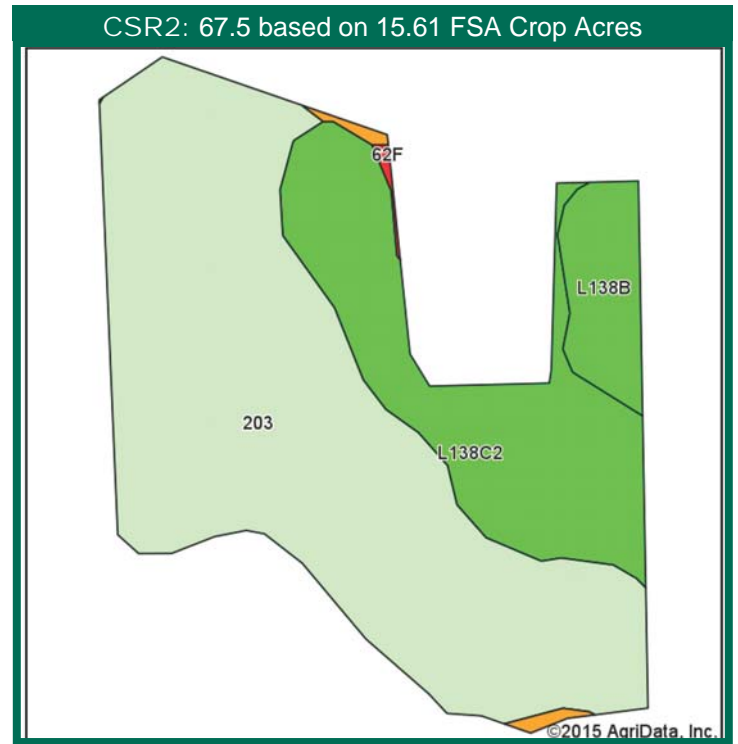
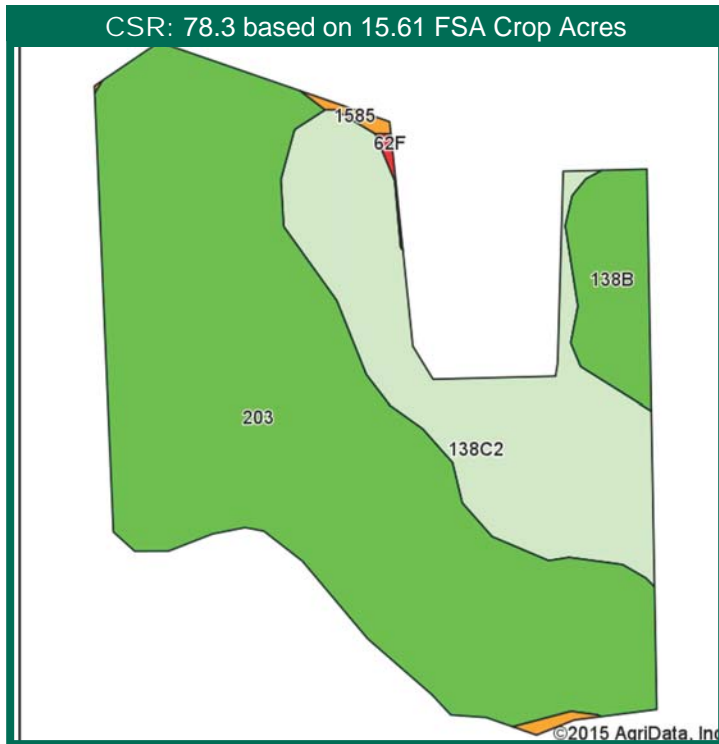
Aerial Photo



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Soil Maps



Area Symbol: IA153, Soil Area Version: 16

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**	CSR
203	Cylinder loam, 32 to 40 inches to sand and gravel, 0 to 2 percent slopes	10.51	67.5%		Ils	60	82
L138C2	Clarion loam, Bemis moraine, 6 to 10 percent slopes, moderately eroded	3.92	25.2%		Ille	83	
L138B	Clarion loam, Bemis moraine, 2 to 6 percent slopes	1.03	6.6%		Ile	88	
1585	Spillville-Coland complex, channeled, 0 to 2 percent slopes	0.11	0.7%		Vw	34	25
Weighted Average						67.5	*-

Area Symbol: IA153, Soil Area Version: 16

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

*- CSR weighted average cannot be calculated on the current soils data, use prior data version for csr values.

*c: Using Capabilities Class Dominant Condition Aggregation Method

***CSR Weighted Average cannot be calculated on the current soils data, but the CSR Weighted Average as of 1/20/2012 was 78.3.**



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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