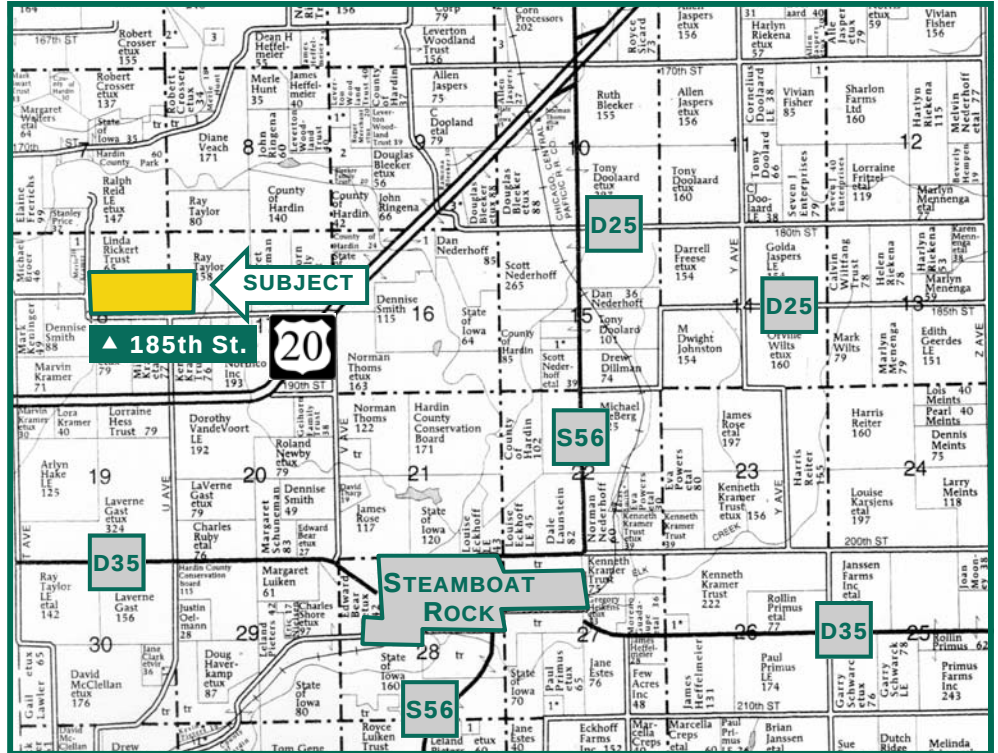


100 Acres, More or Less, Hardin County, IA



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

Property Information

Location

Property is located 2 miles northwest of Steamboat Rock or 5 miles North of Eldora.

Legal Description

S½ NE¼ Section 18; and W½ SW¼ NW¼ Section 17; all in Township 88 North, Range 19 West of the 5th P.M. (Clay Twp.)

Price & Terms

Price Reduced!

- ~~\$1,045,000~~ \$900,000
- ~~\$10,450/acre~~ \$9,000/acre
- 10% down upon acceptance of offer; balance due in cash at closing

Possession

As agreed

Real Estate Tax

Taxes Payable 2014-2015: \$2,420
Net Taxable Acres: 96.7
Tax per Net Tax. Ac.: \$25.03

FSA Data

Farm Number 5200, Tract 770
Crop Acres: 96.08
Corn Base: 60.4 Ac.
Corn Direct/CC Yields: 136/151 Bu.
Bean Base: 33.4 Ac.
Bean Direct/CC Yields: 38/46 Bu.

CRP Contracts

None.

Buildings/Improvements

None

Water & Well Information

No known wells

Soil Types / Productivity

Primary soils are Nicollet, Lester, Clarion and Webster. See soil map for detail.

- **CSR2:** 86.3 per AgriData Inc. 2014, based on FSA crop acres.
- **CSR:** 83.4 per AgriData Inc. 2014 based on FSA crop acres.
- **CSR:** 83.3 per County Assessor, based on net taxable acres.

Land Description

Undulating to moderately sloping

Drainage

In Drainage District #1. Natural drainage, plus some private tile in NE corner. County tile in SE corner.

Comments

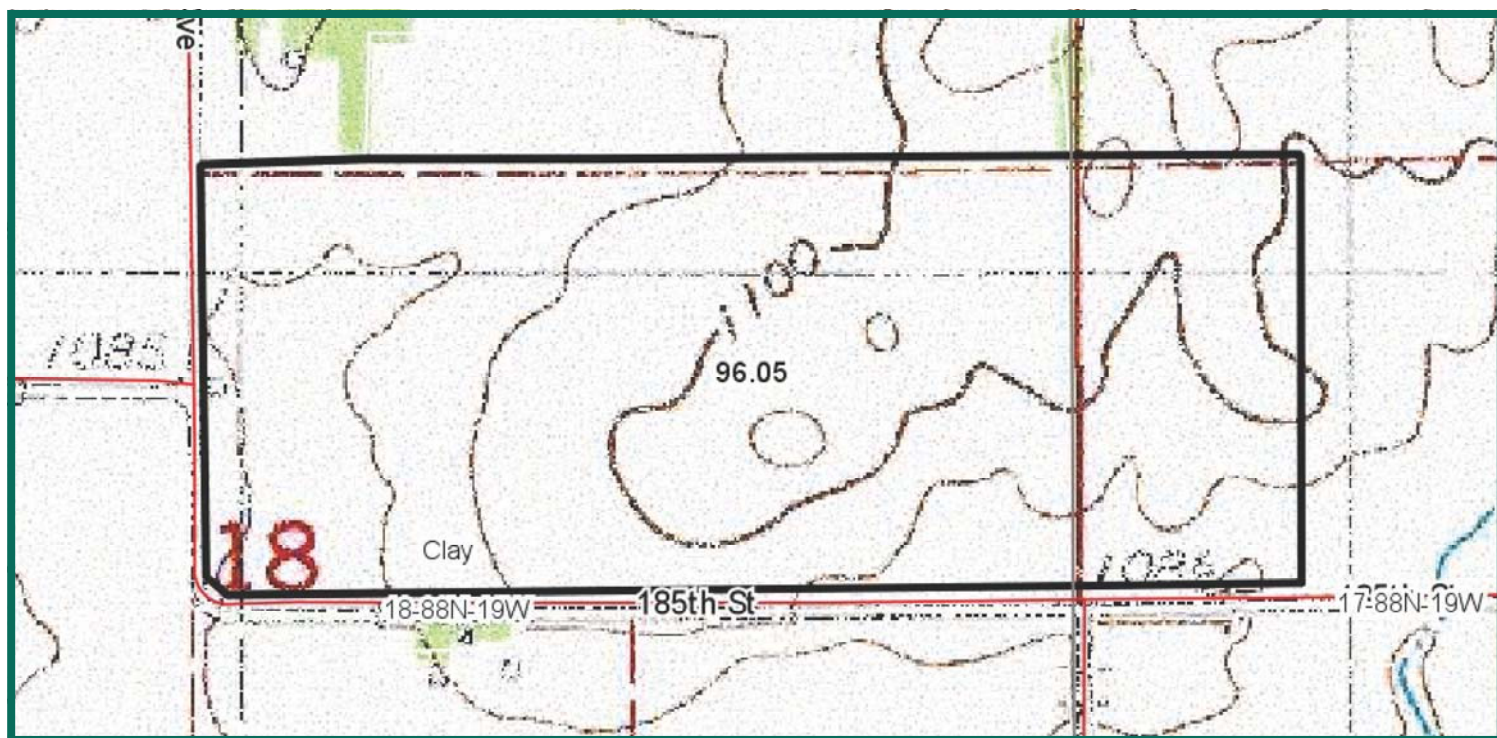
Nice farm in eastern Hardin County

Kyle Hansen, ALC
Licensed Real Estate Broker in Iowa
415 S. 11th St., PO Box 500
Nevada, IA 50201-0500

515-382-1500 or 800-593-5263
KyleH@Hertz.ag

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Aerial Photo & Topo Map



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.

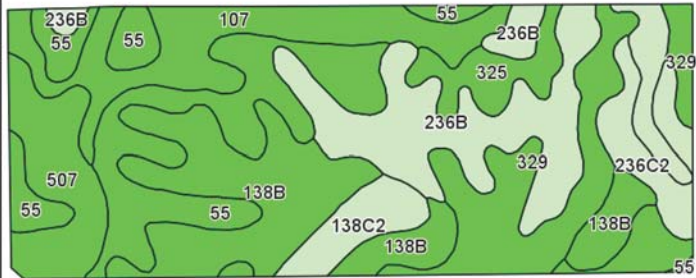
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Soil Maps

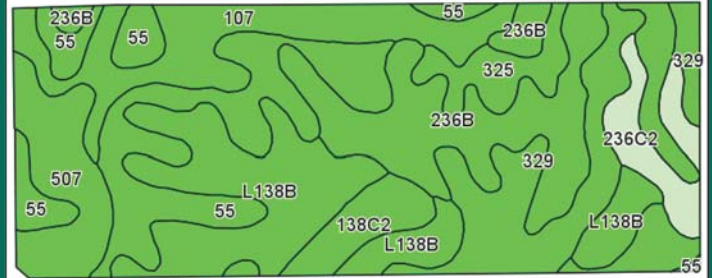
CSR on 96.05 Acres



©AgriData, Inc. 2014

Soils data provided by USDA and NRCS

CSR2 on 96.05 Acres



Maps provided by:



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Soils data provided by USDA and NRCS

Area Symbol: IA083. Soil Area Version: 18

Code	Soil Description	Acres	Percent of field	**CSR2 Legend	Non-Irr Class	CSR2**	CSR
55	Nicollet loam, 1 to 3 percent slopes	17.71	18.4%		I	89	92
236B	Lester loam, 2 to 5 percent slopes	17.56	18.3%		Ile	86	79
L138B	Clarion loam, Bemis moraine, 2 to 6 percent slopes	17.33	18.0%		Ile	88	
107	Webster silty clay loam, 0 to 2 percent slopes	11.54	12.0%		Ilw	88	87
329	Webster-Nicollet complex, 1 to 3 percent slopes	11.19	11.7%		Ilw	84	87
507	Canisteo silty clay loam, 0 to 2 percent slopes	9.14	9.5%		Ilw	88	81
236C2	Lester loam, 5 to 9 percent slopes, moderately eroded	4.35	4.5%		IIle	77	61
325	Le Sueur silt loam, 0 to 2 percent slopes	3.68	3.8%		I	81	85
138C2	Clarion loam, 5 to 9 percent slopes, moderately eroded	3.55	3.7%		IIle	81	67
Weighted Average						86.3	*-

***CSR Weighted Average** cannot be calculated on the current soils data, but the CSR Weighted Average as of 1/20/2012 was 83.4

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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