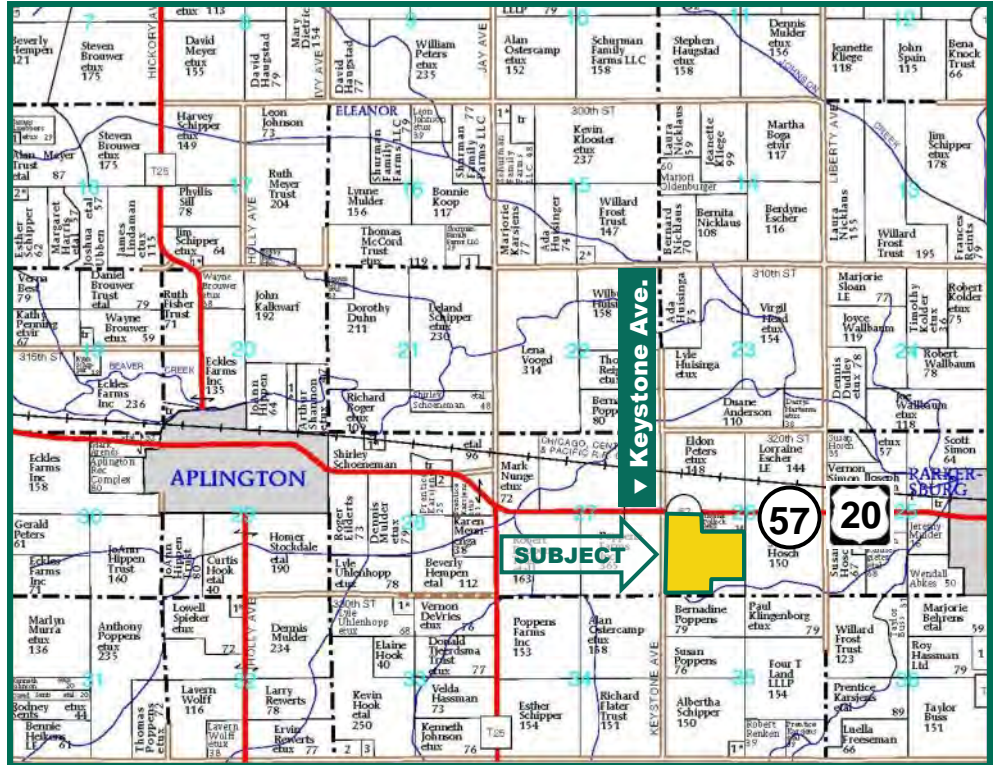


**126.0 Acres
m/l, Butler
County, IA**



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

Property Information

Location

2 miles west of Parkersburg on Highway 20.

Legal Description

SW 1/4 Section 26 except existing acreage and area to be surveyed out of SE corner to include pond and access road of 30' width along east border all in Township 90 North, Range 17 West of the 5th P.M., Butler County, IA. Monroe Township.

Seller

G.E.M. FARMS L.L.C.

Price & Terms

- \$1,247,400
- \$9,900 acre
- 10% down upon acceptance of offer; balance due in cash at closing

Possession

Negotiable

Real Estate Tax

Taxes Payable in 2014 - 2015: \$3,350 est.
Net Taxable Acres: 126.0
Tax per Net. Tax. Ac.: \$26.59 est.
Final Net Taxable acres to be determined after survey.

FSA Data

Farm Number: 5406
Crop Acres: 117.4*
Corn Base: 116.7
Corn Direct/CC Yields: 126/126
Bean Base: 0.7
Bean Direct/CC Yields: 43/43
*Property is combined with other acres.
Final Acres will be determined by local FSA office.

CRP Contracts

Tract #8354 Field 112
Contract #743 Total Acres 0.9
Practice CP-8A Rate \$166.87
Annual Pay \$150 Expires 9/30/2015
This contract will be split after closing as it lies partially in reserved east 30'.

Tract #8354
Fields 15,17,20,21,22,23,24,25,26,27,28
Contract #10060 Total Acres 10.4
Practice CP-8A Rate \$322.53
Annual Pay \$3,354 Expires 9/30/2023

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Aerial Photo



Soybean Yield History

Year	Production	Acres	Yield	Type
2003	0.00	0.00	0.00	
2004	0.00	0.00	0.00	
2005	0.00	0.00	0.00	
2006	0.00	0.00	38.00	E
2007	0.00	0.00	38.00	E
2008	0.00	0.00	38.00	E
2009	7478.00	129.30	58.00	A
2010	0.00	0.00	0.00	Z
2011	0.00	0.00	0.00	Z
2012	0.00	0.00	0.00	Z

Land Description

Gently rolling well located farm.

Buildings/Improvements

None

Drainage

Pictures of most recent tile projects and an additional older tile map included.

Water & Well Information

N/A

Comments

Good quality farm with potential building lots already surveyed along pavement providing additional future value.

Soil Types / Productivity

Primary soils are Kenyon loam, Dinsdale silty clay loam, Clyde-Floyd complex and Klinger silty clay loam. See soil map for detail.

- **CSR2:** 89.2 per AgriData Inc. 2014, based on FSA crop acres.
- **CSR:** 80.0 per AgriData Inc. 2014, based on FSA crop acres.
- **CSR:** 81.2 per County Assessor, based on net taxable acres.

Yield History

Crop Insurance APH yields included.

Corn Yield History

Year	Production	Acres	Yield	Type
2004	0.00	0.00	0.00	
2005	0.00	0.00	0.00	
2006	24524.00	128.40	191.00	A
2007	23626.00	128.40	184.00	A
2008	18691.00	129.80	144.00	A
2009	0.00	0.00	0.00	Z
2010	17529.00	129.30	136.00	A
2011	23894.00	129.30	185.00	A
2012	17561.00	129.30	136.00	A
2013	21106.00	129.30	163.00	A

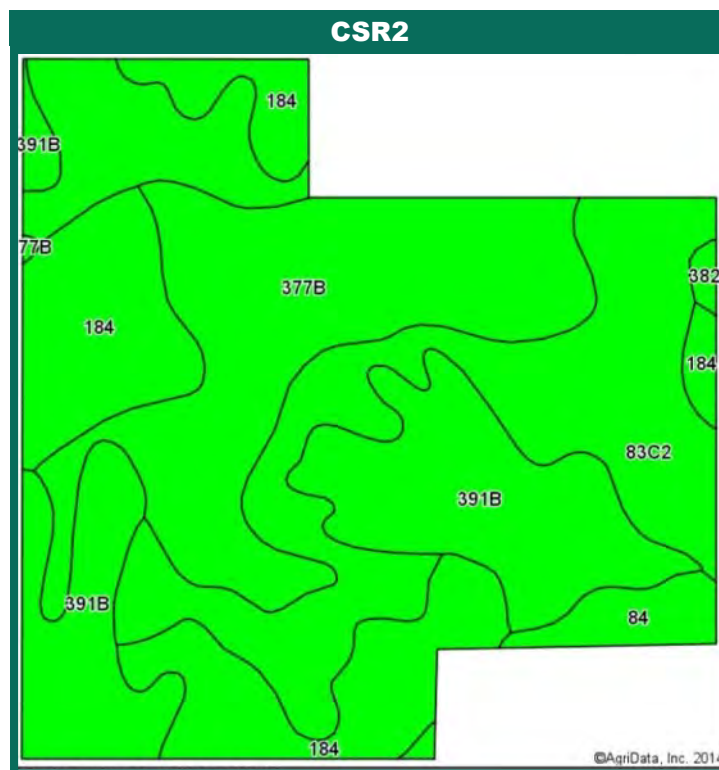
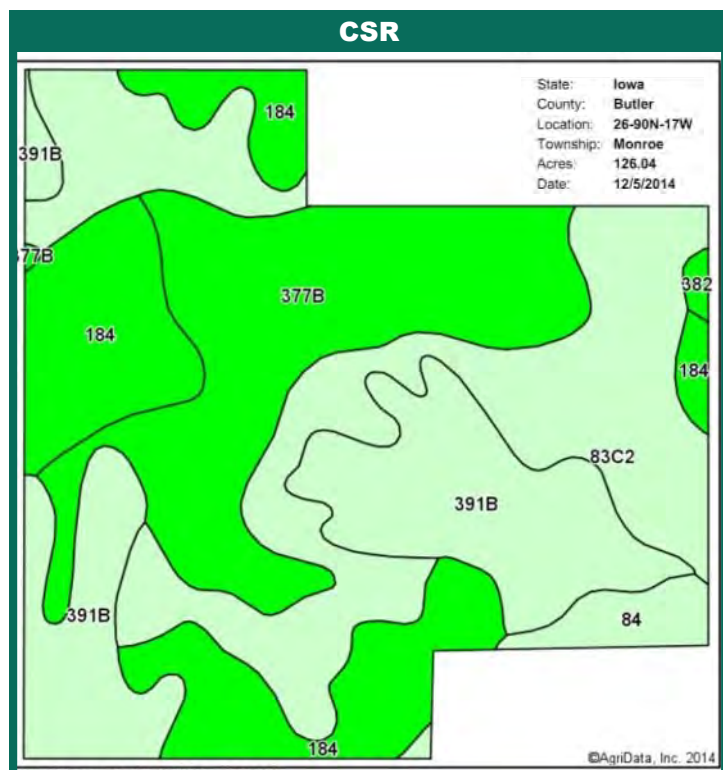
The information gathered for this brochure is from sources deemed reliable, but cannot be guaranteed by Hertz Real Estate Services, Inc. or its staff. All acres are considered more or less, unless otherwise stated.

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Soil Map



Area Symbol: IA023, Soil Area Version: 20

Code	Soil Description	Acres	Percent of field	**CSR2 Legend	Non-Irr Class	CSR2**	CSR
83C2	Kenyon loam, 5 to 9 percent slopes, eroded	38.90	30.9%		IIIe	84	68
377B	Dinsdale silty clay loam, 2 to 5 percent slopes	30.48	24.2%		IIe	93	90
391B	Clyde-Floyd complex, 1 to 4 percent slopes	26.84	21.3%		IIw	87	72
184	Klinger silty clay loam, 1 to 3 percent slopes	25.88	20.5%		IIe	95	95
84	Clyde silty clay loam, 0 to 3 percent slopes	3.46	2.7%		IIw	88	75
382	Maxfield silty clay loam, 0 to 2 percent slopes	0.48	0.4%		IIw	94	90
Weighted Average						89.2	80

Area Symbol: IA023, Soil Area Version: 20

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

Field borders provided by Farm Service Agency as of 5/21/2008. Aerial photography provided by Aerial Photography Field Office.



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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FSA Aerial Photo



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Tile Maps



2006 Tile Project



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Tile Maps

Butler Co

TILE RECORD MAP

LOCATION PLAN OF TILE SYSTEM

NAME Bob Cedar Hill Inc Ray

Section _____ Township _____ County _____

Contractor Butch Date Installed 10/13/89

Amount of Tile Installed: 5" 545 6" 1140 8" _____

4" 13625 10" _____ 12" _____ Larger _____

Regular inspection of the tile system is essential. Prompt repair of any failure will keep the system in working order and maintenance costs low.

THE SHEFFIELD BRICK & TILE COMPANY, SHEFFIELD, IOWA 50475



2002 Tile Project

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