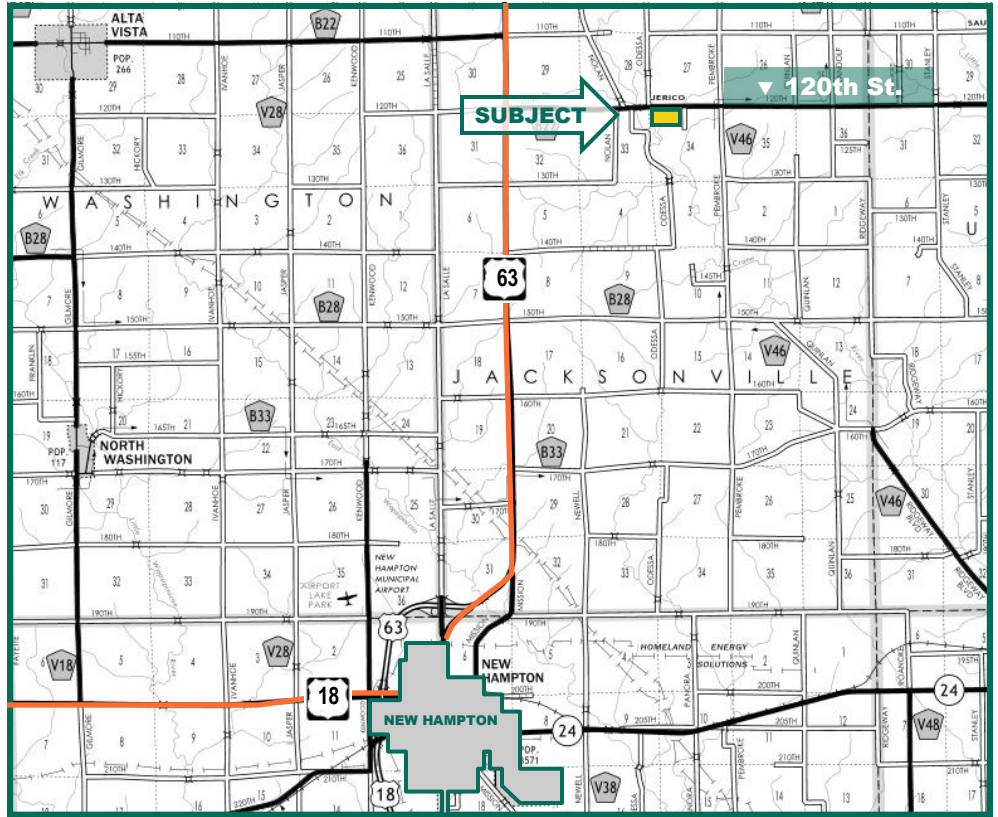


**72 Acres, m/l,
Chickasaw
County, IA**



Property Information

Location

Located 7.5 miles north of New Hampton on Hwy 63 and 2 mi. East on 120th Street.

Seller

Martinek Siblings, LLC.

Legal Description

In the N1/2 NW1/4, except tracts, all in Sec. 34, Twp 97 North, Range 12 West of the 5th P.M. in Chickasaw County, Iowa subject to legally established highways. Exact legal as per Abstract of Title.

Price & Terms

- \$425,000
- \$5,903/acre
- 10% down upon acceptance of offer; balance due in cash at closing

Possession

On or before March 31, 2015.

Real Estate Tax

Taxes Payable 2014-2015: \$1,172
Net Taxable Acres: 72 Acres
Tax per Net Tax. Ac.: \$16.28

FSA Data

Farm Number: 6048
Crop Acres: 66.45 Acres
Effective Crop Acres: 49.35 Acres
Corn Base: 40.8 Acres
Corn Direct/CC Yields: 107/107 Bu./Ac.
Bean Base: 4.9 Acres
Bean Direct/CC Yields: 39/39 Bu./Ac.

CRP Contracts

- 3.8 ac. contract, \$361/yr., exp. 9/30/15;
- 5.3 ac. contract \$1040/yr., exp. 9/30/22;
- 0.7 ac. contract \$95/yr., exp. 9/30/22;
- 7.3 ac. contract \$2178/yr., exp. 9/30/28

Soil Types / Productivity

Primary soil is Coland clay loam. See soil map for detail.

- **CSR2:** 59.5 per AgriData Inc. 2014, based on FSA crop acres.
- **CSR:** 65 per AgriData Inc. 2014, based on FSA crop acres.
- **CSR:** 58.9 per County Assessor, based on net taxable acres.

Land Description

Level to gently sloping.

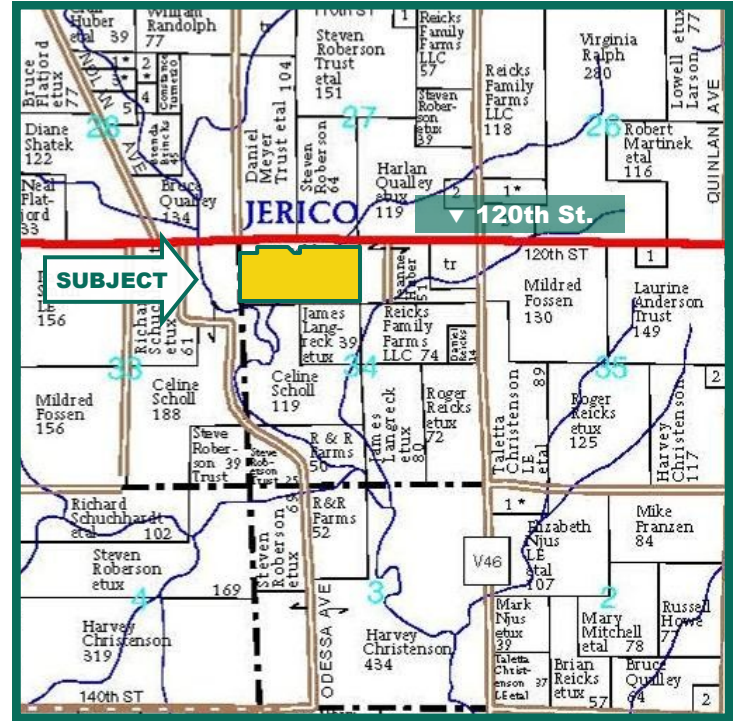
Buildings

Old corn crib, no value near NW corner.

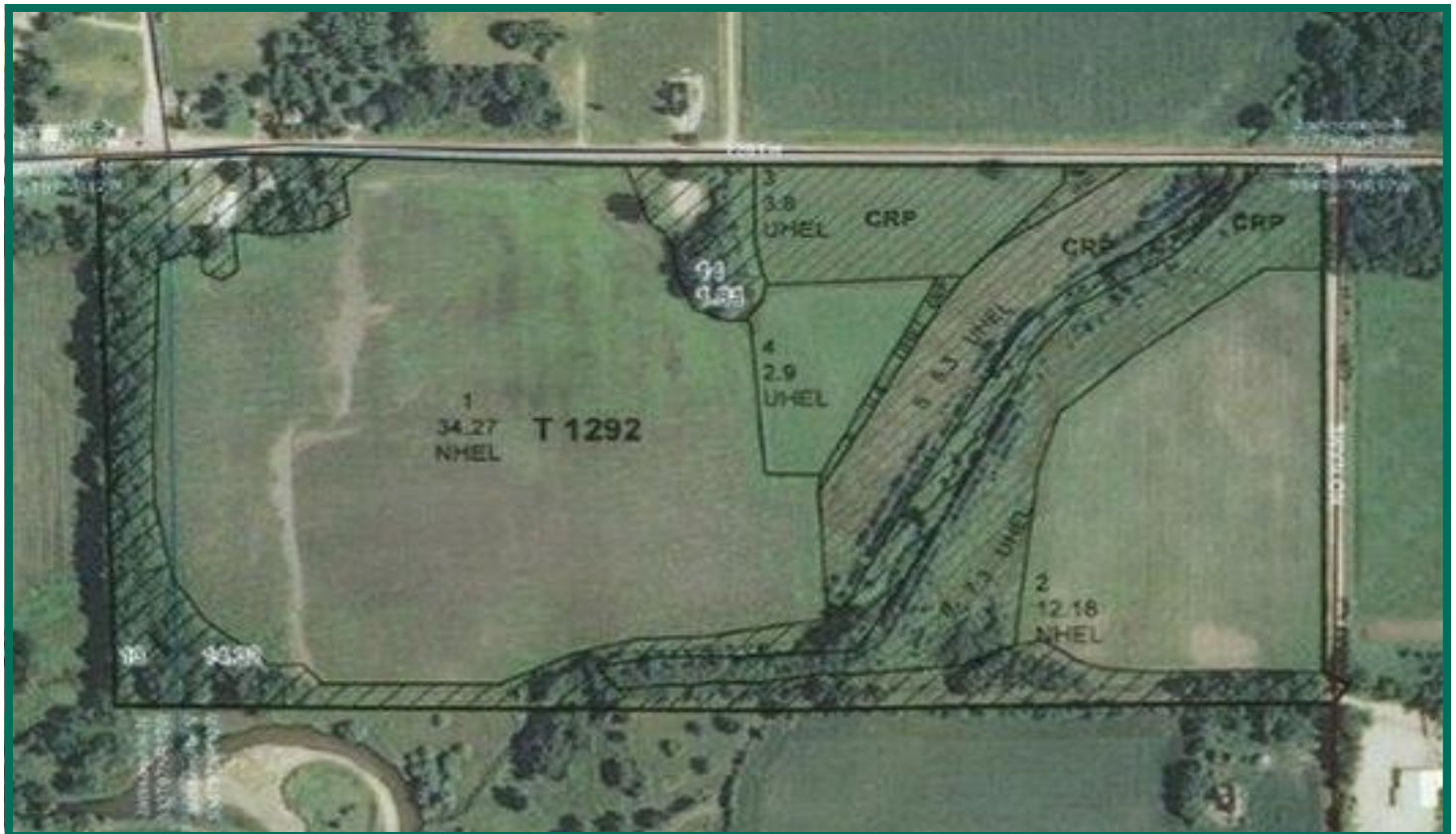
Drainage

Natural plus some tile in west field. No maps available.

Aerial Photo, Plat Map and FSA Map



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

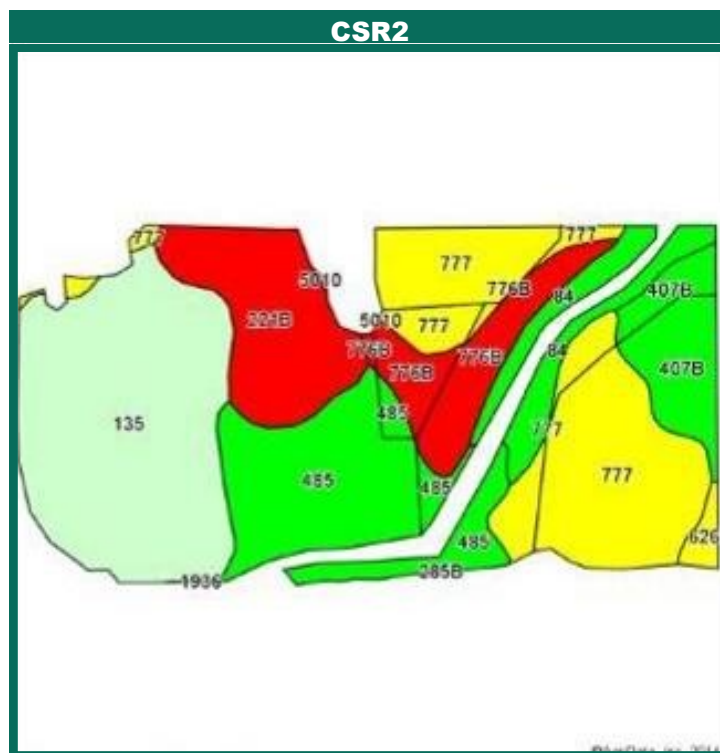
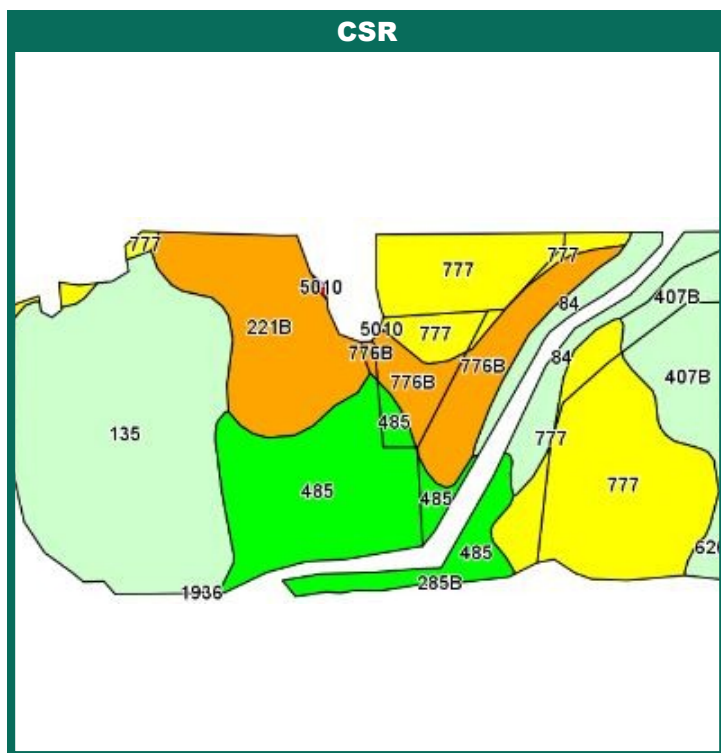


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Soil Maps



Area Symbol: IA037, Soil Area Version: 20								
Code	Soil Description	Acres	Percent of field	**CSR2 Legend	Non-Irr Class	Irr Class	CSR2**	CSR
135	Coland clay loam, 0 to 2 percent slopes	18.16	27.3%		IIw		74	79
777	Wapsie loam, 0 to 2 percent slopes	15.86	23.9%		IIs		55	57
485	Spillville loam, 0 to 2 percent slopes	11.36	17.1%		IIw		82	91
221B	Palms muck, 1 to 4 percent slopes	7.36	11.1%		Vw		8	25
776B	Lilah sandy loam, 2 to 5 percent slopes	4.88	7.3%		IVs		5	28
407B	Schley loam, 1 to 4 percent slopes	4.40	6.6%		IIw		81	69
84	Clyde clay loam, 0 to 3 percent slopes	3.80	5.7%		IIw		88	74
626	Hayfield loam, 0 to 2 percent slopes, rarely flooded	0.60	0.9%		IIs		53	66
Weighted Average							59.5	65



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.

Information gathered for this brochure is from sources deemed reliable, but cannot be guaranteed by Hertz Farm Management, Inc. or its staff. All acres are considered more or less, unless otherwise stated.

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