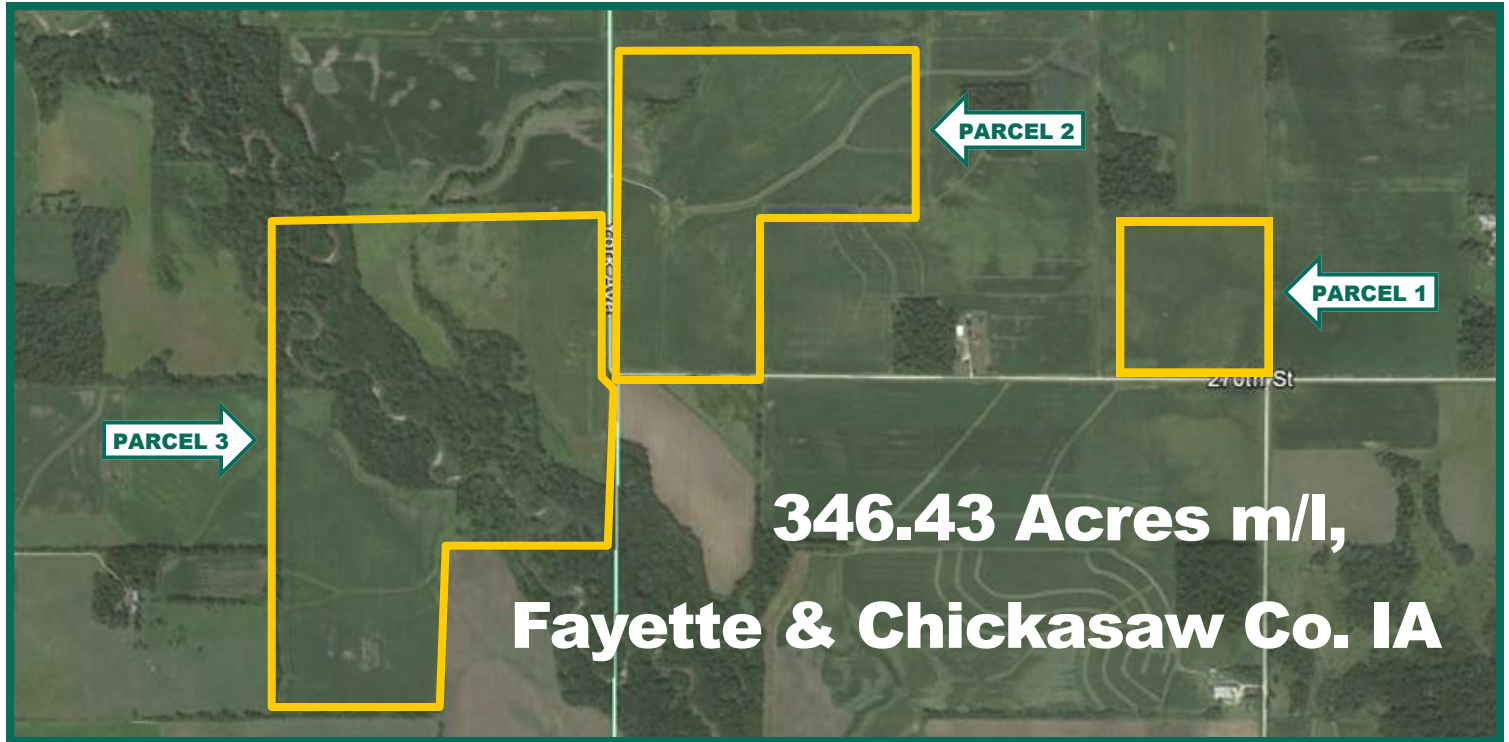




Property Information Parcel 1 - 39 Acres m/l

Location

Approximately 2 miles Southwest of Waucoma.

Legal Description

SE 1/4 SE 1/4 Section 19, Township 95 North, Range 10 West of the 5th P.M., Fayette County, IA

Owners

Walter L. and Pearl M. Hungerford Revocable Trust

Price & Terms

- \$360,750
- \$9,250/acre
- 10% down upon acceptance of offer; balance due in cash at closing

Possession

Negotiable

Real Estate Tax

Taxes Payable 2014 - 2015: \$766

Net Taxable Acres: 39

Tax per Net Tax. Ac: \$19.64

FSA Data

Farm Number: 6996 - Tract #9402

Crop Acres: 38.31

Corn Base: 27.2

Corn Direct/CC Yields: 110/110 Bu.

Bean Base: 11.5

Bean Direct/CC Yields: 34/34 Bu.

CRP Contracts

None

Soil Types / Productivity

Primary soils are Hayfield loam and Wapsie loam. See soil map for detail.

- **CSR2:** 55.4 per AgriData Inc. 2014, based on FSA crop acres.
- **CSR:** 62.2 per AgriData Inc. 2014, based on FSA crop acres.
- **CSR:** 57.92 per County Assessor, based on net taxable acres.

Buildings/Improvements

None

Drainage

Tile maps included.

Water & Well Information

None

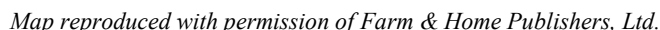
The information gathered for this brochure is from sources deemed reliable, but cannot be guaranteed by Hertz Real Estate Services, Inc. or its staff. All acres are considered more or less, unless otherwise stated.

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Aerial Photo and Tile Map: Parcel 1

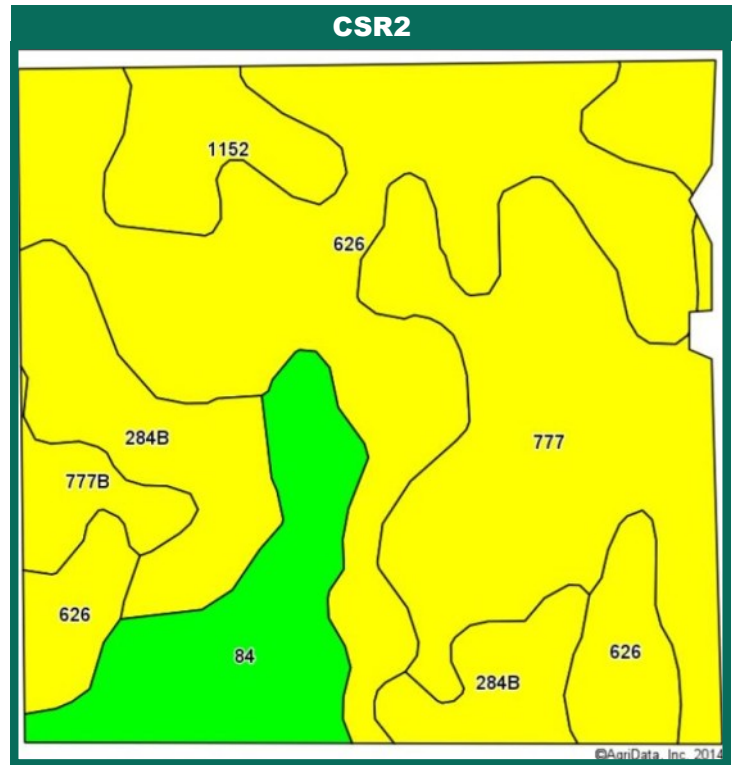
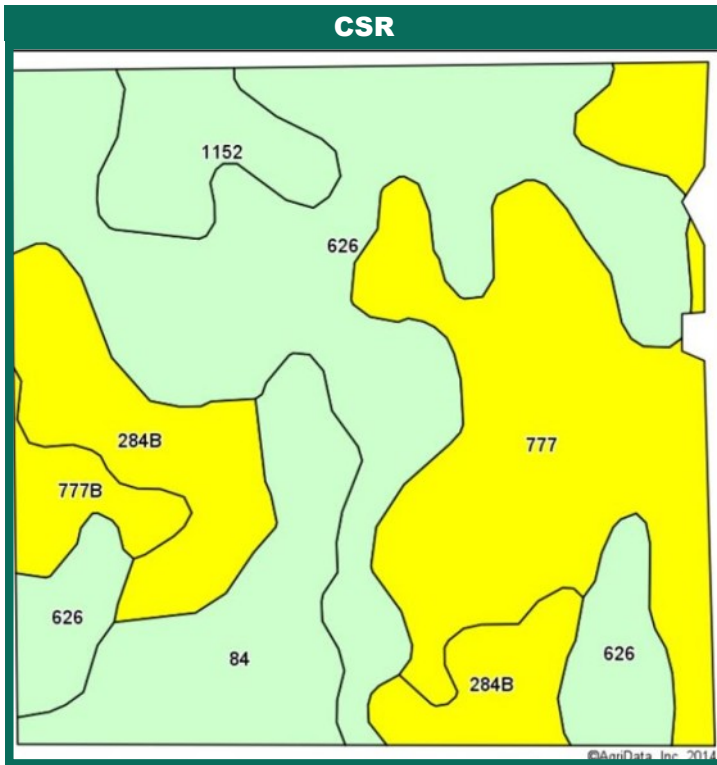


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Soil Map: Tillable Only Parcel 1



Area Symbol: IA065, Soil Area Version: 18								
Code	Soil Description	Acres	Percent of field	**CSR2 Legend	Non-Irr Class	CSR2**	CSR	
626	Hayfield loam, 0 to 2 percent slopes, rarely flooded	15.12	39.5%		Ils	53	67	
777	Wapsie loam, 0 to 2 percent slopes	10.23	26.7%		Ils	49	58	
284B	Flagler sandy loam, 2 to 5 percent slopes	5.13	13.4%		IIle	49	45	
84	Clyde clay loam, 0 to 3 percent slopes	4.52	11.8%		IIw	88	75	
1152	Marshan clay loam, 0 to 2 percent slopes	2.14	5.6%		IIw	55	67	
777B	Wapsie loam, 2 to 5 percent slopes	1.17	3.1%		Ile	45	53	
Weighted Average						55.4	62.2	

Area Symbol: IA065, Soil Area Version: 18

**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.



Maps Provided By:
 **surety**
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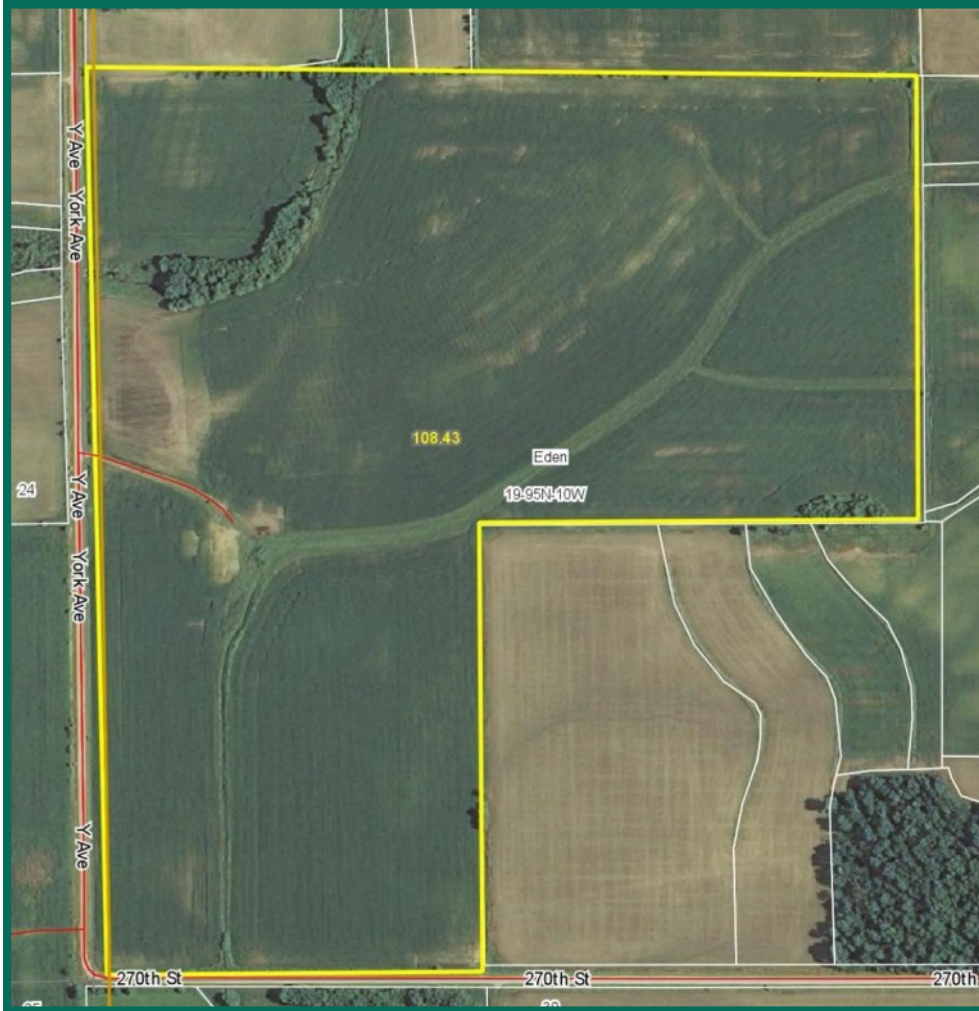
CSR/CSR2 UPDATE: In January, 2014, the USDA Natural Resources Conservation Service (NRCS) released a soil survey update containing a Corn Suitability Rating (CSR) for Iowa soils based on a revised formula referred to as CSR2. For any given farm, the CSR values based on the CSR2 formula may be significantly 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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Aerial Photo: Parcel 2



CRP Contracts

Tract #9401	Field 7
Contract #3573B	Total Acres .5
Practice CP-8A	Rate \$192.20
Annual Pay \$96	Expires 9/30/2016

Soil Types / Productivity

Primary soils are Schley loam and Hayfield loam. See soil map for detail.

- **CSR2:** 65.4 per AgriData Inc. 2014, based on FSA crop acres.
- **CSR:** 66.3 per AgriData Inc. 2014, based on FSA crop acres.
- **CSR:** 61.93 per County Assessor, based on net taxable acres.

Drainage

Tile map included.

Water & Well Information

None

Property Information Parcel 2 - 108.43 Acres

Location

Approximately 2 1/2 miles Southwest of Waucoma.

Legal Description

NW 1/2 SW 1/4 and the SW 1/4 SW 1/4 Section 19, all in Township 95 North, Range 10 West of the 5th P.M., Fayette County, IA

Price & Terms

- \$954,184
- \$8,800/acre
- 10% down upon acceptance of offer; balance due in cash at closing

Possession

Negotiable

Real Estate Tax

Taxes Payable 2014 - 2015: \$2,056
Net Taxable Acres: 108.43
Tax per Net Tax. Ac: \$18.96

FSA Data

Farm Number: 6996 - Tract #9401
Crop Acres: 102.63
Corn Base: 68.8
Corn Direct/CC Yields: 110/110 Bu.
Bean Base: 28.7
Bean Direct/CC Yields: 34/34 Bu.

Jared J. Epley

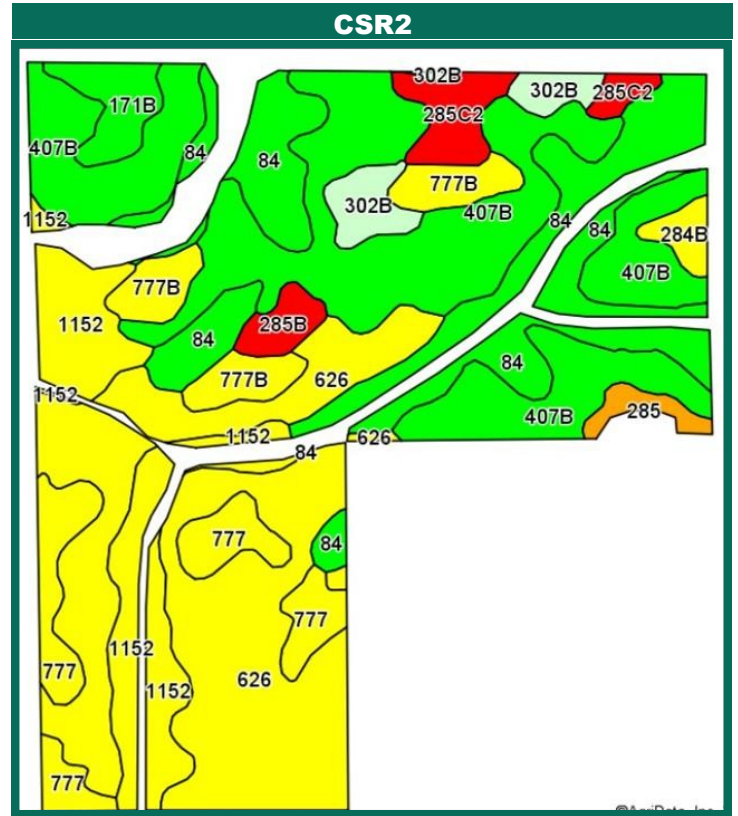
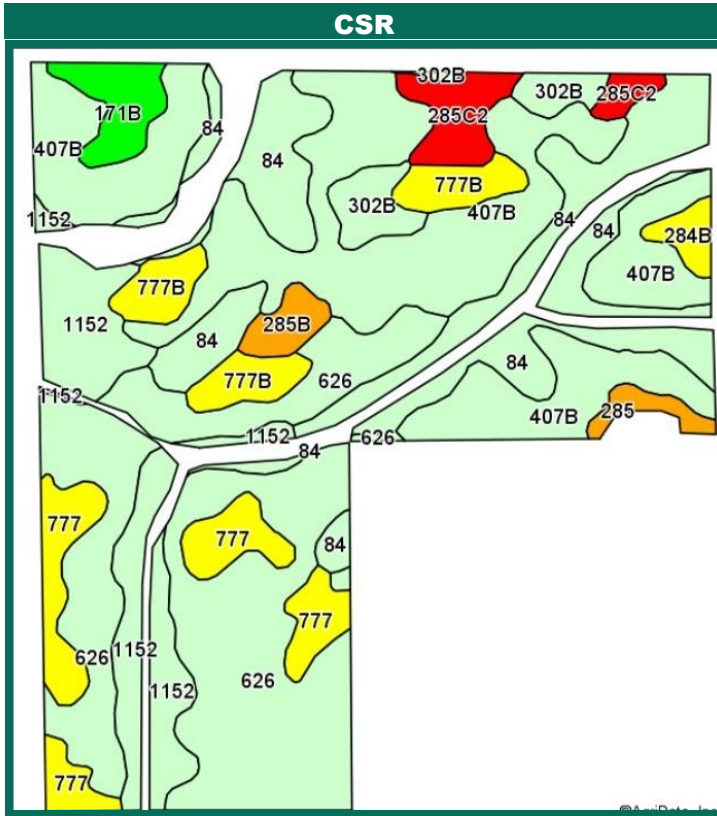
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Soil Map: Tillable Only Parcel 2



Area Symbol: IA065, Soil Area Version: 18

Code	Soil Description	Acres	Percent of field	**CSR2 Legend	Non-Irr Class	Irr Class	CSR2**	CSR
407B	Schley loam, 1 to 4 percent slopes	27.61	27.7%		Ilw		81	72
626	Hayfield loam, 0 to 2 percent slopes, rarely flooded	25.73	25.8%		Ilis		53	67
84	Clyde clay loam, 0 to 3 percent slopes	16.13	16.2%		Ilw		88	75
1152	Marshan clay loam, 0 to 2 percent slopes	9.33	9.4%		Ilw		55	67
777	Wapsie loam, 0 to 2 percent slopes	6.15	6.2%		Ilis		49	58
777B	Wapsie loam, 2 to 5 percent slopes	4.36	4.4%		Ile		45	53
285C2	Burkhardt sandy loam, 5 to 9 percent slopes, moderately eroded	2.72	2.7%		Ills	IVe	10	5
302B	Coggon loam, 2 to 5 percent slopes	2.57	2.6%		Ile		76	75
171B	Bassett loam, 2 to 5 percent slopes	2.09	2.1%		Ile		85	80
285B	Burkhardt sandy loam, 2 to 5 percent slopes	1.18	1.2%		Ills	Ile	18	25
284B	Flagler sandy loam, 2 to 5 percent slopes	0.92	0.9%		Ille		49	45
285	Burkhardt sandy loam, 0 to 2 percent slopes	0.88	0.9%		Ills	Ilis	22	30
Weighted Average							65.4	66.3

Area Symbol: IA065, Soil Area Version: 18

**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.



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Aerial Photo: Parcel 3



FSA Data

Farm Number: 6996 - Tract #9400
Crop Acres: 125.98
Corn Base: 85.7
Corn Direct/CC Yields: 110/110 Bu.
Bean Base: 6.4
Bean Direct/CC Yields: 34/34 Bu.

Soil Types / Productivity

Primary soils are Spillville-Udifluvents complex and Lawler loam. See soil map for detail.

- **CSR2:** 65.2 per AgriData Inc. 2014, based on FSA crop acres.
- **CSR:** 67.5 per AgriData Inc. 2014, based on FSA crop acres.
- **CSR:** 36.31 per County Assessor, based on net taxable acres.

CRP Contracts

See additional PDF attachment for all CRP contracts.

Drainage

Tile maps included.

Water & Well Information

None

Property Information Parcel 3 - 199 Acres

Location

Approximately 2 1/2 miles SW of Waucoma.

Legal Description

S1/2 SE 1/4 Section 24 and the N1/2 NE 1/4 and the SW 1/4 NE 1/4, Section 25, all in Township 95 North, Range 10 West of the 5th P.M., Chickasaw County, IA.

Price & Terms

- \$1,054,700
- \$5,300/acre
- 10% down upon acceptance of offer; balance due in cash at closing

Possession

Negotiable

Real Estate Tax

Taxes Payable 2014 - 2015: \$2,264
Net Taxable Acres: 113.97
Tax per Net Tax. Ac: \$19.86
Tax Exempt Forest Reserve Ac: 85.03

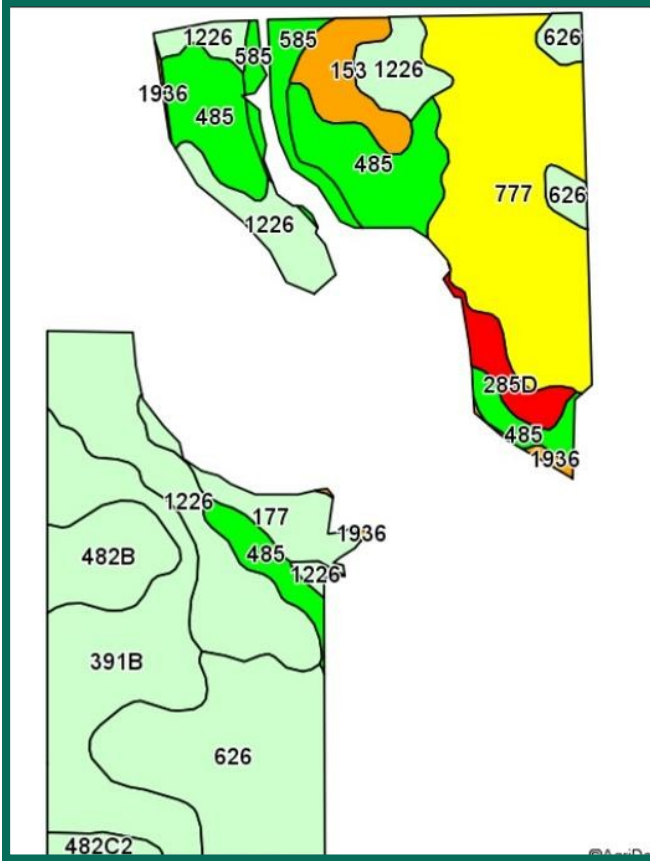
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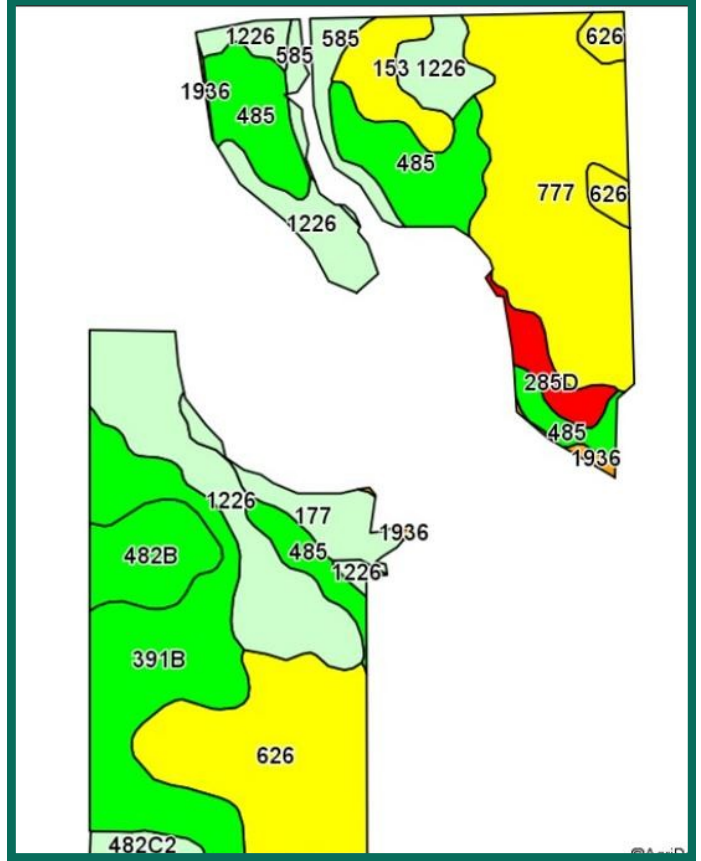
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Soil Map: Tillable Only Parcel 3

CSR



CSR2



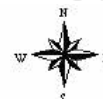
Area Symbol: IA037, Soil Area Version: 19

Code	Soil Description	Acres	Percent of field	**CSR2 Legend	Non-Irr Class	Irr Class	CSR2**	CSR
777	Wapsie loam, 0 to 2 percent slopes	24.34	19.7%		Ils		55	57
1226	Lawler loam, 24 to 40 inches to sand and gravel, 0 to 2 percent slopes	21.93	17.8%		Ils		60	71
626	Hayfield loam, 0 to 2 percent slopes, rarely flooded	19.49	15.8%		Ils		53	66
391B	Clyde-Floyd complex, 1 to 4 percent slopes	19.36	15.7%		Ilw		87	72
485	Spillville loam, 0 to 2 percent slopes	16.41	13.3%		Ilw		82	91
482B	Racine loam, 2 to 5 percent slopes	5.79	4.7%		Ile		84	79
153	Shandep clay loam, 0 to 1 percent slopes	4.11	3.3%		Ilw		50	25
177	Saude loam, 0 to 2 percent slopes	4.04	3.3%		Ils		60	62
585	Coland-Spillville complex, 0 to 2 percent slopes	3.49	2.8%		Ilw		78	85
285D	Burkhardt sandy loam, 5 to 14 percent slopes	2.60	2.1%		Vle	Ille	5	5
482C2	Racine loam, 5 to 9 percent slopes, moderately eroded	1.41	1.1%		Ille		76	62
1936	Spillville-Udfluvents complex, channeled, 0 to 2 percent slopes	0.55	0.4%		Vw		25	25
Weighted Average							65.2	67.5

Area Symbol: IA037, Soil Area Version: 19

**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.



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