

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

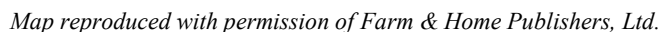
The information gathered for this brochure is from sources deemed reliable, but cannot be guaranteed by Hertz Real Estate Services, Inc. or its staff. All acres are considered more or less, unless otherwise stated.

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Aerial Photo and Tile Map: Parcel 1

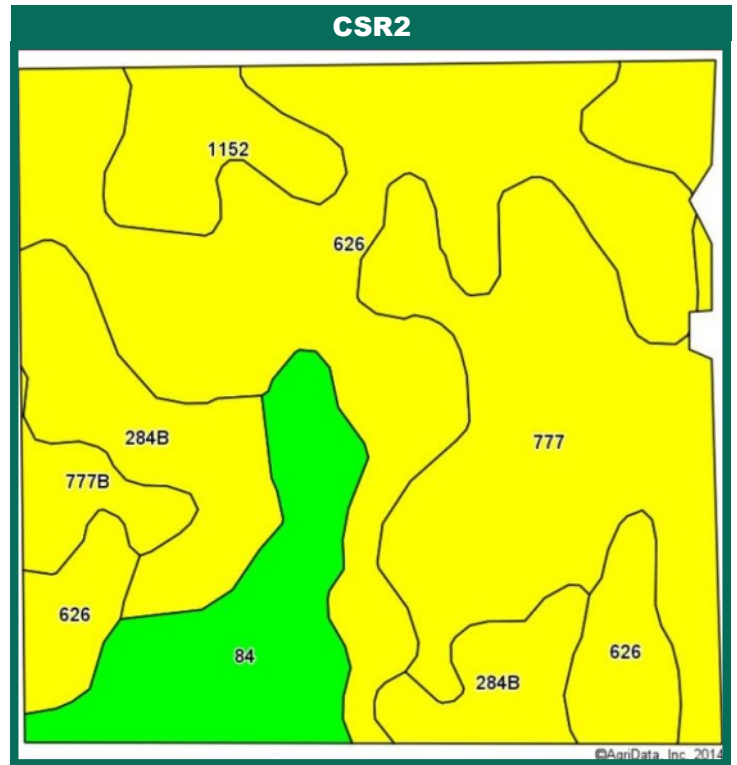
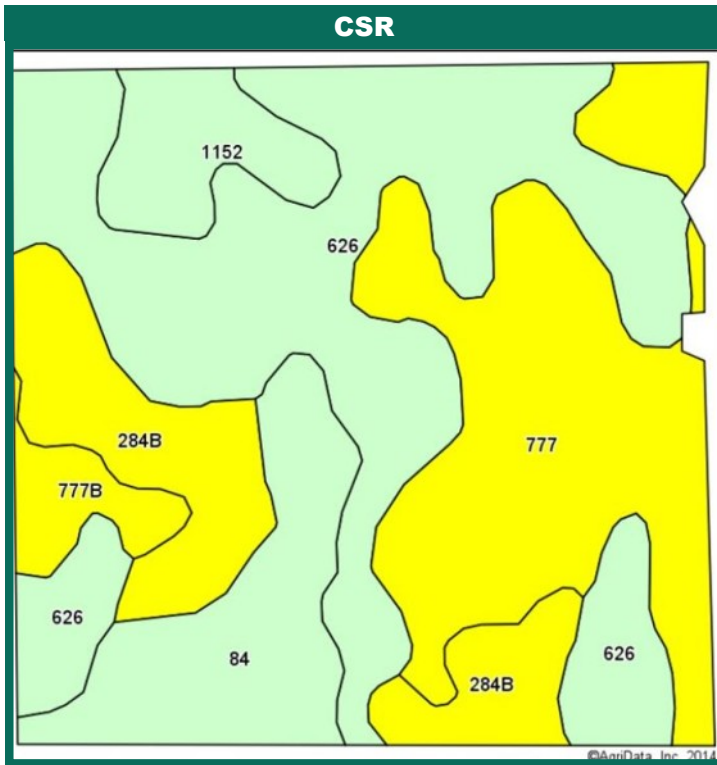


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Soil Map: Tillable Only Parcel 1



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% | | Ille | 49 | 45 |
| 84 | Clyde clay loam, 0 to 3 percent slopes | 4.52 | 11.8% | | Ilw | 88 | 75 |
| 1152 | Marshan clay loam, 0 to 2 percent slopes | 2.14 | 5.6% | | Ilw | 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**
 CUSTOMIZED ONLINE MAPPING
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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

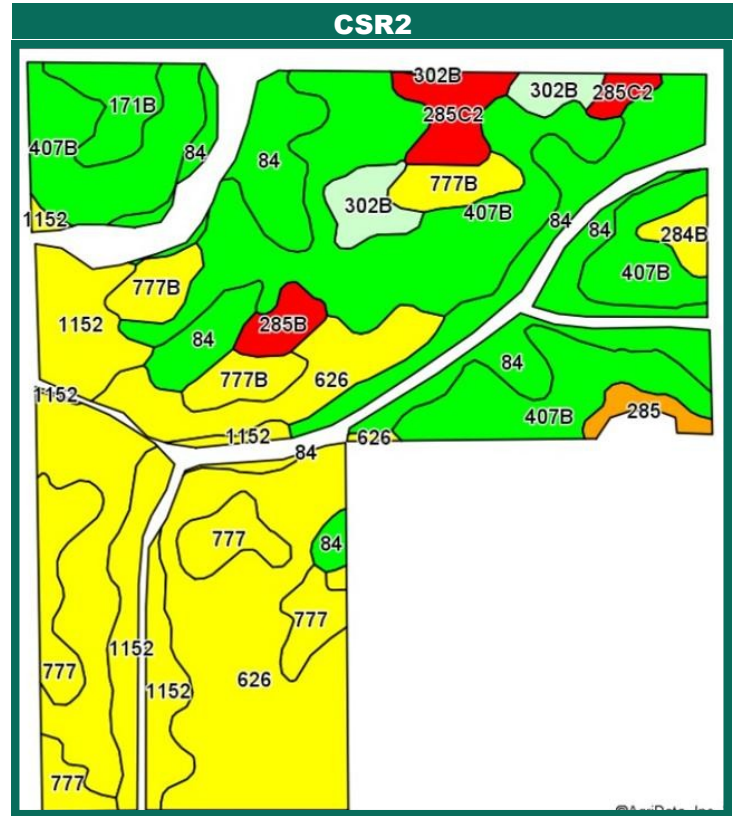
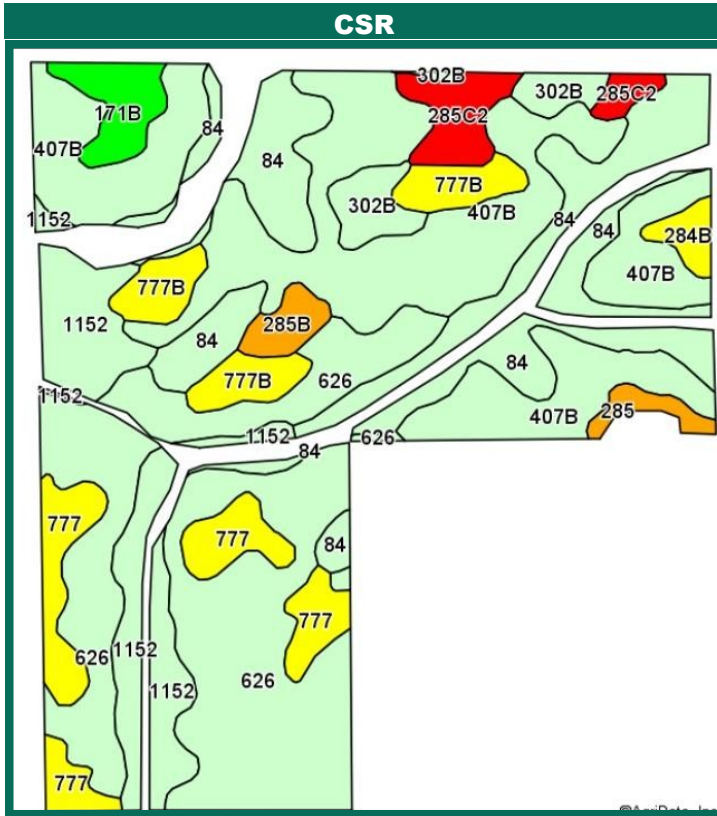
Farm Number: 6996 - Tract #9401
Crop Acres: 102.63
Corn Base: 68.8
Corn Direct/CC Yields: 110/110 Bu.
Bean Base: 28.7
Bean Direct/CC Yields: 34/34 Bu.

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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% | | Illis | 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% | | Illis | 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% | | Illis | 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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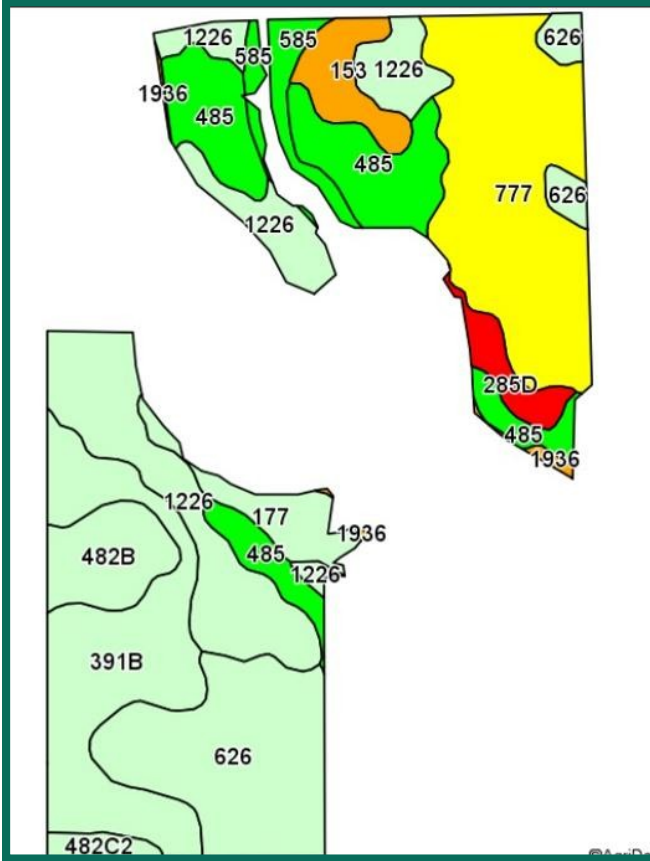
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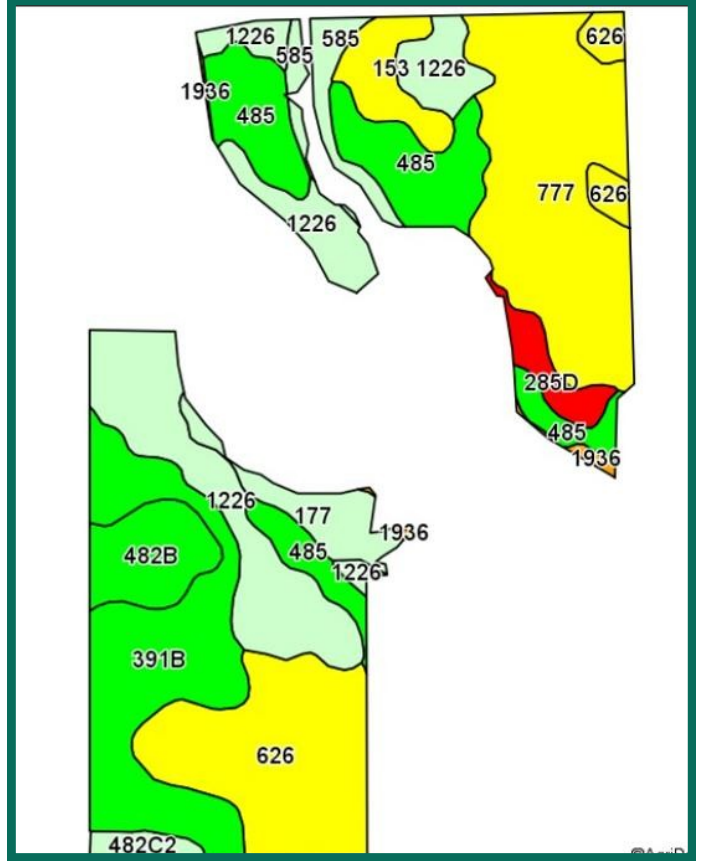
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Soil Map: Tillable Only Parcel 3

CSR



CSR2



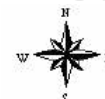
Area Symbol: IA037, Soil Area Version: 19

| 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.

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