

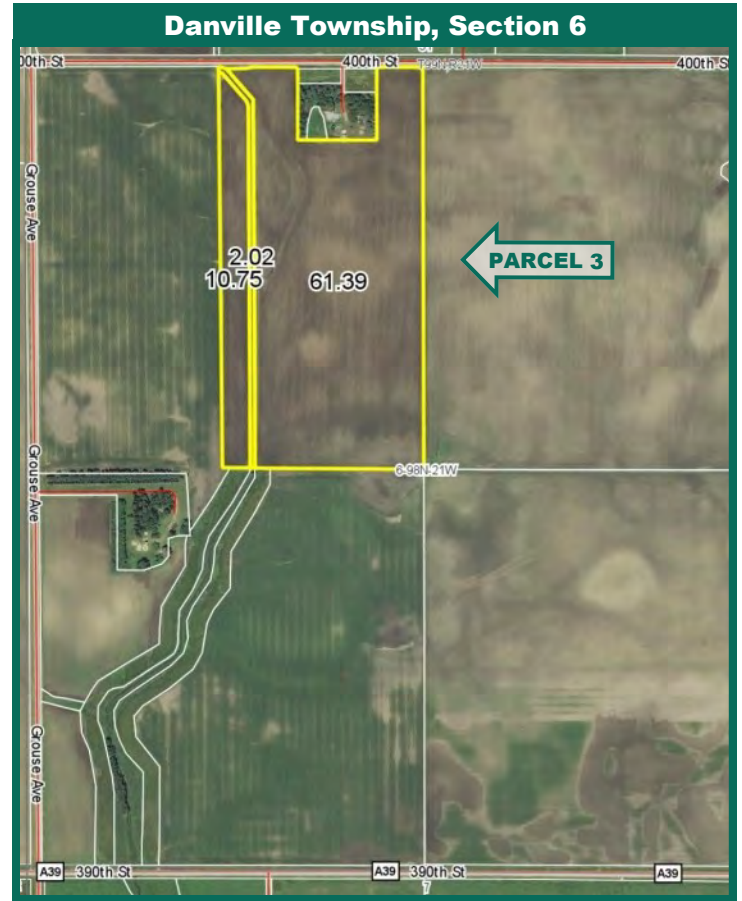
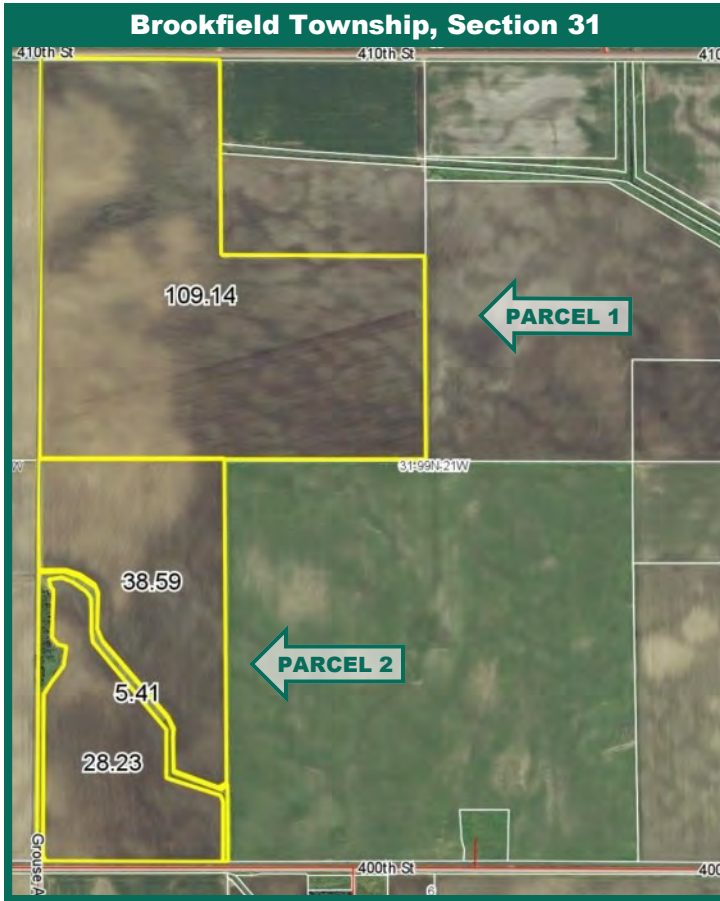


The map displays a grid of streets and parcels in the FERTILE and DANVILLE areas. Key features include:

- Streets:** 400th St, 390th St, 380th St, 370th St, 360th St, 350th St, 340th St, 330th St, 320th St, 310th St, 300th St, 290th St, 280th St, 270th St, 260th St, 250th St, 240th St, 230th St, 220th St, 210th St, 200th St, 190th St, 180th St, 170th St, 160th St, 150th St, 140th St, 130th St, 120th St, 110th St, 100th St, 90th St, 80th St, 70th St, 60th St, 50th St, 40th St, 30th St, 20th St, 10th St, and 1st St.
- Parcels:** PARCEL 1, PARCEL 2, and PARCEL 3 are highlighted in yellow. A green arrow points to a parcel labeled 'Auction Site' near the bottom center.
- Landmarks:** FERTILE Creek, FERTILE River, and FERTILE Lake are shown. The map also includes a 'POP 226' marker and a 'POP 376' marker.
- Other Labels:** 'HANTOWN', 'DANVILLE', 'FERTILE', and 'Auction Site' are prominently displayed.

REID: 020-359-1

Aerial Photo: Combined Parcels



Property Information Combined Parcels - 258.6 Acres

Location

Located 1/2 mile west of I-35 on County Road A38, 1 mile south on County Road S28, and 3/4 mile west on 400th St.

Legal Description

The Northwest Fractional Quarter of the Northwest Quarter (NW1/4 NW1/4), the Southwest Fractional Quarter of the Northwest Quarter (SW1/4 NW1/4), the Southeast Quarter of the Northwest Quarter (SE1/4 NW1/4), and the West Fractional Half of the Southwest Quarter (W1/2 SW1/4) of Section 31, Township 99 North, Range 21 West of the 5th P.M. and the East Half of the Northwest Fractional Quarter, except parcel (E1/2 NW1/4 ex. Parcel) of Section 6, Township 98 North, Range 21 West of the 5th P.M. totally 258.6 acres, more or less.

(Exact legal to be taken from Abstract of Title.)

Real Estate Tax

Taxes Payable 2014/2015: \$5,692
Net Taxable Acres: 255.81 acres
Tax per Net Tax. Ac.: \$22.25/acre

FSA Data

Farm Number: 3832
Crop Acres: 248.1 acres
Corn Base: 123.4
Corn Direct/CC Yields: 122 Bu./133 Bu.
Bean Base: 123.3
Bean Direct/CC Yields: 35 Bu./42 Bu.

CRP Contracts

None.

Soil Types / Productivity

Primary soils are Canisteo silty clay loam, Harcot loam, and Webster silty clay loam. See soil map for detail.

- **CSR2:** 69.0 per AgriData Inc. 2014, based on FSA crop acres.
- **CSR:** 70.9 per AgriData Inc. 2014, based on FSA crop acres.
- **CSR:** 70.3 per County Assessor, based on net taxable acres.

Land Description

Bare land, level to slightly rolling topography with timber on an old building site and a waterway running through the west half of the southwest quarter in Section 31.

Buildings/Improvements

None.

Drainage

Some drainage tile. See map in separate file.

Water & Well Information

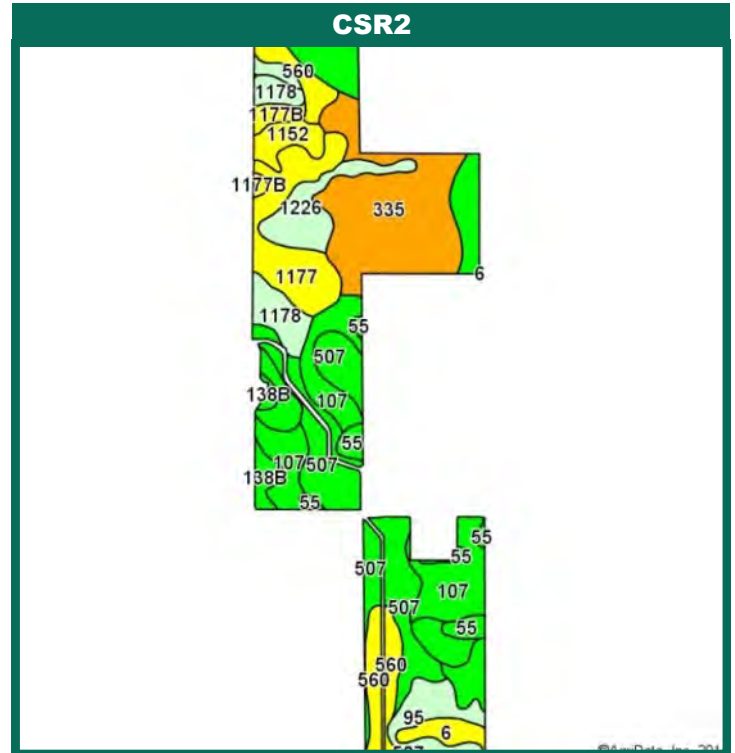
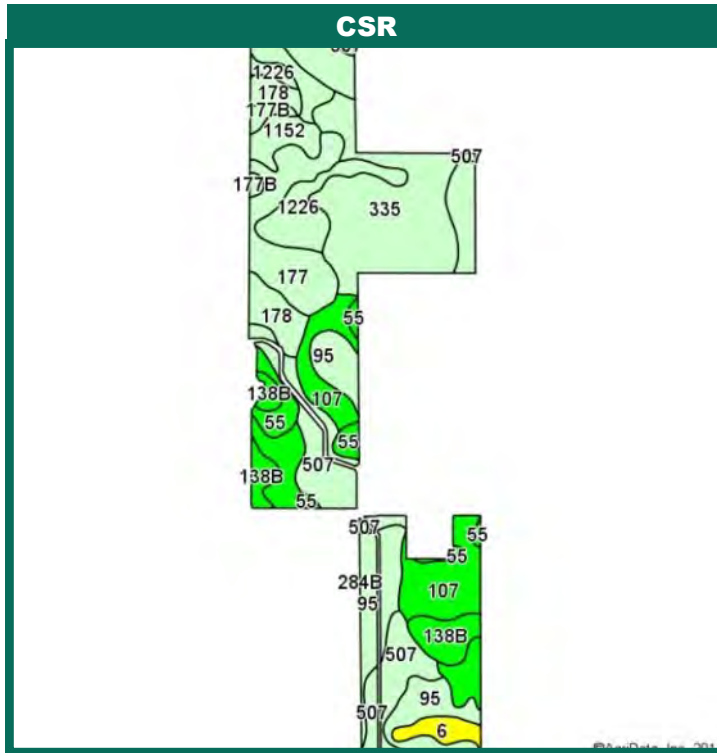
None.

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Soil Maps: Combined Parcels



Area Symbol: IA195. Soil Area Version: 16									
Code	Soil Description	Acres	Percent of field	**CSR2 Legend	Non-Irr Class	CSR2**	CSR	Corn	Soybeans
507	Canisteo silty clay loam, 0 to 2 percent slopes	55.97	22.6%		IIw	89	78	216	63
335	Harcot loam, 0 to 2 percent slopes, rarely flooded	45.19	18.2%		IIw	37	63	140	41
107	Webster silty clay loam, 0 to 2 percent slopes	36.69	14.8%		IIw	87	83	220	64
1177	Saude loam, 0 to 2 percent slopes	22.29	9.0%		IIIs	59		163	47
560	Talcot clay loam, 0 to 2 percent slopes, rarely flooded	17.04	6.9%		IIw	53		155	45
1226	Lawler loam, 0 to 2 percent slopes, rarely flooded	14.24	5.7%		IIIs	60	70	153	44
55	Nicollet loam, 1 to 3 percent slopes	11.20	4.5%		I	89	88	215	62
95	Harps loam, 1 to 3 percent slopes	11.05	4.5%		IIw	75	62	198	57
1178	Waukee loam, 0 to 2 percent slopes	10.63	4.3%		IIIs	69		182	53
138B	Clarion loam, 2 to 6 percent slopes	9.28	3.7%		IIe	90	80		
1152	Marshan clay loam, 0 to 2 percent slopes, rarely flooded	6.11	2.5%		IIw	54	66	155	45
6	Okoboji silty clay loam, 0 to 1 percent slopes	4.87	2.0%		IIw	56	57	169	49
1177B	Saude loam, 2 to 5 percent slopes	3.54	1.4%		IIIs	55		160	46
Weighted Average						69	78	176.6	51.3

Area Symbol: IA195, Soil Area Version: 16

**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.

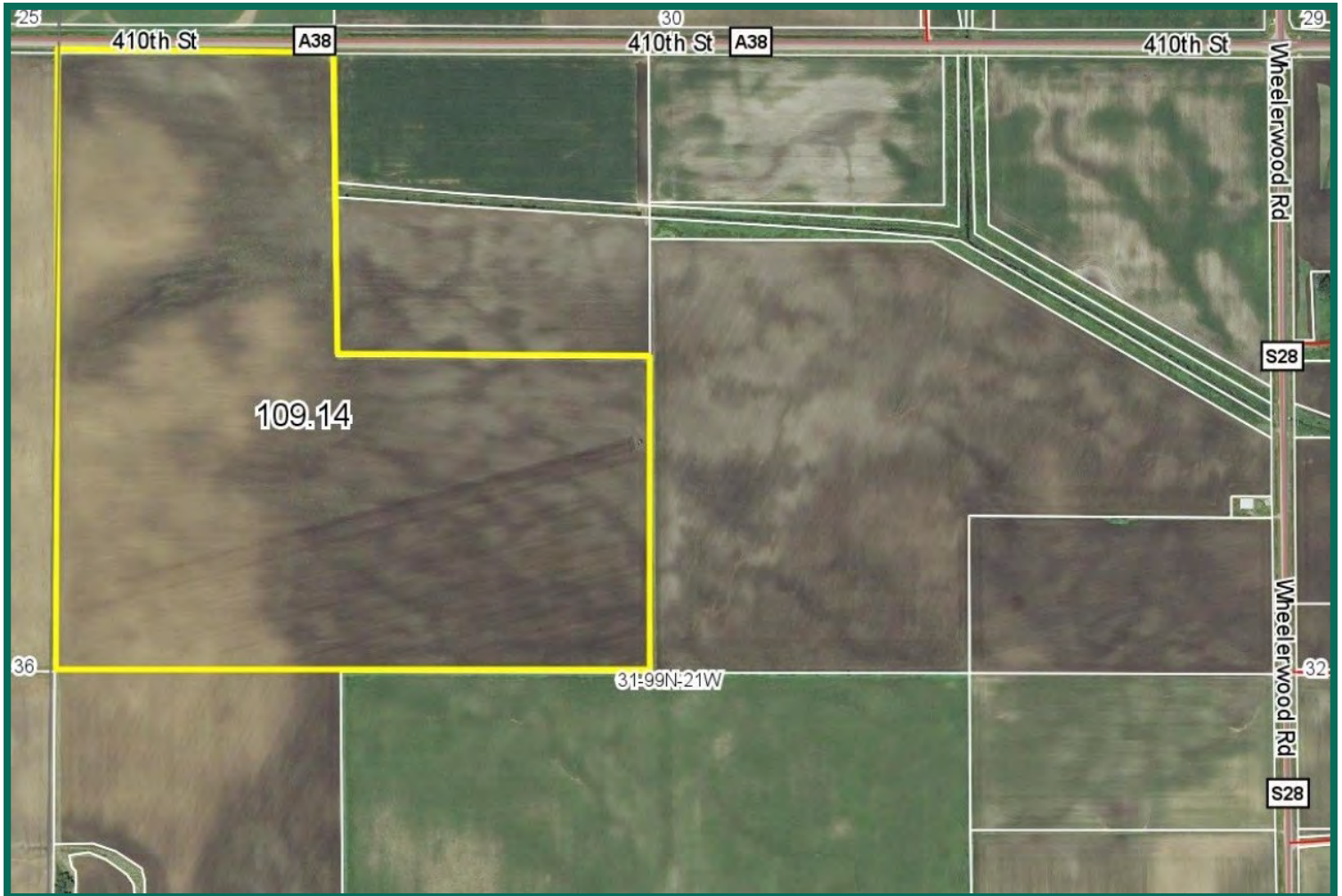
***CSR Weighted Average** cannot be calculated on the current soils data, but the CSR Weighted Average as of 1/20/2012 was 70.9.

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Aerial Photo: Parcel 1



Property Information Parcel 1 - 110.64 Acres

Location

Located 1 1/2 miles west of I-35 on County Road A38.

Legal Description

The Northwest Fractional Quarter of the Northwest Quarter (NW1/4 NW1/4), the Southwest Fractional Quarter of the Northwest Quarter (SW1/4 NW1/4), and the Southeast Quarter of the Northwest Quarter (SE1/4 NW1/4) of Section 31, Township 99 North, Range 21 West of the 5th P.M.

Real Estate Tax

Taxes Payable 2014/2015: \$2,538
Net Taxable Acres: 109.37 acres

Tax per Net Tax. Ac.: \$23.21/acre

FSA Data

Farm Number: 3832
Crop Acres*: 109.14 acres
Corn Base*: 54.3
Corn Direct/CC Yields: 122 Bu./133 Bu.
Bean Base*: 54.2
Bean Direct/CC Yields: 35 Bu./42 Bu.
**Crop and base acres are estimated.*

CRP Contracts

None.

Soil Types / Productivity

Primary soil is Harcot loam. See soil map for detail.

- **CSR2:** 54.2 per AgriData Inc. 2014, based on FSA crop acres.

- **CSR:** 65.4 per AgriData Inc. 2014, based on FSA crop acres.
- **CSR:** 64.5 per County Assessor, based on net taxable acres.

Land Description

Bare land, level to slightly rolling topography.

Buildings/Improvements

None.

Drainage

Some drainage tile. See map in separate file.

Water & Well Information

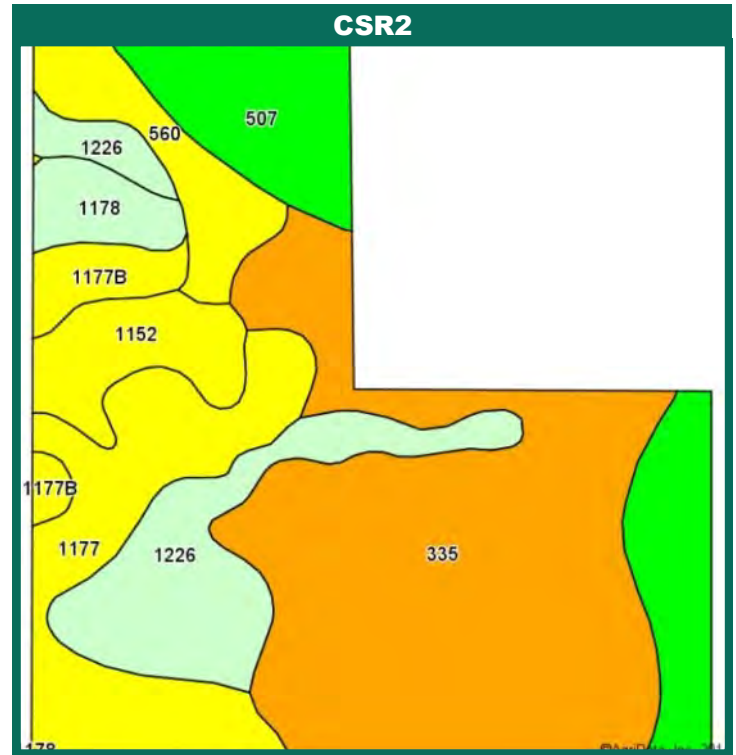
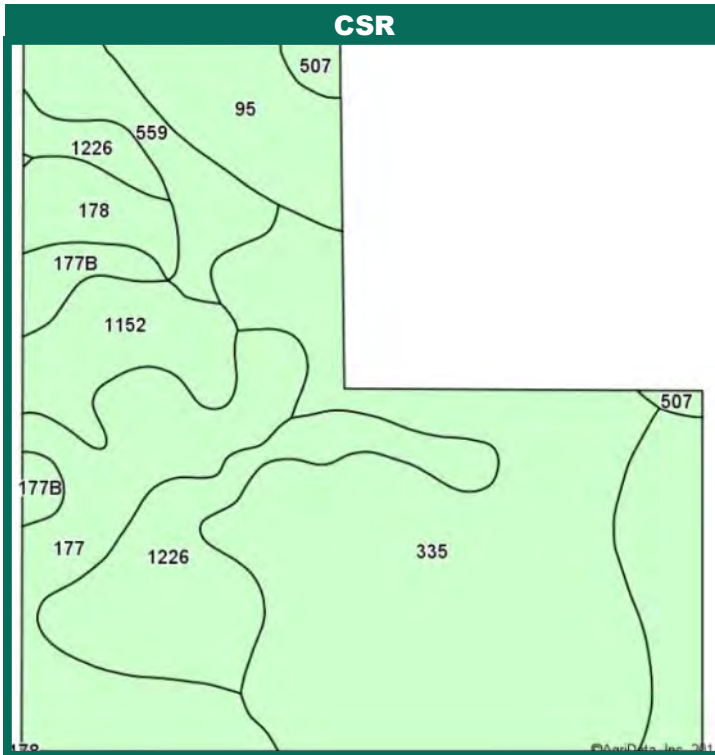
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Soil Maps: Parcel 1



Area Symbol: IA195. Soil Area Version: 16

Code	Soil Description	Acres	Percent of field	**CSR2 Legend	Non-Irr Class	CSR2**	CSR	Corn	Soybeans
335	Harcot loam, 0 to 2 percent slopes, rarely flooded	43.94	40.3%		Ilw	37	63	140	41
507	Canisteo silty clay loam, 0 to 2 percent slopes	15.82	14.5%		Ilw	89	78	216	63
1177	Saude loam, 0 to 2 percent slopes	15.77	14.4%		Ilw	59		163	47
1226	Lawler loam, 0 to 2 percent slopes, rarely flooded	14.26	13.1%		Ilw	60	70	153	44
560	Talcot clay loam, 0 to 2 percent slopes, rarely flooded	6.34	5.8%		Ilw	53		155	45
1152	Marshan clay loam, 0 to 2 percent slopes, rarely flooded	6.11	5.6%		Ilw	54	66	155	45
1177B	Saude loam, 2 to 5 percent slopes	3.55	3.3%		Ilw	55		160	46
1178	Waukee loam, 0 to 2 percent slopes	3.35	3.1%		Ilw	69		182	53
Weighted Average						54.2	*-	159.7	46.4

Area Symbol: IA195, Soil Area Version: 16

**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 Weighted Average cannot be calculated on the current soils data, but the CSR Weighted Average as of 1/20/2012 was 65.4.*

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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Aerial Photo: Parcel 2



Property Information Parcel 2 - 73.44 Acres

Location

Located 1/2 mile west of I-35 on County Road A38, 1 mile south on County Road S28, and 3/4 mile west on 400th St.

Legal Description

The West Fractional Half of the Southwest Quarter (Wfr1/2 SW1/4) of Section 31, Township 99 North, Range 21 West of the 5th P.M.

Real Estate Tax

Taxes Payable 2014/2015: \$1,578
Net Taxable Acres: 72.54 acres
Tax per Net Tax. Ac.: \$21.75/acre

FSA Data

Farm Number: 3832
Crop Acres*: 66.82 acres
Corn Base*: 33.2
Corn Direct/CC Yields: 122 Bu./133 Bu.
Bean Base*: 33.2
Bean Direct/CC Yields: 35 Bu./42 Bu.
**Crop and base acres are estimated.*

CRP Contracts

None.

Soil Types / Productivity

Primary soils are Canisteo silty clay loam and Webster silty clay loam. See soil map for detail.

- **CSR2:** 82.4 per AgriData Inc. 2014, based on FSA crop acres.
- **CSR:** 77.6 per AgriData Inc. 2014,

based on FSA crop acres.

- **CSR:** 78.0 per County Assessor, based on net taxable acres.

Land Description

Level to slightly rolling topography with timber on an old building site and a waterway running through from the northwest to the southeast.

Buildings/Improvements

None.

Drainage

Some drainage tile. See map in separate file.

Water & Well Information

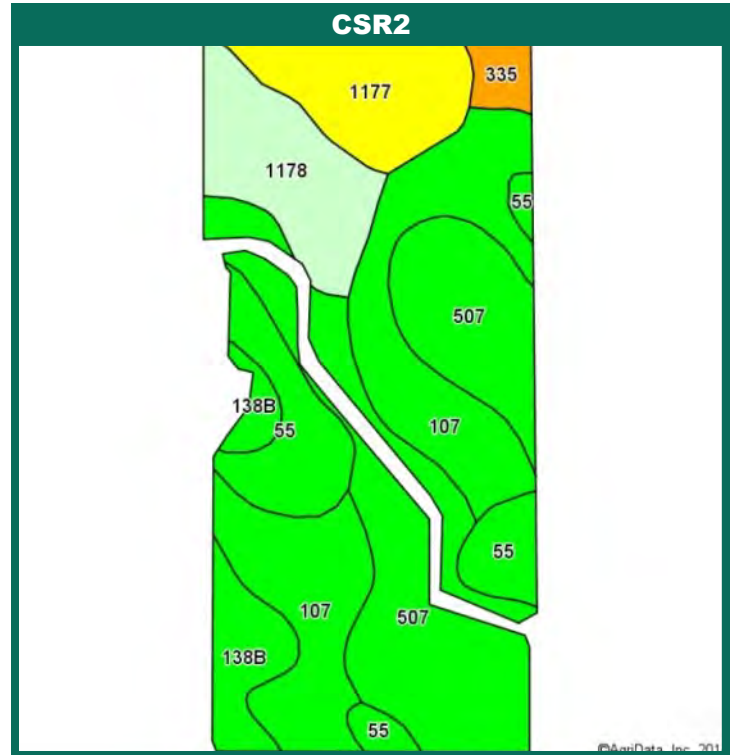
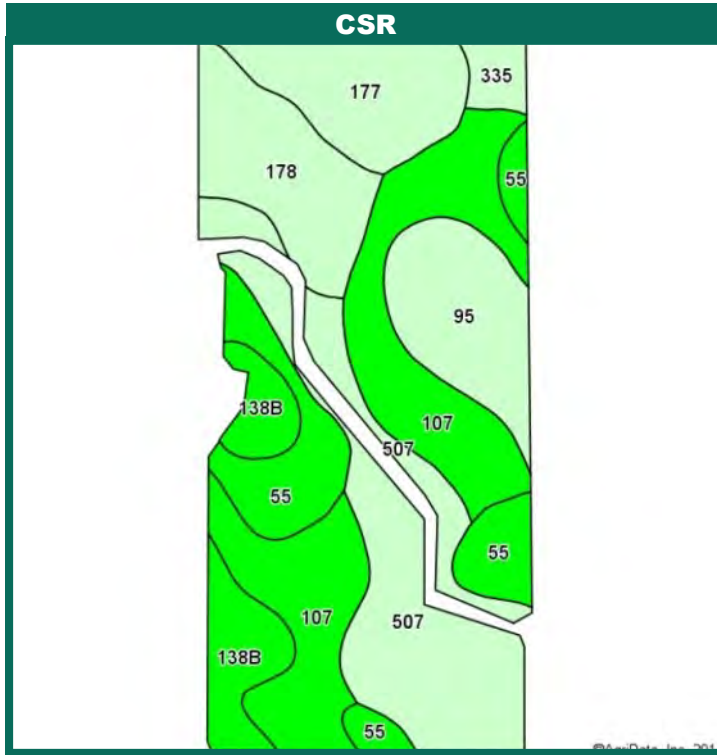
None.

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Soil Maps: Parcel 2



Area Symbol: IA195. Soil Area Version: 16

Code	Soil Description	Acres	Percent of field	**CSR2 Legend	Non-Irr Class	CSR2**	CSR	Corn	Soybeans
507	Canisteo silty clay loam, 0 to 2 percent slopes	21.34	31.9%		IIw	89	78	216	63
107	Webster silty clay loam, 0 to 2 percent slopes	18.07	27.0%		IIw	87	83	220	64
55	Nicollet loam, 1 to 3 percent slopes	7.96	11.9%		I	89	88	215	62
1178	Waukee loam, 0 to 2 percent slopes	7.39	11.1%		IIIs	69		182	53
1177	Saupe loam, 0 to 2 percent slopes	6.45	9.7%		IIIs	59		163	47
138B	Clarion loam, 2 to 6 percent slopes	4.34	6.5%		IIe	90	80		
335	Harcot loam, 0 to 2 percent slopes, rarely flooded	1.27	1.9%		IIw	37	63	140	41
Weighted Average						82.4	*-	192.6	56

Area Symbol: IA195, Soil Area Version: 16

**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 Weighted Average cannot be calculated on the current soils data, but the CSR Weighted Average as of 1/20/2012 was 77.6.*



Maps provided by:

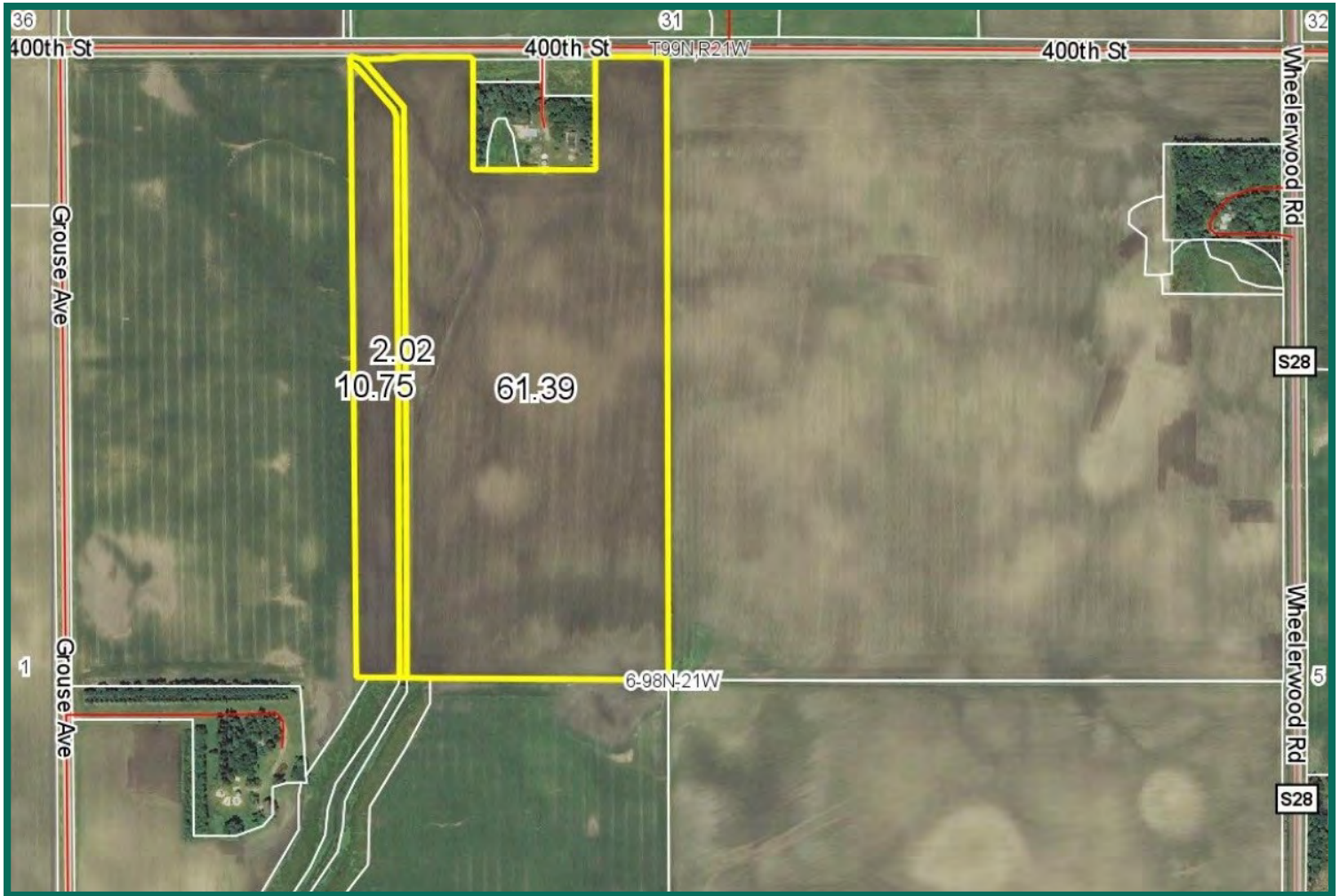


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Aerial Photo: Parcel 3



Property Information Parcel 3 - 74.52 Acres

Location

Located 1/2 mile west of I-35 on County Road A38, 1 mile south on County Road S28, and 3/4 mile west on 400th St.

Legal Description

The East Half of the Northwest Fractional Quarter, except parcel (E1/2 NWfr11/4 ex. Parcel) of Section 6, Township 98 North, Range 21 West of the 5th P.M.

Real Estate Tax

Taxes Payable 2014/2015: \$1,576
Net Taxable Acres: 73.90 acres
Tax per Net Tax. Ac.: \$21.33/acre

FSA Data

Farm Number: 3832
Crop Acres*: 72.14 acres
Corn Base*: 35.9
Corn Direct/CC Yields: 122 Bu./133 Bu.
Bean Base*: 35.9
Bean Direct/CC Yields: 35 Bu./42 Bu.
**Crop and base acres are estimated.*

CRP Contracts

None.

Soil Types / Productivity

Primary soils are Canisteo silty clay loam and Webster silty clay loam. See soil map for detail.

- **CSR2:** 78.8 per AgriData Inc. 2014, based on FSA crop acres.

- **CSR:** 72.9 per AgriData Inc. 2014, based on FSA crop acres.
- **CSR:** 71.3 per County Assessor, based on net taxable acres.

Land Description

Bare land, level to slightly rolling topography.

Buildings/Improvements

None.

Drainage

Some drainage tile. See map in separate file.

Water & Well Information

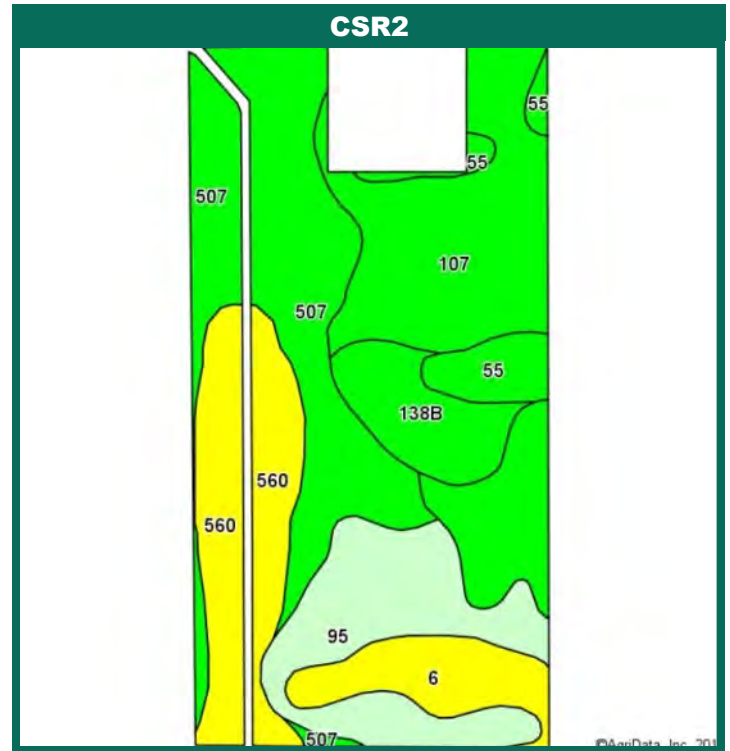
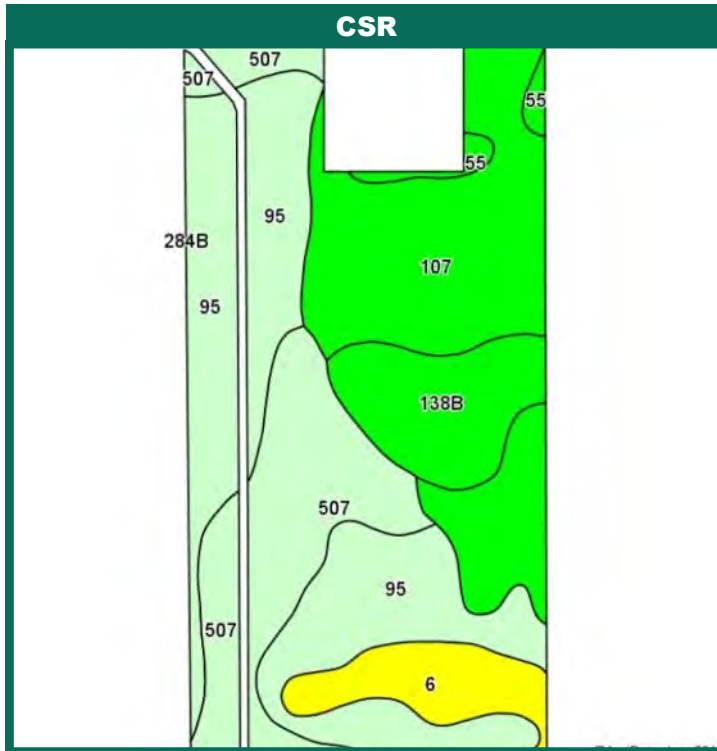
None.

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Soil Maps: Parcel 3



Area Symbol: IA195. Soil Area Version: 16

Code	Soil Description	Acres	Percent of field	**CSR2 Legend	Non-Irr Class	CSR2**	CSR	Corn	Soybeans
507	Canisteo silty clay loam, 0 to 2 percent slopes	18.67	25.9%		IIw	89	78	216	63
107	Webster silty clay loam, 0 to 2 percent slopes	18.58	25.8%		IIw	87	83	220	64
95	Harps loam, 1 to 3 percent slopes	11.05	15.3%		IIw	75	62	198	57
560	Talcot clay loam, 0 to 2 percent slopes, rarely flooded	10.82	15.0%		IIw	53		155	45
138B	Clarion loam, 2 to 6 percent slopes	4.94	6.8%		Ile	90	80		
6	Okoboji silty clay loam, 0 to 1 percent slopes	4.87	6.8%		IIw	56	57	169	49
55	Nicollet loam, 1 to 3 percent slopes	3.21	4.4%		I	89	88	215	62
Weighted Average						78.8	*-	187.1	54.3

Area Symbol: IA195, Soil Area Version: 16

**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 Weighted Average cannot be calculated on the current soils data, but the CSR Weighted Average as of 1/20/2012 was 72.9.*

Additional Contact:

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