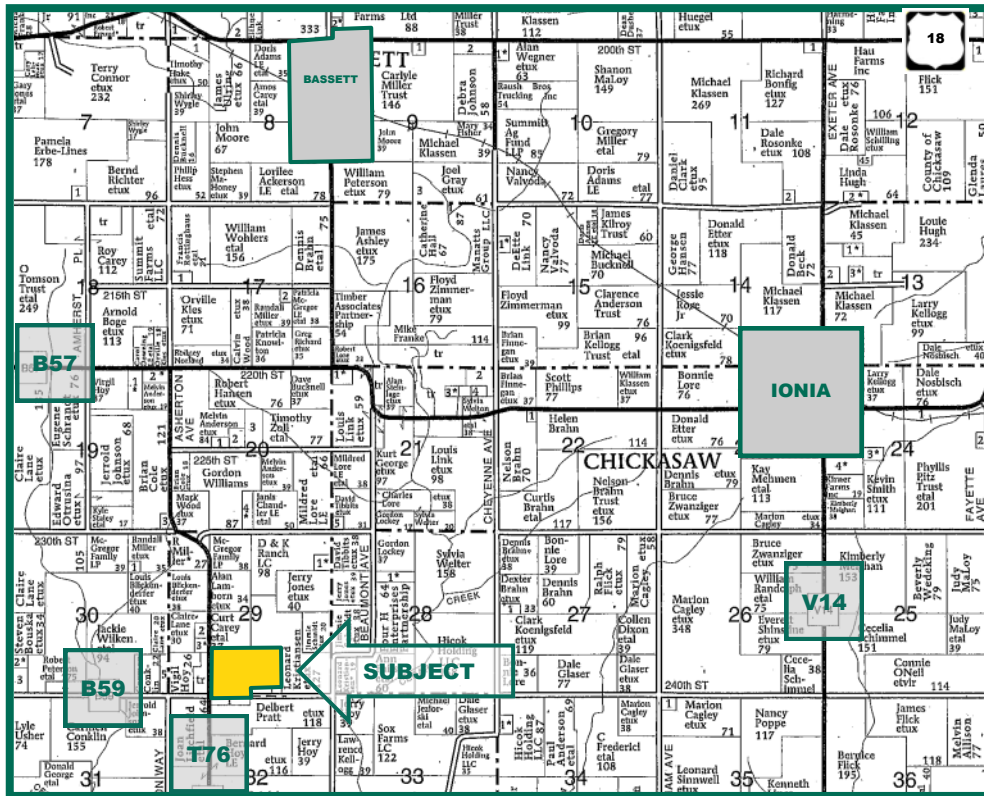


67.96 Acres, Chickasaw County, IA



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

Property Information

Owner

Atlas Two LLC

Location

1 ½ miles North of Nashua on T76,
property is on West side of road.

Legal Description

SE ¼ SW ¼ W 23 A SW ¼ SE ¼ all in
Section 29, Township 95 North, Range 14
West and Lot 10 & 11 NE ¼ of NW ¼
Section 32, Township 95 North, Range 14
West of the 5th P.M., Chickasaw County,
IA

Price & Terms

- \$595,000.00
- \$ 8,755 per acre
- 10% down upon acceptance of offer;
balance due in cash at closing

Possession

Negotiable.

Real Estate Tax

Taxes Payable in 2013 - 2014 \$1,026
Net Taxable Acres: 67.96
Tax per Net. Tax. Ac.: \$15.10

School District

Nashua Plainfield Schools

FSA Data

Farm Number: 5904
Crop Acres: 64
Corn Base: 11.9
Corn Direct/CC Yields: 96
Bean Base: 13.1
Bean Direct/CC Yields: 27

CRP Contracts

None

Soil Types / Productivity

Primary soils are Bassett Loam and oran
Loam. See soil map for detail.

- CSR: 71.8 per County Assessor, based
on net taxable acres.
- CSR: 72.7 per AgriData, Inc., 2012,
based on FSA crop acres.
- CSR2: 82.8 per AgriData, Inc. 2012
based on FSA crop acres.

Highly Erodible Classification

All land is classified as Highly Erodible
Land (HEL). See enclosed map.

Buildings/Improvements

None

Grain Storage

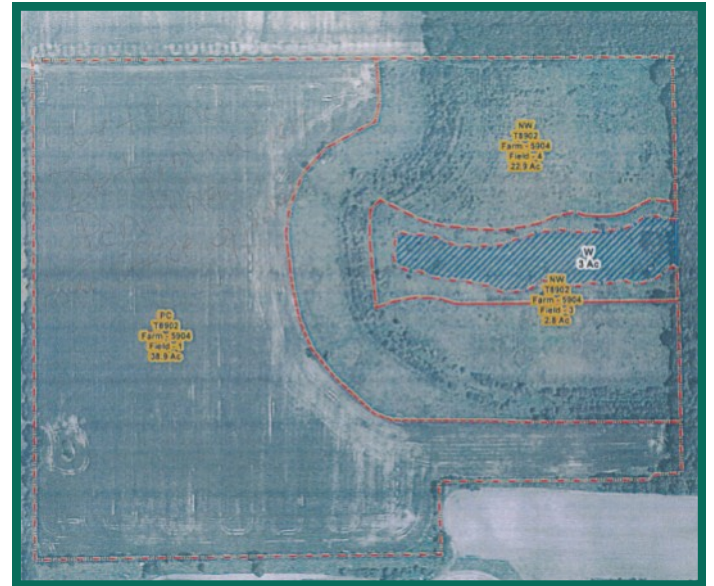
None

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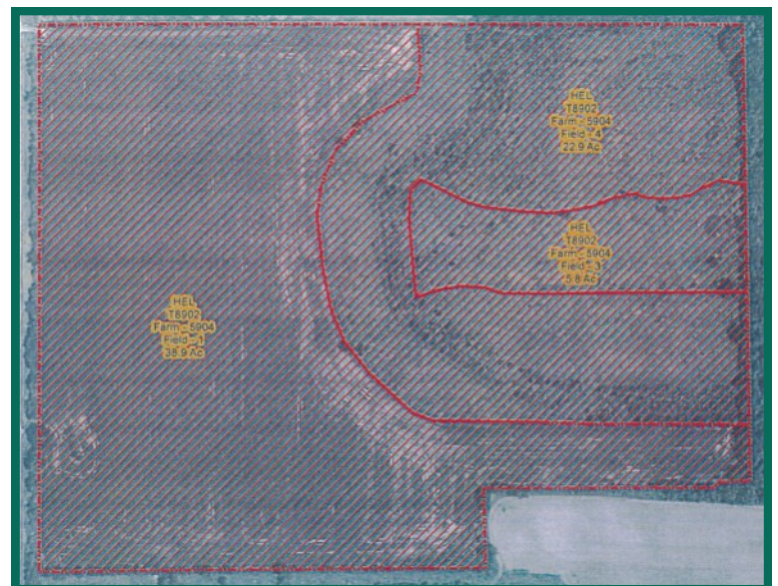
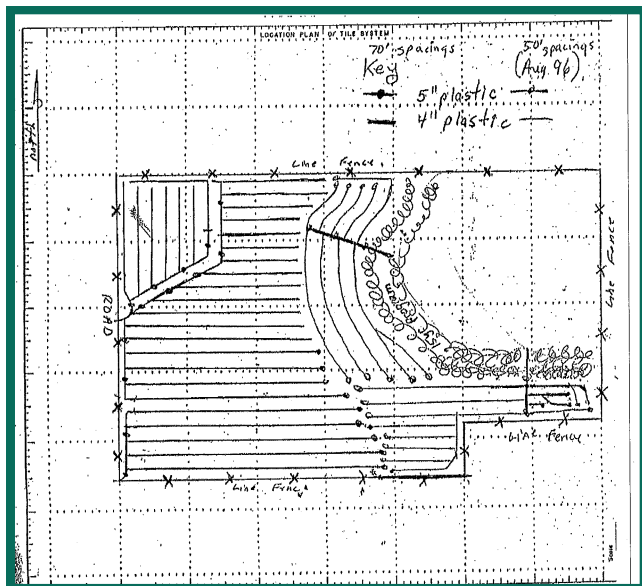
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Aerial Photo and Wetland Determination Map



Tile Map and Wetland Determination Map



Water & Well Information

Well on property with easement to neighbor to the West. Neighbor responsible for all maintenance.

Comments

3 acre wetland on East side of farm.

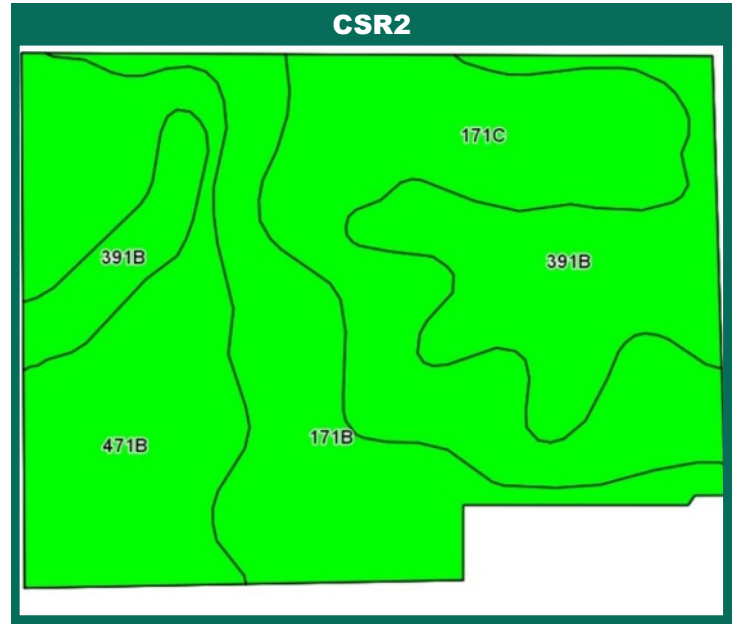
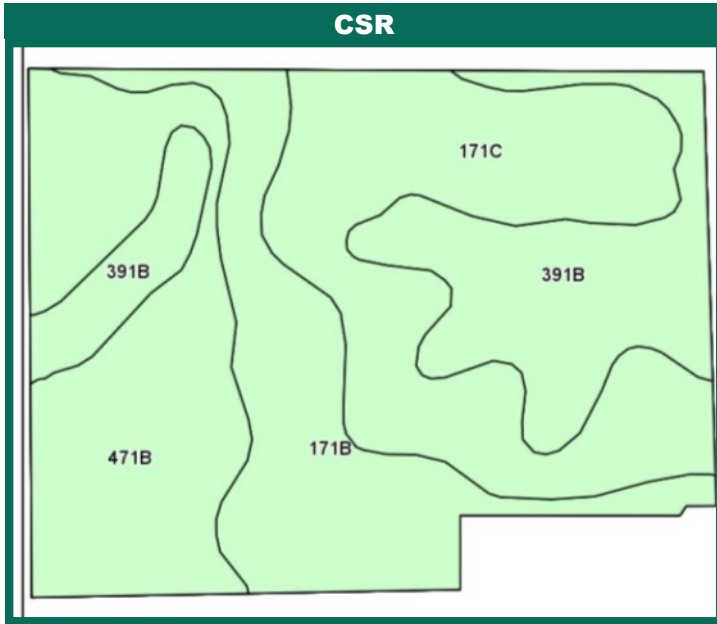
The information gathered for this brochure is from sources deemed reliable, but cannot be guaranteed by Hertz Real Estate Services, Inc. or its staff. All acres are considered more or less, unless otherwise stated.

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Soil Maps Entire Property



CSR

Viewing soils data as of 1/21/2012

Code	Soil Description	Acres	Percent of field	*CSR Legend	Non-Irr Class	CSR*
171C	Bassett loam, 5 to 9 percent slopes	21.06	31.0%		IIle	64
471B	Oran loam, 2 to 5 percent slopes	17.39	25.6%		Ile	79
391B	Clyde-Floyd complex, 1 to 4 percent slopes	15.27	22.5%		IIw	72
171B	Bassett loam, 2 to 5 percent slopes	14.24	21.0%		Ile	79
Weighted Average						72.8

*The CSR ratings are dated 1/21/2012 and will be available to aid in the transition to CSR2.

CSR2

Code	Soil Description	Acres	Percent of field	**CSR2 Legend	Non-Irr Class	CSR2**
171C	Bassett loam, 5 to 9 percent slopes	20.98	30.9%		IIle	80
471B	Oran loam, 2 to 5 percent slopes	17.44	25.7%		Ile	81
391B	Clyde-Floyd complex, 1 to 4 percent slopes	15.13	22.3%		IIw	87
171B	Bassett loam, 2 to 5 percent slopes	14.41	21.2%		Ile	85
Weighted Average						82.9

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

Area Symbol: IA037, Soil Area Version: 19, Established: 12/11/2013 03:18:11 PM

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



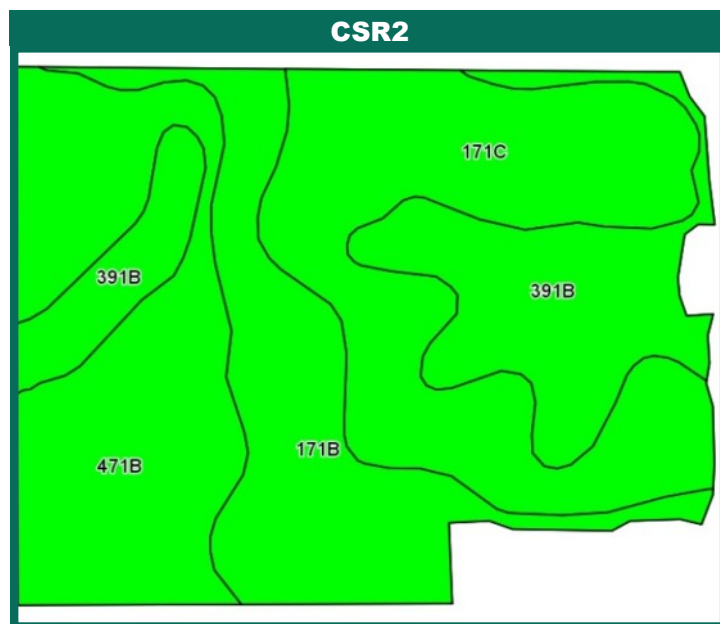
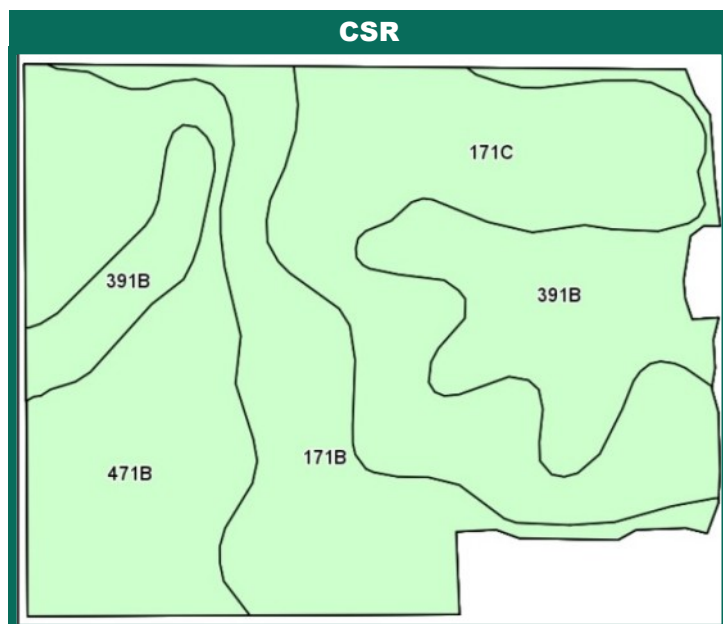
CSR/CSR2 UPDATE: The State of Iowa has historically used Corn Suitability Rating (**CSR**) as its soil productivity index. To better recognize soil type variability, the USDA Natural Resources Conservation Services (NRCS) is in the process of reclassifying soil map units in various Iowa counties. In recognition of this change and in an effort to make the CSR more consistent across the state, Iowa State University has developed a new formula called **CSR2**, which does not directly correlate to the previous CSR values, but *replaces* them. There may be a significant difference between the old CSR value and the new CSR2 value on any given farm. We are providing both CSR and CSR2 soil maps during this transition period to illustrate any changes. For additional information regarding CSR2, please see the link on our website at www.Hertz.ag.

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Soil Maps Tillable Only



CSR

Viewing soils data as of 1/21/2012

Code	Soil Description	Acres	Percent of field	*CSR Legend	Non-Irr Class	CSR*
171C	Bassett loam, 5 to 9 percent slopes	20.69	32.3%		IIIe	64
471B	Oran loam, 2 to 5 percent slopes	16.73	26.1%		Ile	79
391B	Clyde-Floyd complex, 1 to 4 percent slopes	13.53	21.1%		IIw	72
171B	Bassett loam, 2 to 5 percent slopes	13.05	20.4%		Ile	79
Weighted Average						72.7

*The CSR ratings are dated 1/21/2012 and will be available to aid in the transition to CSR2.



CSR2

Code	Soil Description	Acres	Percent of field	**CSR2 Legend	Non-Irr Class	CSR2**
171C	Bassett loam, 5 to 9 percent slopes	20.67	32.3%		IIIe	80
471B	Oran loam, 2 to 5 percent slopes	16.71	26.1%		Ile	81
391B	Clyde-Floyd complex, 1 to 4 percent slopes	13.51	21.1%		IIw	87
171B	Bassett loam, 2 to 5 percent slopes	13.11	20.5%		Ile	85
Weighted Average						82.8

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

Area Symbol: IA037, Soil Area Version: 19, Established: 12/11/2013 03:18:11 PM

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