



**340 Tower Park Drive P.O. Box 2396
Waterloo, IA 50704-2396
Ph: 319-234-1949 • Fax: 319-234-2060**

WE ARE PLEASED TO PRESENT

**120.1 ACRES M/L
BREMER COUNTY, IOWA**

OWNER: Otrusina Farms LLLP

LOCATION: 4 ½ miles East of Waverly.

LEGAL: The SW ¼ of the NW ¼ except the North 900 feet thereof; and the W ½ of the SW ¼ except the South 660 feet thereof, all in Section 35 and the E ½ of the SE ¼ except the South 2030 feet thereof; and the East 35 acres of the SE ¼ of the NE ¼ except the following: Commencing 362 feet South of the NE corner of said SE ¼ of NE ¼, running thence North 362 feet, thence West 562 feet, thence in a SErly direction to the point of beginning, all in Section 34, all being in Township 92 North, Range 13 West of the 5th P.M., Bremer County, Iowa; and the West 330 feet of the South 660 feet of the SW ¼ of SW ¼ of Section 35, Township 92 North, Range 13 West of the 5th P.M., Bremer County, Iowa; AND The nonexclusive right and easement to use as a means of ingress and egress for the benefit of grantee, heirs and assigns, over and across the following described premises: The East 30 feet of the South 1150 feet of the SE ¼ of the SE ¼ of Section 34, Township 92 North, Range 13 West of the 5th P.M., Bremer County, Iowa.

PRICE/TERMS: \$1,410,000 (\$11,740 per acre)
10% with offer and balance in cash at closing.

RE TAXES: 2012-2013, payable 2013-2014 - \$3,360 net, on 120.1 taxable acres, \$27.98 per acre.

POSSESSION: Negotiable

SCHOOL DIST: Waverly Shell Rock

BUILDING: Steel Utility Machine Shed – 54' x 72' built in 1977. See attached photos.

WELL: Located West of Machine Shed depth unknown.

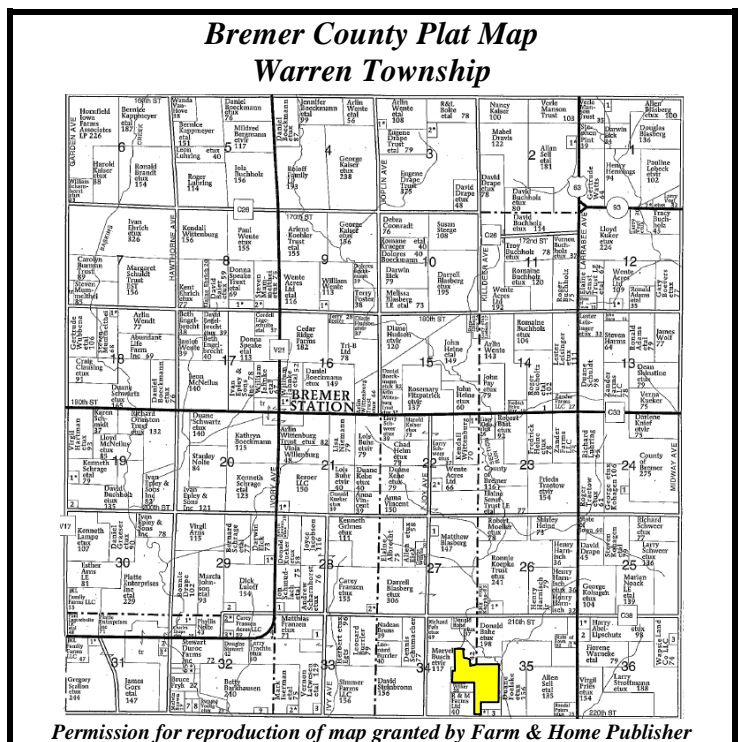
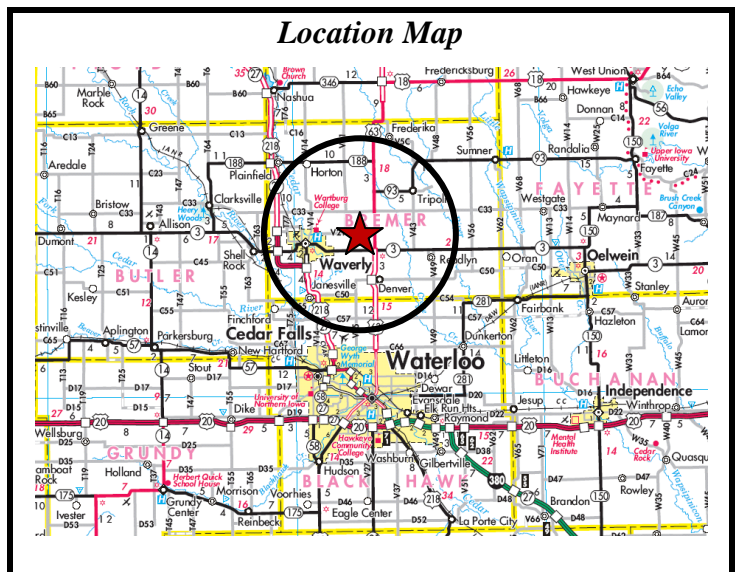
GRAIN STORAGE: Steel Grain Storage – Bin with Dryer (MFS) 27' x 18' built in 1977. Photos attached.
Steel Grain Storage – Bin (MFS) 30' x 18' built in 1977

FSA INFORMATION: FSA #3258 Cropland acres 112

Crop	Base Acres	DPay Yield	CC Pay Yield
Corn	75.8	125	125
Soybeans	34.4	40	40
Total Base Acres	110.2		

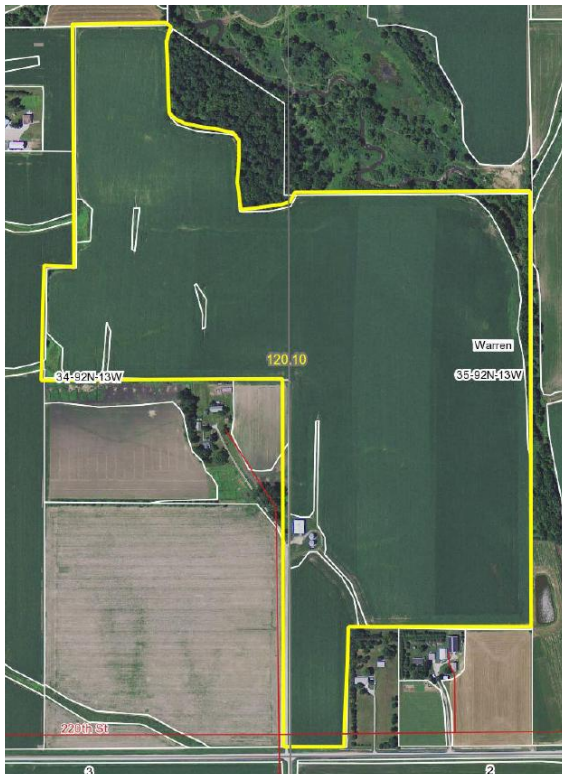
HIGHLY ERODIBLE CLASSIFICATION: All land is classified as Non-Highly Erodible Land

COMMENTS: Most of the farm is tiled with older clay tiles at approximately 70' spacing's.

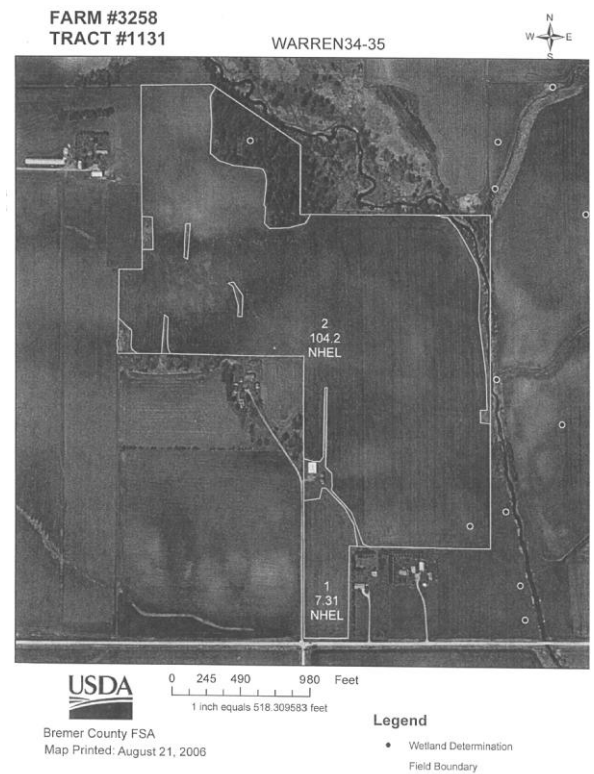


Permission for reproduction of map granted by Farm & Home Publisher

AERIAL MAP



FSA MAP



TILLABLE SOILS MAP

TILE MAP: See attached Assessors Site map. Shows some of tile.

FENCE AGREEMENT: See attached Fence Agreement for further details.

AVERAGE CSR:

CSR: 80.12 per County Assessor, based on net taxable acres

CSR: 80.2 per AgriData, Inc. 2012, based on FSA crop acres



Maps provided by:



Code	Soil Description	Acres	Percent of field	CSR Legend	Non-Irr Class	Irr Class	CSR*
198B	FLOYD LOAM, 1 TO 4 PERCENT SLOPES	26.61	23.8%		IIw		80
84	CLYDE SILTY CLAY LOAM, 0 TO 3 PERCENT SLOPES	22.87	20.4%		IIw		76
585	SPILLVILLE-COLAND COMPLEX, 0 TO 2 PERCENT SLOPES, OCCASIONALLY FLOODED	19.46	17.4%		IIw		86
178	WAUKEE LOAM, 0 TO 2 PERCENT SLOPES, RARELY FLOODED	15.35	13.7%		IIIs		79
83B	KENYON LOAM, 2 TO 5 PERCENT SLOPES	14.20	12.7%		IIe		86
582B	KASSON LOAM, 2 TO 5 PERCENT SLOPES	9.69	8.6%		IIe		84
1226	LAWLER LOAM, 0 TO 2 PERCENT SLOPES, RARELY FLOODED	2.11	1.9%		IIIs		72
41C	SPARTA LOAMY FINE SAND, 5 TO 9 PERCENT SLOPES	1.74	1.6%		IVs		25
Weighted Average							80.2

