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WE ARE PLEASED TO PRESENT

**32.43 ACRES M/L
 BLACK HAWK COUNTY, IOWA**

OWNER: Jeff Kramer and Steve Kramer

LOCATION: Approximately 1 1/2 miles South of
 Janesville.

LEGAL: SW SW EXC HWY Section 11, Township 90
 North, Range 14 West of the 5TH P.M.

PRICE/TERMS: \$356,730 (\$11,000 per acre)
 10% with offer and balance in cash at closing.

RE TAXES: 2012-2013, payable 2013-2014 - \$478.51
 net, on 32.43 taxable acres, \$14.76 per acre.

POSSESSION: Negotiable

SCHOOL DIST: Janesville Community School

WELL: None

BUILDINGS: None

GRAIN STORAGE: None

FSA INFORMATION: FSA #4700

Total Cropland: 27.0

Crop	Base Acres	DP Yield	CC Pay Yield
Oats	2.9	58	58
Corn	11.8	115	115
Base Acres	14.7		

HIGHLY ERODIBLE CLASIFICATION:

All land is classified as Non-Highly Erodible Land (NHEL).

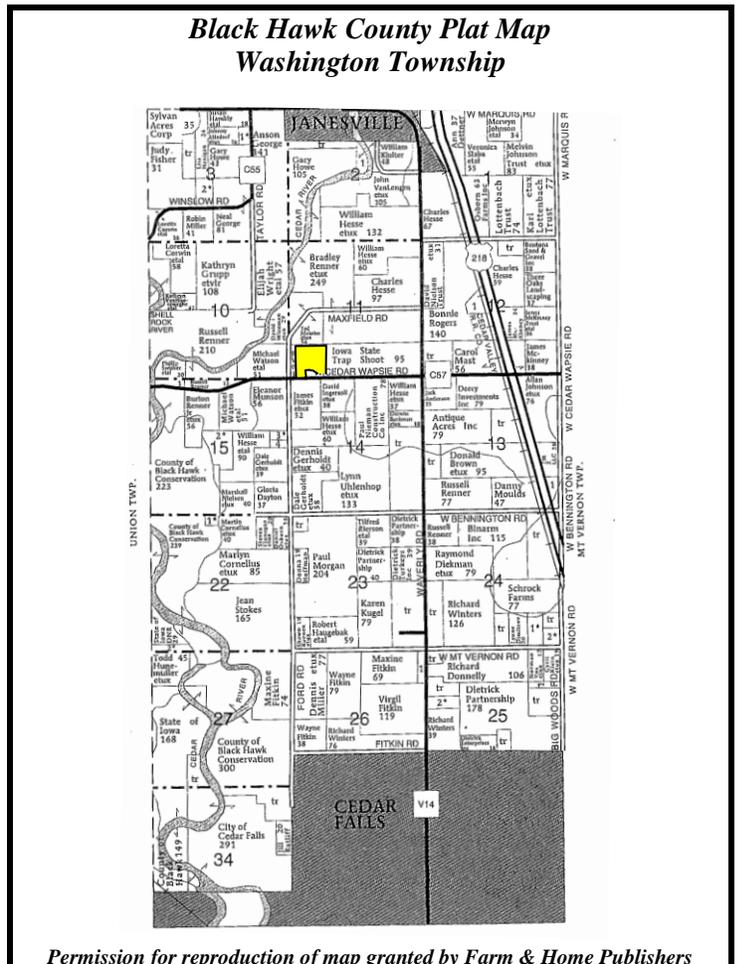
AVERAGE CSR:

Primary soils are Spillville-Coland and Saude loam. See soils map for detail.

· CSR 52.33 per County Assessor, based on net taxable acres

· CSR: 67 per AgriData, Inc. 2012, based on FSA crop acres

COMMENTS: Seller would be interested in continuing to operate the farm; but is not requiring this as a condition of the sale.

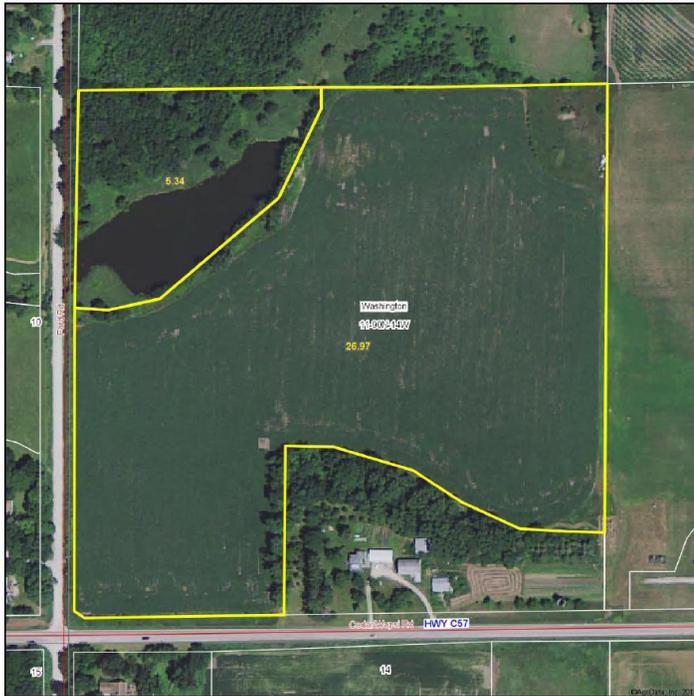


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AERIAL MAP

SOILS MAP



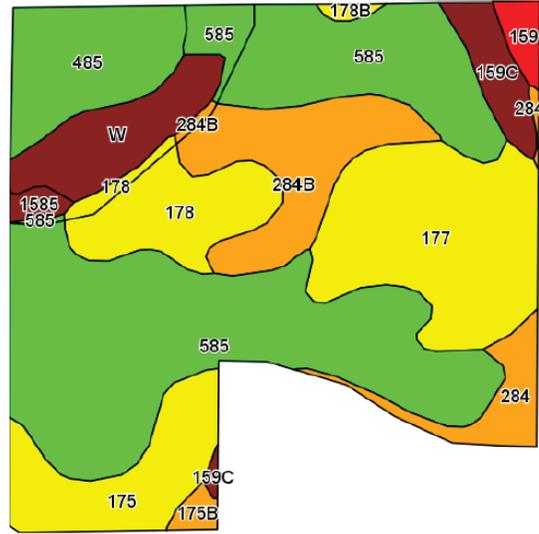

11-90N-14W
Black Hawk County
Iowa

map center: 42° 36' 55.59, 92° 28' 21.15
 scale: 2539

 1/9/2013

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



State: **Iowa**
 County: **Black Hawk**
 Location: **11-90N-14W**
 Township: **Washington**
 Acres: **32.3**
 Date: **1/9/2013**


 Caring for You and Your Farm

Maps provided by:


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Code	Soil Description	Acres	Percent of field	CSR Legend	Non-Irr Class	CSR*
585	Spillville-Coland complex, 0 to 2 percent slopes, occasionally flooded	12.7	39.3%		IIw	86
177	Saude loam, 0 to 2 percent slopes	4.9	15.2%		IIIs	63
284B	Flagler sandy loam, 2 to 5 percent slopes	2.9	9.0%		IIIe	45
485	Spillville loam, 0 to 2 percent slopes, occasionally flooded	2.5	7.6%		IIw	92
175	Dickinson fine sandy loam, 0 to 2 percent slopes	2.4	7.3%		IIIs	60
178	Waukee loam, 0 to 2 percent slopes	2.3	7.1%		IIIs	79
W	Water	1.8	5.7%			0
284	Flagler sandy loam, 0 to 2 percent slopes	1	3.1%		IIIs	50
159C	Finchford loamy sand, 2 to 9 percent slopes	0.9	2.9%		IVs	5
159	Finchford loamy sand, 0 to 2 percent slopes	0.4	1.1%		IVs	30
1585	Spillville-Coland, channeled-Aquolls, ponded, complex, 0 to 2 percent slopes, frequently flooded	0.2	0.7%		Vw	5
175B	Dickinson fine sandy loam, 2 to 5 percent slopes	0.2	0.6%		IIIe	55
178B	Waukee loam, 2 to 5 percent slopes	0.1	0.3%		IIe	74
Weighted Average						67

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