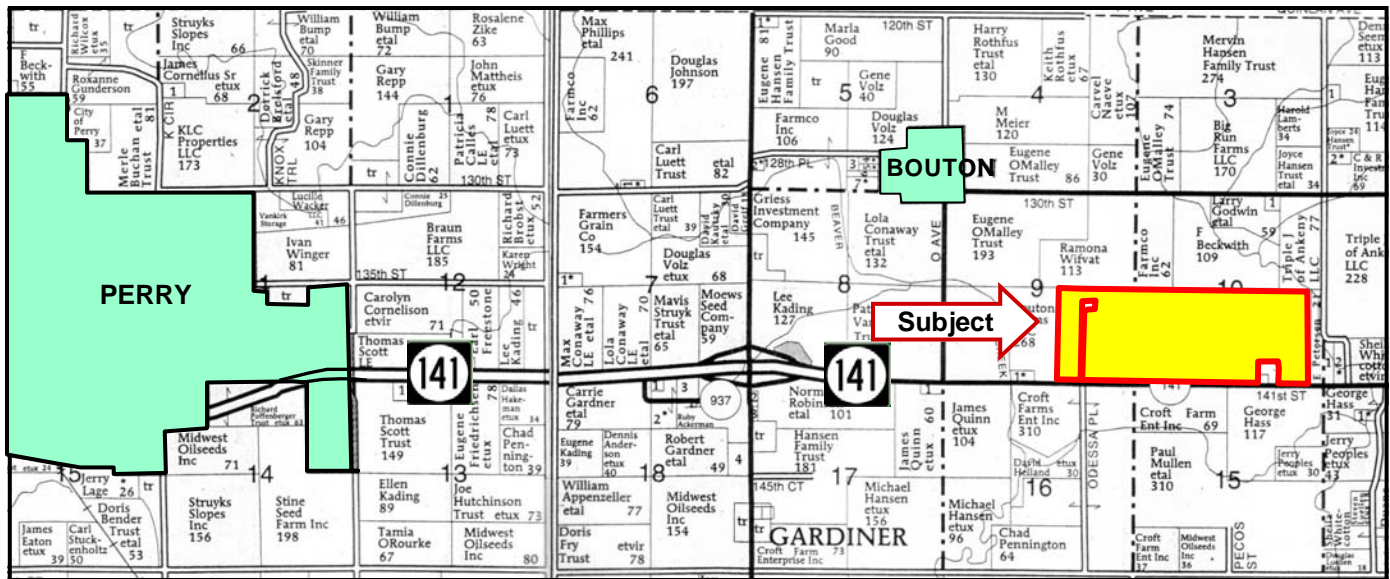




LAND FOR SALE
WE ARE PLEASED TO PRESENT

393.93 Acres, m/l - Dallas County, Iowa



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

LOCATION: 3½ miles east of Perry on Hwy. 141

LEGAL DESCRIPTION: Parcel "A" and Parcel "B" (except Parcel "C") in the S½ Section 10; and Parcel "B" (Except Parcel "C") in the SE¼ Section 9; all in Township 81 North, Range 27 West of the 5th p.m. (Beaver Twp.)

PRICE AND TERMS:

- \$4,924,125 \$12,500/Acre
- 10% down, balance due in cash at closing.

REAL ESTATE TAX:

Taxes Payable 2013-2014: \$11,208
Taxable Acres: 393.93
Tax per Acre: \$28.45

FSA DATA:

Farm Number 6599, Tracts 26382, 26383 and 26384
Crop Acres: 385.2, classified Non-Highly Erodible Land (NHEL)

| Base/Yields | Direct | Counter-Cyclical |
|------------------|--------|------------------|
| Corn Base: 189.1 | 119 | 119-145 |
| Bean Base: 196.1 | 30-34 | 30-41 |

LAND DESCRIPTION: Mostly level to moderately sloping

SOIL TYPES & PRODUCTIVITY: Primary soils are Canisteo, Clarion and Nicollet. See soil map on back for detail.

- **CSR** 80.0 per County Assessor, based on net taxable acres
- **CSR:** 80.4 per AgriData, Inc. 2012, based on FSA crop acres

SCHOOL DISTRICT: Perry

IMPROVEMENTS: Newer 48,000 Bu. Bin

DRAINAGE: Natural, plus tile. No maps available.

POSSESSION: As agreed upon

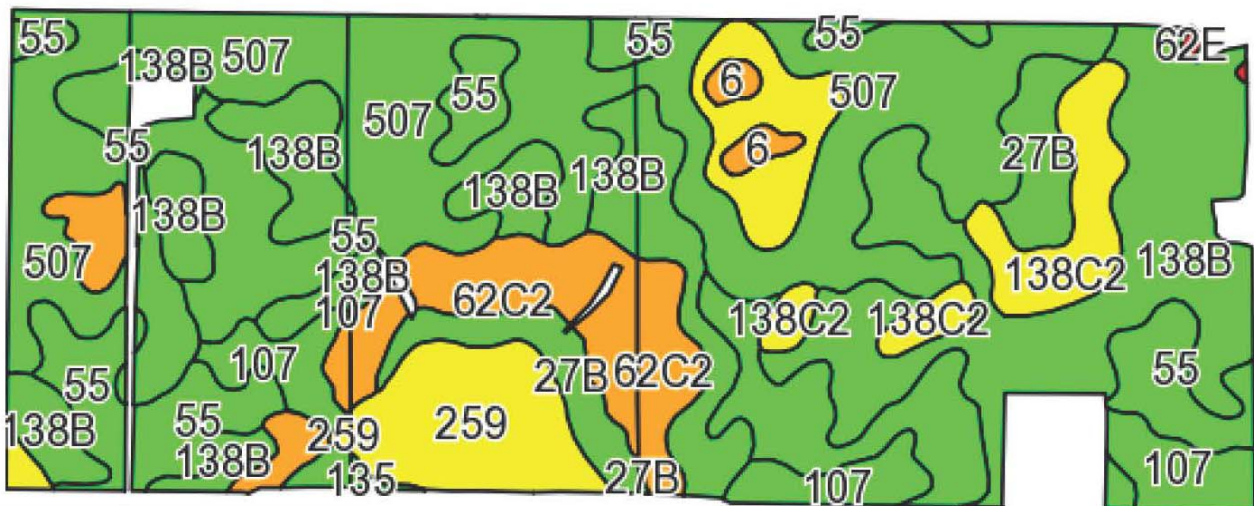
For additional information, contact Marv Huntrods (MarvH@Hertz.ag)

415 S. 11th St., PO Box 500, Nevada, IA 50201-0500
Telephone: 515-382-1500 or 800-593-5263

www.Hertz.ag

The information in this brochure is from sources deemed to be reliable but it cannot be guaranteed by Hertz Real Estate Services, Inc. or its staff.

AERIAL & SOIL MAPS



Maps provided by:



Location: 10-81N-27W
Township: Beaver
Acres: 385.2
Date: 7/18/2013

| Code | Soil Description | Acres | Percent of field | CSR Legend | Non-Irr Class | CSR* |
|------------------|-----------------------------------------------------------------------------|-------|------------------|------------|---------------|------|
| 507 | Canisteo silty clay loam, 0 to 2 percent slopes | 102.1 | 26.6% | | IIw | 82 |
| 138B | Clarion loam, 2 to 5 percent slopes | 100.2 | 26.0% | | IIe | 84 |
| 55 | Nicollet loam, 1 to 3 percent slopes | 63 | 16.3% | | I | 92 |
| 62C2 | Storden loam, 5 to 9 percent slopes, moderately eroded | 28.2 | 7.3% | | IIIe | 53 |
| 259 | Biscay clay loam, 32 to 40 inches to sand and gravel, 0 to 2 percent slopes | 21.1 | 5.5% | | IIw | 77 |
| 107 | Webster silty clay loam, 0 to 2 percent slopes | 18 | 4.7% | | IIw | 87 |
| 138C2 | Clarion loam, 5 to 9 percent slopes, moderately eroded | 16.2 | 4.2% | | IIIe | 66 |
| 27B | Terril loam, 2 to 5 percent slopes | 16.1 | 4.2% | | IIe | 82 |
| 95 | Harpis loam, 0 to 2 percent slopes | 11.6 | 3.0% | | IIw | 64 |
| 6 | Okoboji silty clay loam, 0 to 1 percent slopes | 6.5 | 1.7% | | IIIw | 59 |
| 135 | Coland clay loam, 0 to 2 percent slopes | 1.8 | 0.5% | | IIw | 80 |
| 62E | Storden loam, 14 to 18 percent slopes | 0.4 | 0.1% | | IVe | 30 |
| Weighted Average | | | | | | 80.4 |

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