



**We are Pleased to
Present for Sale**

**Dickey Farm
54.7 Acres m/l
Cedar County, Iowa**

OWNERS:	Paul Dickey								
LOCATION:	From Interstate 80 at the Atalissa Exit (Exit 265): ½ mile south on X46 (Atalissa Road).								
LEGAL DESCRIPTION:	SW ¼ NW ¼ and W 15.8 Acres of the NE ¼ SW ¼, all in Section 24, Township 79 North, Range 3 West of the 5 th P.M., Cedar County, Iowa.								
PRICE & TERMS:	\$314,525 - \$5,750 per acre. 10% upon acceptance of offer and balance at closing.								
POSSESSION:	Negotiable – subject to a 2012 Cash Rent Lease.								
TAXES:	2011-2012, payable 2012-2013 – \$570.00 – net - \$10.62 per acre. There are 53.69 taxable acres.								
FSA INFORMATION:	<table><tr><td>Farm #6209 – Tract #9002</td><td></td></tr><tr><td>Cropland</td><td>37.3 Acres</td></tr><tr><td>Corn Base</td><td>36.8 Acres</td></tr><tr><td>Direct and Counter Cyclical Corn Yield</td><td>128/128 Bushels/Acre</td></tr></table>	Farm #6209 – Tract #9002		Cropland	37.3 Acres	Corn Base	36.8 Acres	Direct and Counter Cyclical Corn Yield	128/128 Bushels/Acre
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Corn Base	36.8 Acres								
Direct and Counter Cyclical Corn Yield	128/128 Bushels/Acre								
AVERAGE CSR:*	ArcView Software indicates a CSR of 63.6 and a CSR2 of 61.1 on the cropland acres. The Cedar County Assessor indicates an average CSR of 50 on the entire farm.								
SCHOOL DISTRICT:	West Liberty Community School District.								
POTENTIAL BUILDING SITE:	There are 5 acres surveyed in the northwest corner of this farm that could potentially be sold as a 5 acre building site.								

*CSR is an index of soil productivity with a range from 5 to 100, the higher the index, the more productive the soil. All acres are more or less.

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PIPELINE:

There is a petroleum pipeline crossing through the northerly portion of this farm.

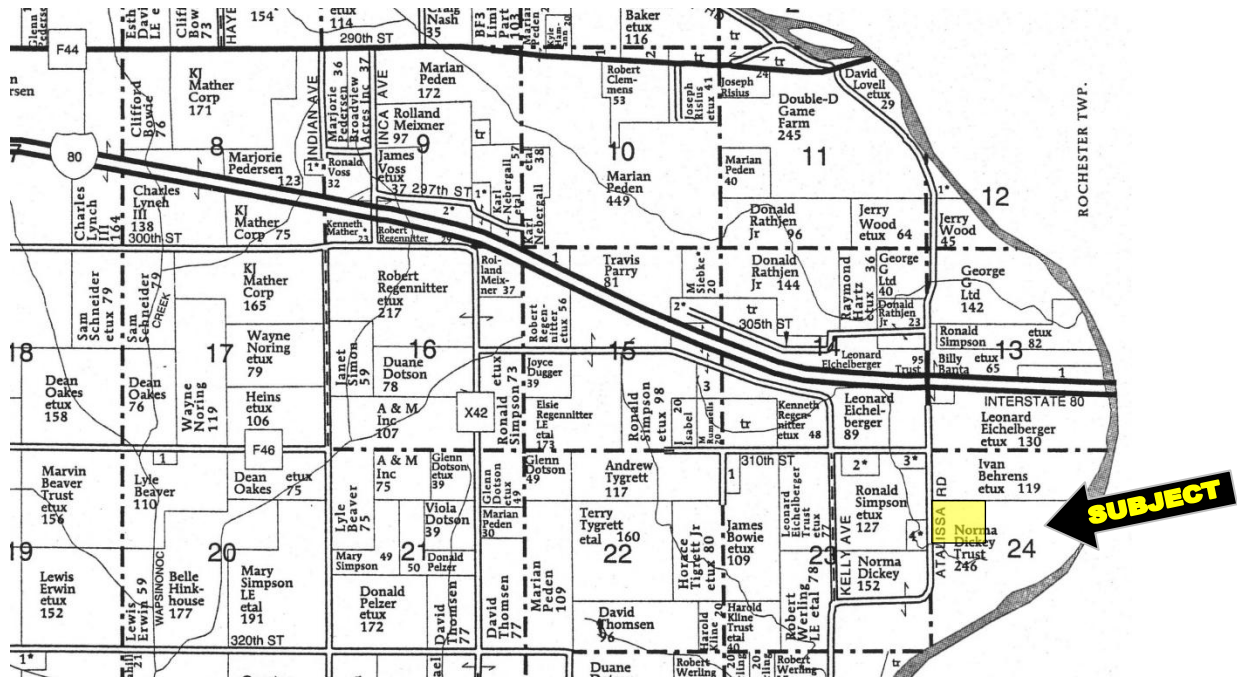
BROKER'S COMMENTS:

This is a good income producing farm located just off of Interstate 80. It includes 37.3 cropland acres with the balance in timber and recreational area. There are 5 acres in the northwest corner that would make a nice building site with some mature oak trees.

PHOTOS



Plat Map



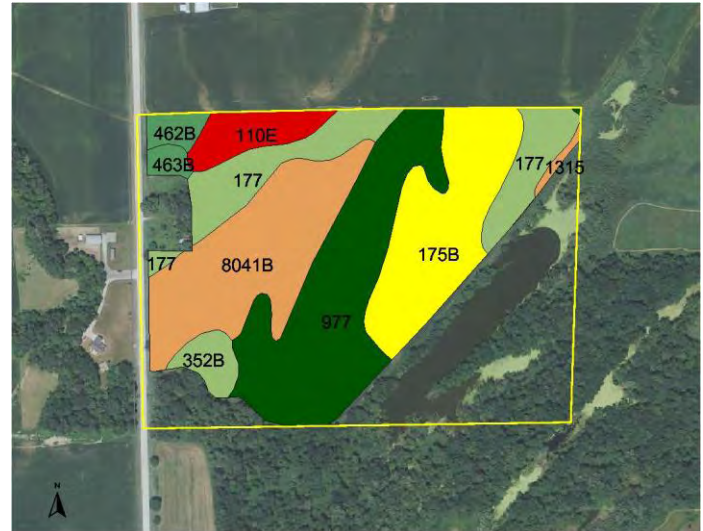
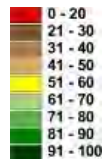
Aerial Map



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CSR MAP

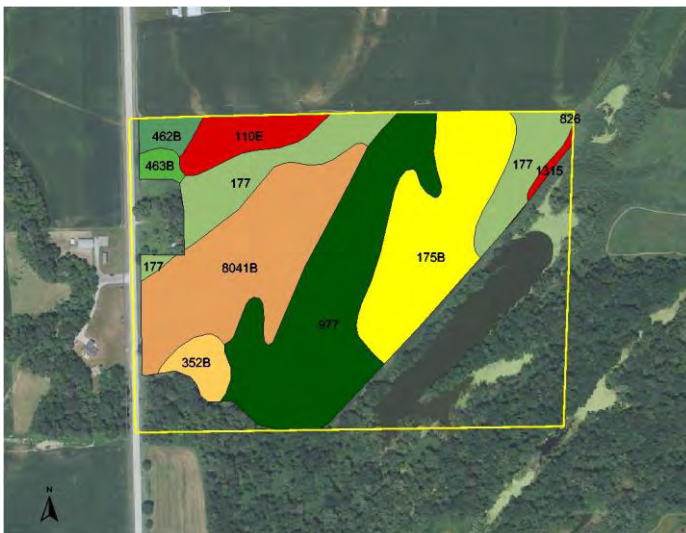
Measured Tillable Acres	37.3	Average CSR	63.6	Soybean Yield	
Soil Label	Soil Name	CSR	Corn Yield		Acres
110E	Lamont fine sandy loam, 9 to 18	17	111	30	1.98
1315	Perks-Spillville complex, 0 to 2 p	34	134	36	0.23
175B	Dickinson fine sandy loam, 2 to 5	56	164	44	7.65
177	Saude loam, 0 to 2 percent slope	64	174	47	5.66
352B	Whittier silt loam, 2 to 5 percent	62	172	46	1.12
462B	Downs silt loam, terrace, 2 to 5 p	85	203	55	0.73
463B	Fayette silt loam, terrace, 2 to 5 p	85	203	55	0.48
8041B	Sparta loamy fine sand, terrace,	40	142	38	8.72
826	Rowley silt loam, 0 to 2 percent s	95	216	58	0.02
977	Richwood silt loam, 0 to 2 percer	95	216	58	10.74



CSR: Calculated using ArcView 3.2 software

CSR is an index of soil productivity with a range from 5 to 100, the higher the index, the more productive the soil.

CSR2 MAP



Measured Tillable Acres	37.3	Ave. CSR2*	61.1			
Soil Label	Soil Name	CSR2	Percent of Field	Non_Irr Class	Acres	
110E	Lamont fine sandy loam, 9 to 18	16	0.5	Vle	2.0	
1315	Perks-Spillville complex, 0 to 2	5	8.1	Vw	0.2	
175B	Dickinson fine sandy loam, 2 to 5	51	0.5	IIle	7.7	
177	Saude loam, 0 to 2 percent slopes	62	2.5	IIIs	5.7	
352B	Whittier silt loam, 2 to 5 percent	49	0.6	Ile	1.1	
462B	Downs silt loam, terrace, 2 to 5	83	1.4	Ile	0.7	
463B	Fayette silt loam, terrace, 2 to 5	79	1.8	Ile	0.5	
8041B	Sparta loamy fine sand, terrace, 1 to 5	38	1.9	IVs	8.7	
826	Rowley silt loam, 0 to 2 percent slopes	71	1.2	I	0.0	
977	Richwood silt loam, 0 to 2 percent	95	0.8	I	10.7	

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.

REID #: 010-1354-1

WE ARE PLEASED TO OFFER THESE SERVICES

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