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WE ARE PLEASED TO PRESENT

259.3 ACRES M/L CHICKASAW COUNTY, IOWA

OWNER: Summit Farms, LLC & RTS Farms, LLC

LOCATION: Midway between Charles City and New Hampton

LEGAL: N ½ SE ¼ (EX PARC) S ½ NE ¼ and SW ¼ EX PARCEL B, Section 32, Township 96 North, Range 14 West, less 11.7 acres in the SE ¼ of the SW ¼ and less 16.36 acres m/l. Exact legal being determined.

PRICE/TERMS: \$1,686,300 (\$6,503.28 per acre)
10% with offer and balance in cash at closing.

RE TAXES: 2010-2011, payable 2011-2012 - \$4,430 net, on 259.3 taxable acres, \$17.08 per acre (estimated after recent 11.7 acre and 16.36 acre splits). Being determined.

POSSESSION: Negotiable. Subject to current lease.

SCHOOL DIST: Charles City School District

FSA INFO: #7468, Tract #'s 10151 and 7942

*Farm combined with other parcel's information

Crop	Base Acres	DP Yield	CCP Yield
Corn	100.8	100	130
Soybeans	55.6	36	43
Oats	17.5	52	52
Total Cropland	*213.6 of which 27.2 acres m/l enrolled in CRP		

AVERAGE CSR: 70.1 Per AgriData on entire property.

CURRENT LEASE: One year lease 2012 crop year only.
Terms available upon request.

BUILDINGS: None

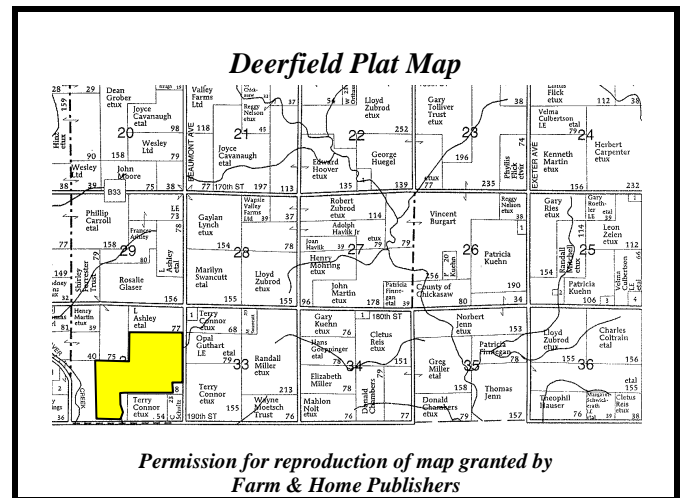
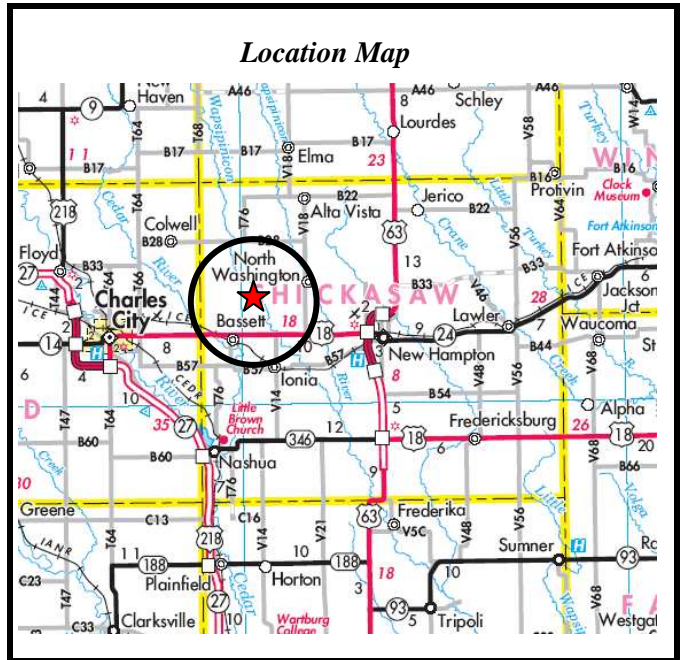
CONSERVATION RESERVE PROGRAM (CRP) CONTRACTS:

Contract #	Acres	Practice	Annual Payment	Payment/Acre	Contract Expiration
621D	20.40	CP 21 & 22	\$3,162.00	\$155.00	September 2012
1927D	3.30	CP21	\$535.00	\$162.13	September 2019
1714E	3.50	CP8A	\$543.00	\$155.0	September 2013

GRAIN STORAGE: None

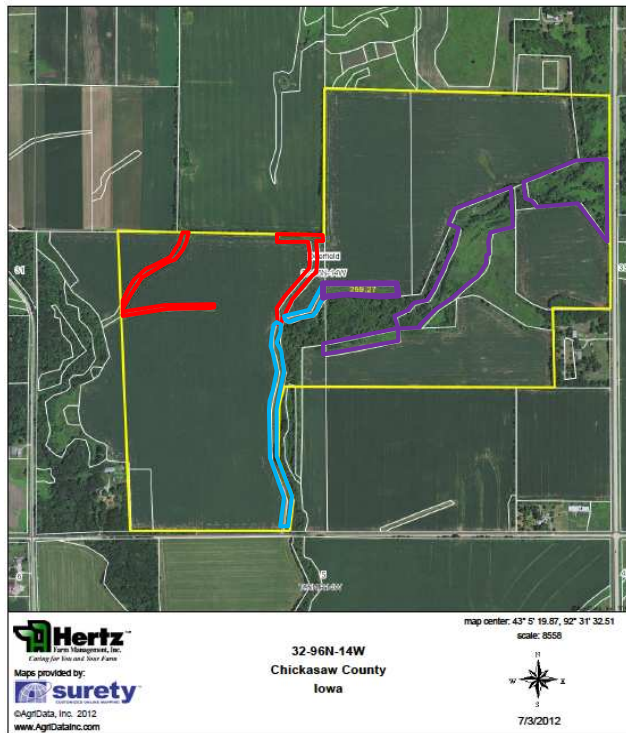
WELL: None

HIGHLY ERODIBLE CLASSIFICATION: 79.67 acres are classified as Highly Erodible Land (HEL), the remaining acres are classified as either Unidentified Highly Erodible Land (UHEL) or Non Highly Erodible Land (NHEL).

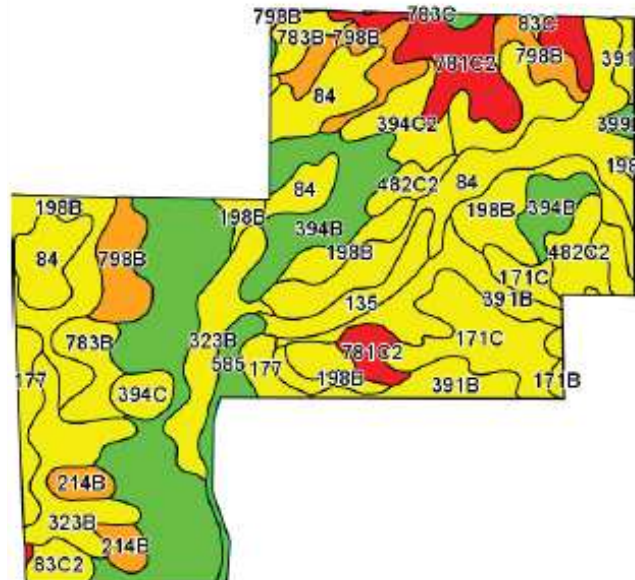


The information gathered for this brochure is from sources deemed reliable, but cannot be guaranteed by Hertz Farm Management, Inc. or its staff. REID#050-651-1

Aerial – Tile and Soils Maps



Entire Property



Soils Chart based on tillable acres only.

Code	Soil Description	Acres	Percent of field	CSR Legend	Non-Irr Class	CSR	Bromegrass alfalfa	Bromegrass alfalfa hay	Corn	Kentucky bluegrass	Oats	Smooth bromegrass	Soybeans
394B	Ostrander loam, 2 to 5 percent slopes	48	22.9%		Ille	84	7.8	6.4	199	3.7	80	6.2	54
198B	Floyd loam, 1 to 4 percent slopes	21.5	10.3%		Ilw	74	7.5	5.7	186	3.6	74	6	50
84	Clyde clay loam, 0 to 3 percent slopes	17.6	8.4%		Ilw	74	7.3	4.2	186	3.4	74	5.8	50
323B	Terrill loam, sandy substratum, 2 to 5 percent slopes	17.2	8.2%		Ille	71	6.9	5.6	182	3.3	73	5.5	49
781C2	Lourdes loam, 5 to 9 percent slopes, moderately eroded	16.5	7.9%		Ille	36	5.6	4.6	135	2.7	54	4.5	36
391B	Clyde-Floyd complex, 1 to 4 percent slopes	15.8	7.5%		Ilw	72	7.3	4.7	183	3.4	73	5.8	49
798B	Provim loam, 1 to 4 percent slopes	15.8	7.6%		Ille	56	6.3	4.8	162	3	65	5	44
171C	Bassett loam, 5 to 9 percent slopes	13.7	6.5%		Ille	64	7.1	5.9	172	3.5	69	5.7	46
783B	Cresco loam, 2 to 5 percent slopes	8.5	4.1%		Ille	66	6.5	5.3	175	3.1	70	5.2	47
482C2	Racine loam, 5 to 9 percent slopes, moderately eroded	6.9	3.3%		Ille	62	6.8	5.5	170	3.2	68	5.4	46
394C2	Ostrander loam, 5 to 9 percent slopes, moderately eroded	6.4	3.1%		Ille	67	7.3	5.9	176	3.4	70	5.8	48
394C	Ostrander loam, 5 to 9 percent slopes	5	2.4%		Ille	69	7.5	6.1	179	3.6	72	6	48
177	Saunder loam, 0 to 2 percent slopes	4.6	2.2%		Ille	82	5.5	4.5	170	2.6	68	4.4	46
214B	Rockton loam, 20 to 30 inches to limestone, 2 to 5 percent slopes	4.4	2.1%		Ille	57	5.3	4.3	163	2.5	65	4.2	44
83C2	Kenyon loam, 5 to 9 percent slopes, moderately eroded	3.2	1.5%		Ille	67	7.5	6.2	176	3.6	70	6	48
781B	Lourdes loam, 2 to 5 percent slopes	1.9	0.9%		Ille	61	6	5	168	2.9	67	4.8	45
171B	Bassett loam, 2 to 5 percent slopes	0.6	0.3%		Ille	79	7.5	6.2	193	3.6	77	6	52
83B	Kenyon loam, 2 to 5 percent slopes	0.6	0.3%		Ille	84	8	6.5	199	3.8	80	6.4	54
83C	Kenyon loam, 5 to 9 percent slopes	0.5	0.2%		Ille	69	7.8	6.3	179	3.7	72	6.2	48
214C	Rockton loam, 20 to 30 inches to limestone, 5 to 9 percent slopes	0.2	0.1%		Ille	38	5	4.1	137	2.4	55	4	37
585	Coland-Spillville complex, 0 to 2 percent slopes	0.1	0.0%		Ilw	85	7.1	4.7	201	3.5	80	5.7	54
783C	Cresco loam, 5 to 9 percent slopes	0.1	0.1%		Ille	46	6.3	5.1	148	3	59	5	40
Weighted Average						68.9	7	5.4	178.8	3.3	71.6	5.6	48.2

Tillable Only

