



**340 Tower Park Drive P.O. Box 2396
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WE ARE PLEASED TO PRESENT

237 ACRES M/L BUTLER COUNTY, IOWA

OWNER: Dumont Farms L.C.

LOCATION: 1-1/4 mile south of Dumont

LEGAL: S 1/2 NE 1/4 and SE 1/4 Section 5, Township 91 North,
Range 18 West of the 5th P.M.

PRICE/TERMS: \$1,400,000 (\$5,907 per acre)
10% with offer and balance in cash at closing.

RE TAXES: 2010-2011, payable 2011-2012 - \$5,004 net, on 237
taxable acres, \$21.11 per acre.

POSSESSION: Negotiable

SCHOOL DIST: Hampton/Dumont School District

FSA INFO: #3743 (Combined with other acres)

| <u>Crop</u> | <u>Est. Base Acres</u> | <u>Direct Payment Yield</u> | <u>Counter Cyclical Payment Yield</u> |
|----------------|----------------------------|---------------------------------|---|
| Corn | 117.2 | 113 | 113 |
| Beans | 0.2 | 29 | 29 |
| Oats | 1.8 | 57 | 57 |
| Total Cropland | 213.8 | Less CRP Cropland 92.6 | |
| Net Cropland | 121.2 | | |

CONSERVATION RESERVE PROGRAM CONTRACTS:

| <u>Contract#</u> | <u>Tract#</u> | <u>Acres</u> | <u>Payment/ Acre</u> | <u>Annual Payment</u> | <u>Expiration Date</u> |
|------------------|---------------|--------------|--------------------------|---------------------------|----------------------------|
| 781B | 153 | 7.5 | \$ 84.50 | \$ 634 | 2012 |
| 1564D | 151 | 33.5 | 109.00 | 3,652 | 2015 |
| 2056C | 151 | 33.0 | 163.27 | 5,388 | 2016 |
| 2057B | 153 | 2.1 | 168.94 | 355 | 2016 |
| 3652 | 151 | 15.8 | 240.43 | 3,799 | 2021 |
| 3654 | 151 | 0.7 | 243.60 | 171 | 2021 |
| | | 92.6 | \$151.18 | \$13,999 | |

HIGHLY ERODIBLE: 40 acres are classified as
Highly Erodible Land (HEL), 97 acres are classified as
Non-Highly Erodible Land (NHEL).

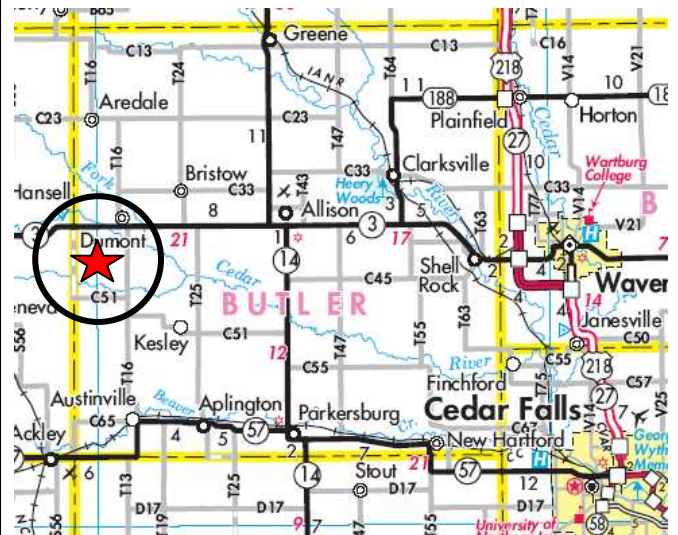
AVERAGE CSR: 65.1 Per AgriData

CURRENT LEASE: Open

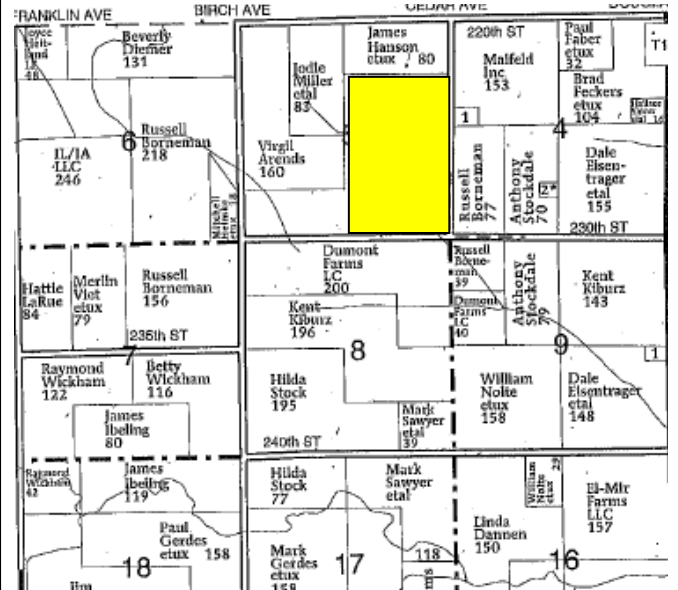
BUILDINGS: None

GRAIN STORAGE: None

Location Map

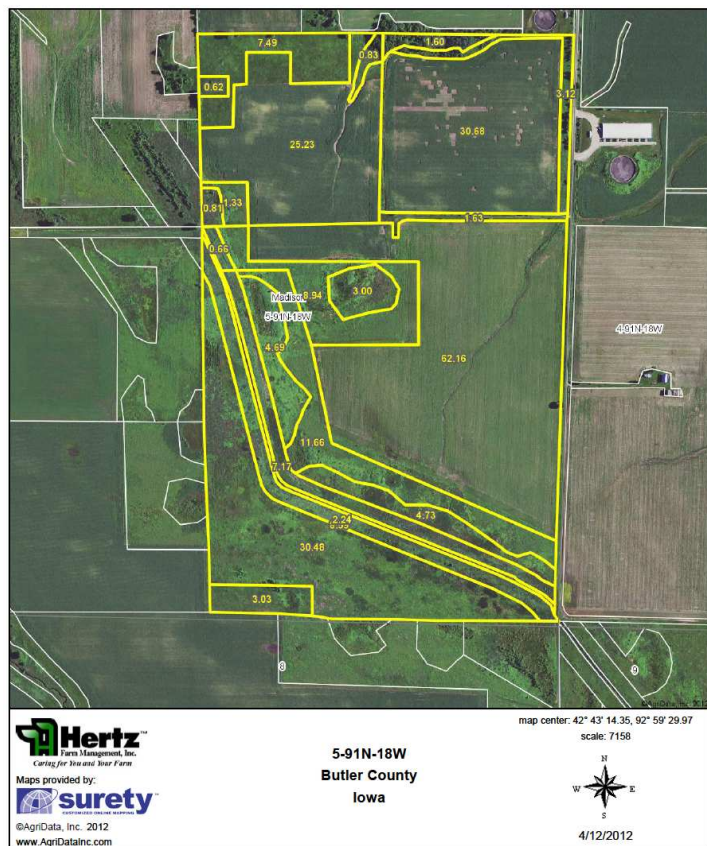


Madison Township



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Aerial – FSA and Soils Maps



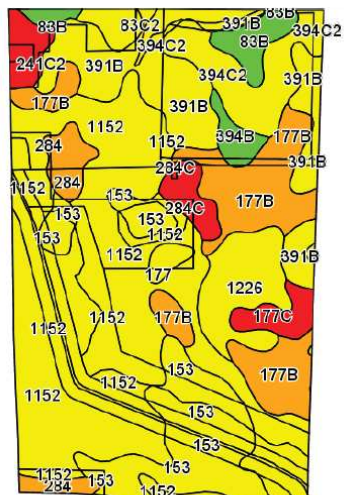
State: Iowa
County: Butler
Location: 5-91N-18W
Township: Madison
Acres: 220.69
Date: 4/12/2012

Hertz Farm Management, Inc.
Caring for You and Your Farm



Maps provided by:

surety
©AgriData, Inc. 2012



| Code | Soil Description | Acres | Percent of field | CSR Legend | Non-Irr Class | Irr Class | CSR | Corn | Soybeans |
|------------------|--|-------|------------------|------------|---------------|-----------|------|-------|----------|
| 1152 | Marshan clay loam, 0 to 2 percent slopes | 87 | 39.4% | | IIw | | 68 | 181 | 49 |
| 153 | Shandep clay loam, 0 to 1 percent slopes | 27 | 12.2% | | IIIw | | 60 | 170 | 46 |
| 391B | Clyde-Floyd complex, 1 to 4 percent slopes | 26.7 | 12.1% | | IIw | | 72 | 186 | 50 |
| 177B | Saude loam, 2 to 5 percent slopes | 25.7 | 11.7% | | Ile | | 58 | 167 | 45 |
| 394C2 | Ostrander loam, 5 to 9 percent slopes, moderately eroded | 12.6 | 5.7% | | IIle | | 68 | 181 | 49 |
| 1226 | Lawler loam, 24 to 40 inches to sand and gravel, 0 to 2 percent slopes | 11.8 | 5.3% | | Ils | | 72 | 157 | 43 |
| 83B | Kenyon loam, 2 to 5 percent slopes | 5.7 | 2.6% | | Ile | | 85 | 204 | 55 |
| 284 | Flagler sandy loam, 0 to 2 percent slopes | 5.6 | 2.6% | | IIIs | | 55 | 163 | 44 |
| 177C | Saude loam, 5 to 9 percent slopes | 3.9 | 1.8% | | IIle | | 38 | 140 | 38 |
| 284C | Flagler sandy loam, 5 to 9 percent slopes | 3.9 | 1.8% | | IIle | | 30 | 130 | 35 |
| 241C2 | Saude-Burkhardt complex, 2 to 9 percent slopes, moderately eroded | 3.8 | 1.7% | | IVe | Ile | 33 | 134 | 36 |
| 394B | Ostrander loam, 2 to 5 percent slopes | 2.8 | 1.3% | | Ile | | 85 | 204 | 55 |
| 83C2 | Kenyon loam, 5 to 9 percent slopes, moderately eroded | 2.6 | 1.2% | | IIle | | 68 | 181 | 49 |
| 177 | Saude loam, 0 to 2 percent slopes | 1.6 | 0.7% | | Ils | | 63 | 174 | 47 |
| Weighted Average | | | | | | | 65.1 | 175.5 | 47.4 |

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

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