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**WE ARE PLEASED TO PRESENT**

**96 ACRES M/L  
HOWARD COUNTY, IOWA**

**OWNER:** Kristy Kay and Alan W. Kerner

**LOCATION:** Approximately ½ mile East and 3 miles South of Chester.

**LEGAL:** W ½ NE ¼ and E ¼ E ½ NW ¼ Section 35 Township 100 North, Range 13 West of the 5<sup>th</sup> P.M., Howard County, IA excluding old building site of approximately 2 acres to be surveyed out.

**PRICE/TERMS:** \$787,200.00 (\$8,200 per acre)  
10% with offer and balance in cash at closing

**RE TAXES:** 2010-2011 payable 2011-2012 -\$1,982.00 estimated, on 94 taxable acres, \$21.08 per acre.

**POSSESSION:** Negotiable. Subject to Cash Rent lease for 2012.

**SCHOOL DIST:** Riceville Community School District

**FSA INFO: #3567 – TRACT #564**

<u>Crop</u>	<u>Base Acres Est</u>	<u>DP Yield</u>	<u>CCP Yield</u>
Corn	45.4	119	144
Soybeans	48.5	33	39
Total Base Acres	93.9		

\*Farm combined with other parcel. Above estimate subject to change based on FSA calculations at time of split.

**AVERAGE CSR:** 74.2 Per AgriData

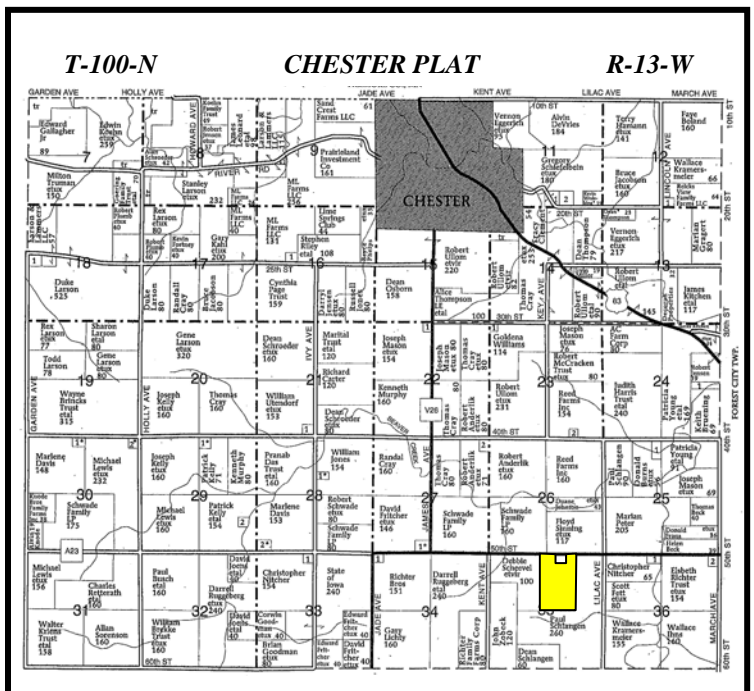
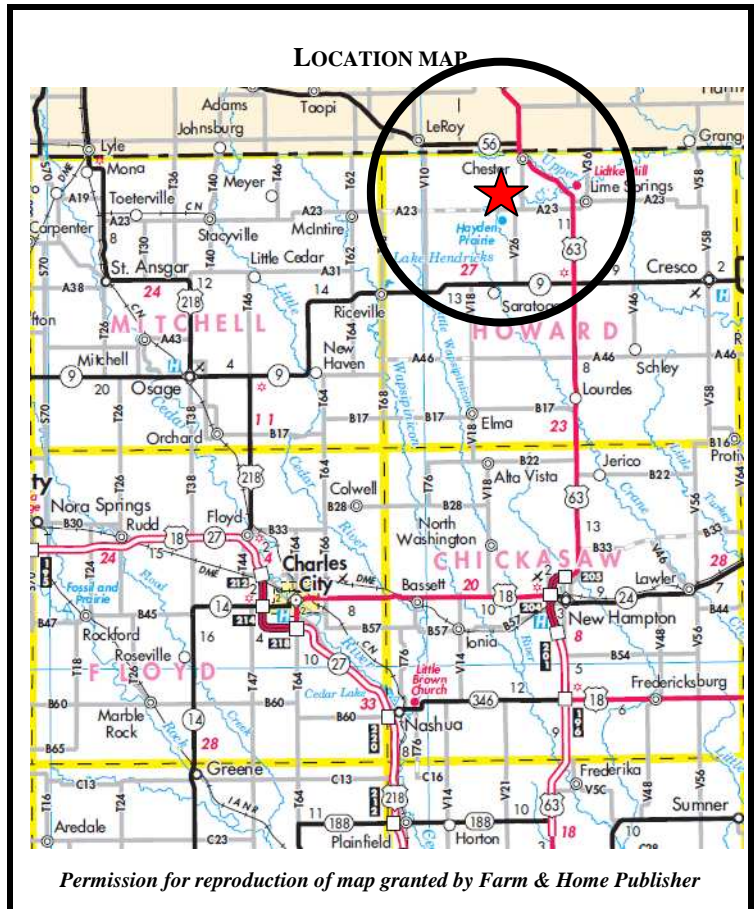
**BUILDINGS:** None

**WELL:** None

**GRAIN STORAGE:** None

**HIGHLY ERODIBLE CLASSIFICATION:** All land is classified as Non-Highly Erodible Land (NHEL).

**COMMENTS:** Good quality well cared for northern Iowa farm. Property currently under a wind turbine option agreement with Eco-Vista Wind LLC.

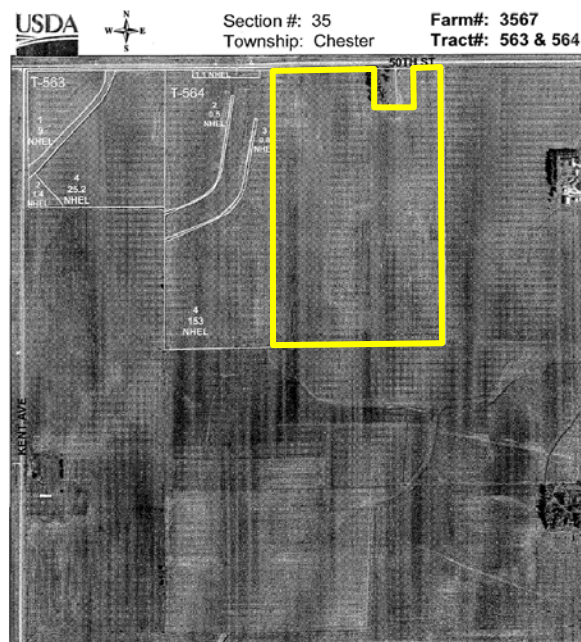


The information gathered for this brochure is from sources deemed reliable, but cannot be guaranteed by Hertz Farm Management, Inc. or its staff.  
REID#050-0662

# Aerial – FSA Aerial - Soils Map

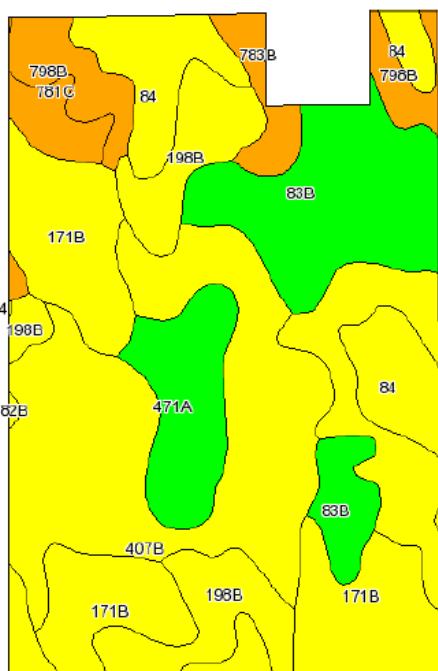


*FSA Aerial-  
Yellow outlined area is  
estimated 96 acres m/l  
listed for sale.*



**Legend**  
Field Boundary  
Wetland Determination Identifiers  
1 inch equals 660 feet  
Prepared by Howard Co FSA  
Map Printed: October 26, 2010

Wetland Determination Identifiers  
● Restricted Use  
▽ Limited Restrictions  
■ Exempt from Conservation Compliance Provisions  
Disclaimer: Wetland identifiers do not represent the size, shape or specific determination of the area. Refer to your original determination (CPA-026 and attached maps) for exact wetland boundaries and determinations or contact NRCS.



State: Iowa  
County: Howard  
Location: 035-100N-013W  
Township: Chester  
Acres: 96.1  
Date: 12/8/2011

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



Maps provided by:  
**surety**  
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Code	Soil Description	Acres	Percent of field	CSR Legend	Non-Irr Class	CSR	Com	Soybeans
407B	Schley silt loam, 1 to 4 percent slopes	23.2	24.1%		IIw	70	179	48
198B	Floyd loam, 1 to 4 percent slopes	17.3	18.0%		IIw	78	189	51
171B	Bassett loam, 2 to 5 percent slopes	17.1	17.8%		IIe	78	189	51
83B	Kenyon loam, 2 to 5 percent slopes	13.8	14.4%		IIe	83	196	53
84	Clyde silty clay loam	9.7	10.1%		IIw	73	183	49
798B	Protivin loam, 1 to 4 percent slopes	6.8	7.0%		IIw	55	158	43
471A	Oran loam, 0 to 2 percent slopes	6.2	6.4%		I	83	196	53
781C	Lourdes loam, 5 to 9 percent slopes	1.9	2.0%		IIe	40	138	37
482B	Racine loam, 2 to 5 percent slopes	0.1	0.1%		IIe	78	189	51
Weighted Average						74.2	184.1	49.6

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