



**340 Tower Park Drive P.O. Box 2396
Waterloo, IA 50704-2396
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WE ARE PLEASED TO PRESENT

**112.87 ACRES M/L
FLOYD COUNTY, IOWA**

OWNER: Summit Farms, LLC ½ & RTS Farms, LLC ½

LOCATION: Four miles Northeast of Charles City.

LEGAL: N ½ SE SW, W ½ SE EX HY & Parcels & NE SW EX HY & Parcel S16-T96N-R15W

PRICE/TERMS: \$836,000 (\$7,407 per acre)
10% with offer and balance in cash at closing

RE TAXES: 2010-2011 payable 2011-2012 - \$2,026 net on 112.87 taxable acres, \$17.95 per acre.

POSSESSION: Negotiable

SCHOOL DIST: Charles City Community Schools

FSA INFO: #6897 Tract #1590

Crop	Base Acres	DP Yield	CCP Yield
Corn	63.0	112	112
Soybeans	37.4	34	34
Total Cropland	106.7		

AVERAGE CSR: 69.9 Per AgriData
69.5 Tillable Only

CURRENT LEASE: There are no current leases in place.

BUILDINGS: None

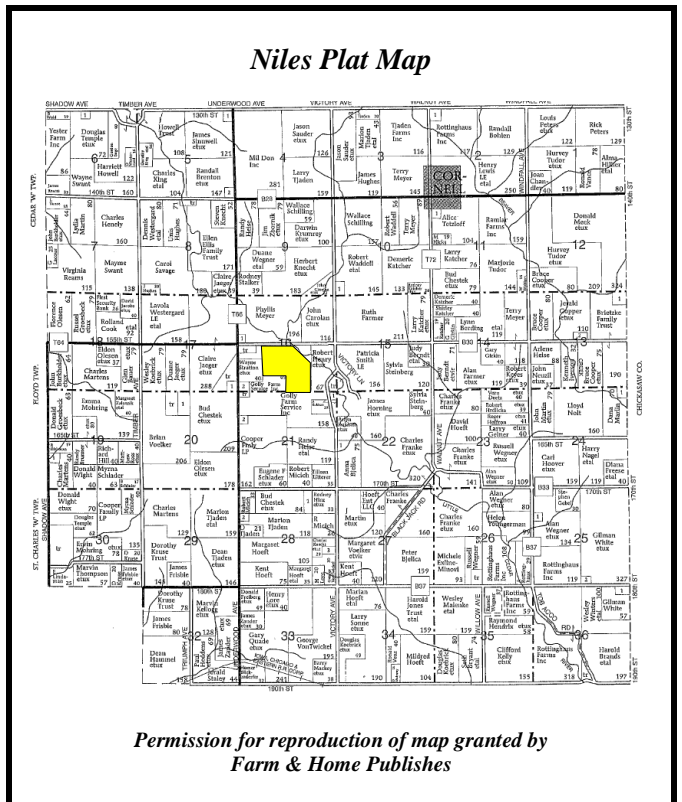
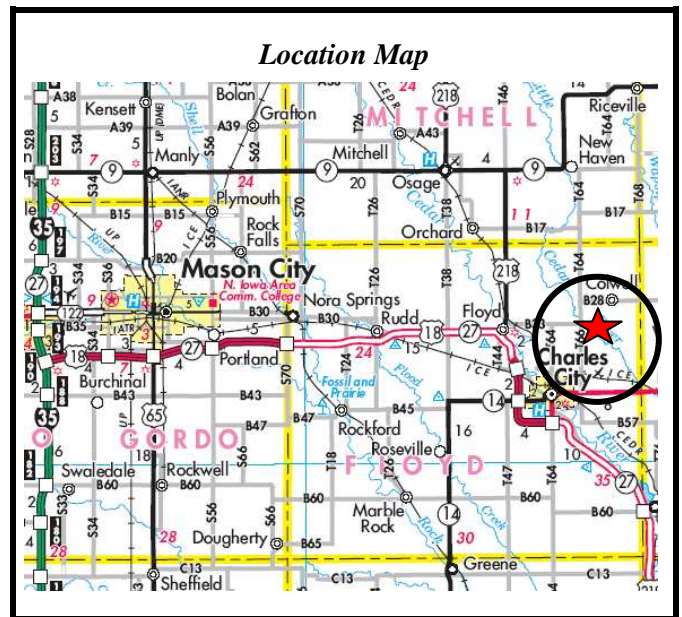
GRAIN STORAGE: None

WELL: None

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

CERTIFIED WETLAND DETERMINATION:

Yes, there has been a classified wetlands determination. The 4.2 acre of timber located in the southeast corner of farm are the only certified wetlands.

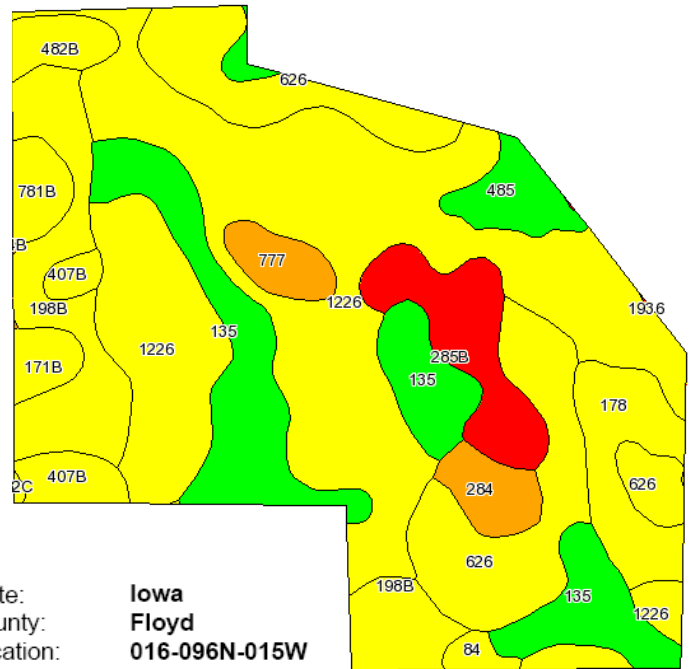
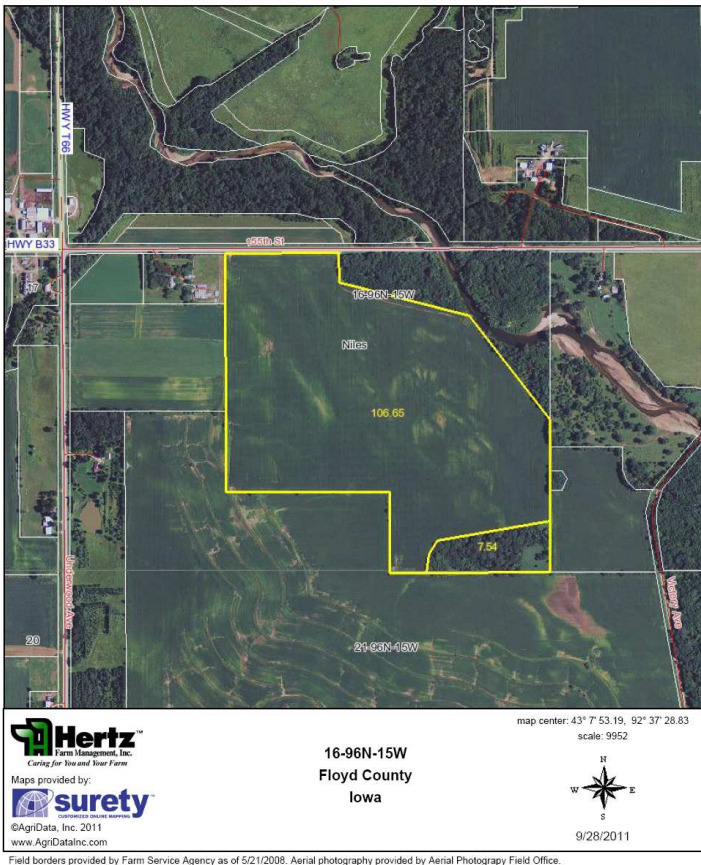


The information gathered for this brochure is from sources deemed reliable, but cannot be guaranteed by Hertz Farm Management, Inc. or its staff.

REID #050-0646

Aerial and Soils Maps

Entire Property



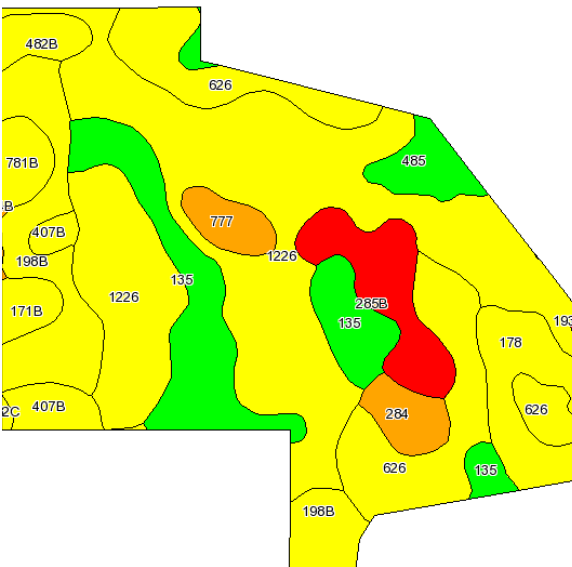
State: Iowa
County: Floyd
Location: 016-096N-015W
Township: Niles
Acres: 106.7
Date: 9/30/2011



Maps provided by:



Tillable Only



Soils Chart based on tillable only acres.

Code	Soil Description	Acres	Percent of field	CSR Legend	Non-Irr Class	Irr Class	CSR	Corn	Soybeans
1226	Lawler loam, 24 to 40 inches to sand and gravel, 0 to 2 percent slopes	42.3	37.5%		IIIs		71	182	50
626	Hayfield loam, 0 to 2 percent slopes, rarely flooded	16.1	14.3%		IIIs		66	174	47
135	Coland clay loam, 0 to 2 percent slopes	16	14.2%		IIw		80	193	52
198B	Floyd loam, 1 to 4 percent slopes	11.6	10.3%		IIw		74	185	50
285B	Burkhardt sandy loam, 2 to 5 percent slopes	5.8	5.1%		IIIs	Ile	25	119	32
178	Waukee loam, 0 to 2 percent slopes	5.4	4.8%		IIIs		79	192	52
485	Spillville loam, 0 to 2 percent slopes	3.1	2.7%		IIw		92	209	56
407B	Schley silt loam, 1 to 4 percent slopes	2.4	2.2%		IIw		69	178	48
284	Flagler sandy loam, 0 to 2 percent slopes	2.3	2.0%		IIIs		50	153	41
777	Wapsie loam, 0 to 2 percent slopes	2	1.8%		IIIs		58	163	44
781B	Loures loam, 2 to 5 percent slopes	1.8	1.6%		Ile		60	166	45
482B	Racine loam, 2 to 5 percent slopes	1.8	1.6%		Ile		79	192	52
171B	Bassett loam, 2 to 5 percent slopes	1.4	1.3%		Ile		79	192	52
84	Clyde silty clay loam, 0 to 3 percent slopes	0.7	0.6%		IIw		77	189	51
482C	Racine loam, 5 to 9 percent slopes	0.1	0.1%		Ile		64	171	46
Weighted Average							69.9	180	48.9

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