



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

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

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

LOCATION: Four miles Northeast of Charles City

LEGAL: E ½ NW ¼ S24-T96N-R15W

PRICE/TERMS: \$550,000 (\$6,962 per acre)
10% with offer and balance in cash at closing

RE TAXES: 2010-2011 payable 2011-2012 - \$1,236 net,
on 79 taxable acres, \$15.65 per acre.

POSSESSION: Negotiable

SCHOOL DIST: Charles City Community Schools

FSA INFO: #6897, Tract #11575

Crop	Base Acres	DP Yield	CCP Yield
Corn	26.8	107	131
Soybeans	6.8	36	43
Total Cropland	63.8		

AVERAGE CSR: 74.1 Per AgriData
73.6 Tillable Only

CURRENT LEASE: There are no current leases in place.

BUILDINGS: None

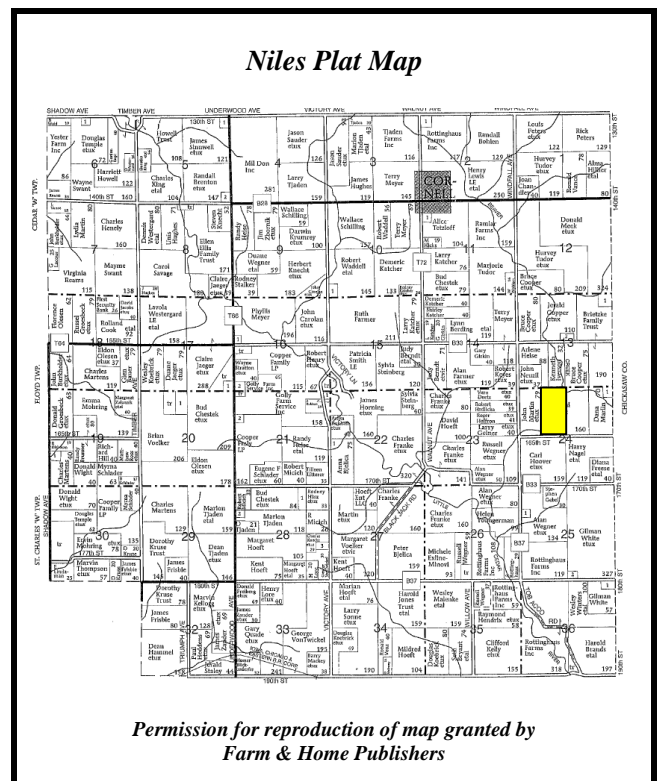
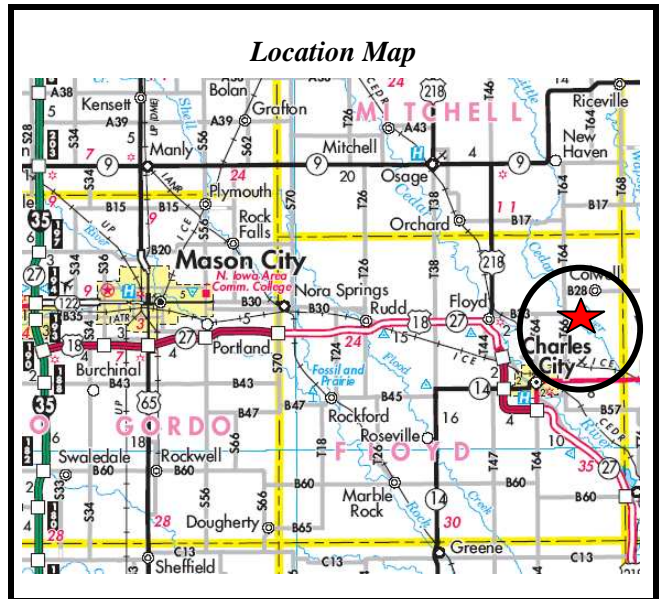
GRAIN STORAGE: None

WELL: None

CERTIFIED WETLANDS DETERMINATION:

Yes, there has been a Certified Wetlands Determination. The 11.2 acres of timber located in the Southwest corner of farm are the only certified wetlands.

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

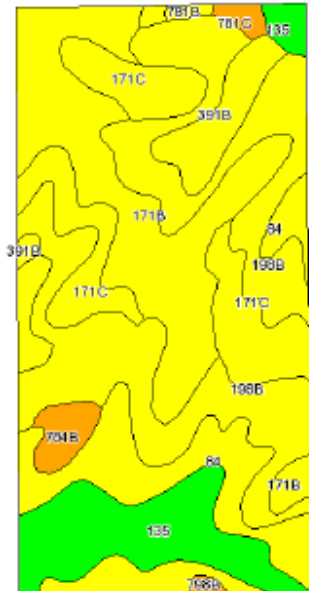


The information gathered for this brochure is from sources deemed reliable, but cannot be guaranteed by Hertz Farm Management, Inc. or its staff.

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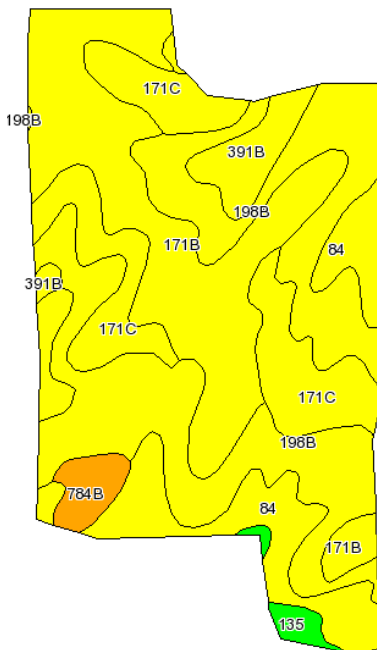
Aerial and Soils Maps

Entire Property



State: Iowa
County: Floyd
Location: 024-096N-015W
Township: Niles
Acres: 63.8
Date: 9/30/2011

Tillable Only



Soils Chart based on tillable only acres.

Code	Soil Description	Acres	Percent of field	CSR Legend	Non-Irr Class	CSR	Corn	Soybeans
198B	Floyd loam, 1 to 4 percent slopes	22.4	35.0%		IIw	74	185	50
171B	Bassett loam, 2 to 5 percent slopes	16.9	26.4%		IIe	79	192	52
171C	Bassett loam, 5 to 9 percent slopes	10.6	16.7%		IIle	64	171	46
84	Clyde silty clay loam, 0 to 3 percent slopes	9	14.2%		IIw	77	189	51
391B	Clyde-Floyd complex, 1 to 4 percent slopes	2.6	4.2%		IIw	73	184	50
784B	Riceville silt loam, 1 to 4 percent slopes	1.5	2.3%		IIw	50	153	41
135	Coland clay loam, 0 to 2 percent slopes	0.8	1.2%		IIw	80	193	52
Weighted Average						73.6	184.4	49.8

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