



**340 Tower Park Drive P.O. Box 2396  
Waterloo, IA 50704-2396  
Ph: 319-234-1949 • Fax: 319-234-2060**

**WE ARE PLEASED TO PRESENT**

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

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

**LOCATION:** One mile East of Charles City

**LEGAL:** Par "D" S ½ NE ¼ EX PAR, PT NE SE  
Section 27, Township 95 North, Range 15 West and PT  
SW NW & NW SW Section 26, Township 95 North,  
Range 15 West

**PRICE/TERMS:** \$638,000 (\$6,262.00 per acre)  
10% with offer and balance in cash at closing

**RE TAXES:** 2011-2012 payable 2012-2013 - \$1,668 net,  
on 101.89 taxable acres, \$16.37 per acre.

**POSSESSION:** Negotiable

**SCHOOL DIST:** Nashua - Plainfield

**FSA INFO:** #6868, Tract #'s 8451, 11640 AND 11642

<u>Crop</u>	<u>Base Acres</u>	<u>DP Yield</u>	<u>CCP Yield</u>
Corn	40.3	103	111
Soybeans	56.4	27	33
Total Cropland	100 of which 3 ac. are enrolled in CRP		

**AVERAGE CSR:** 59.7 Per AgriData

**CURRENT LEASE:** There are no current leases in place.

**BUILDINGS:** None

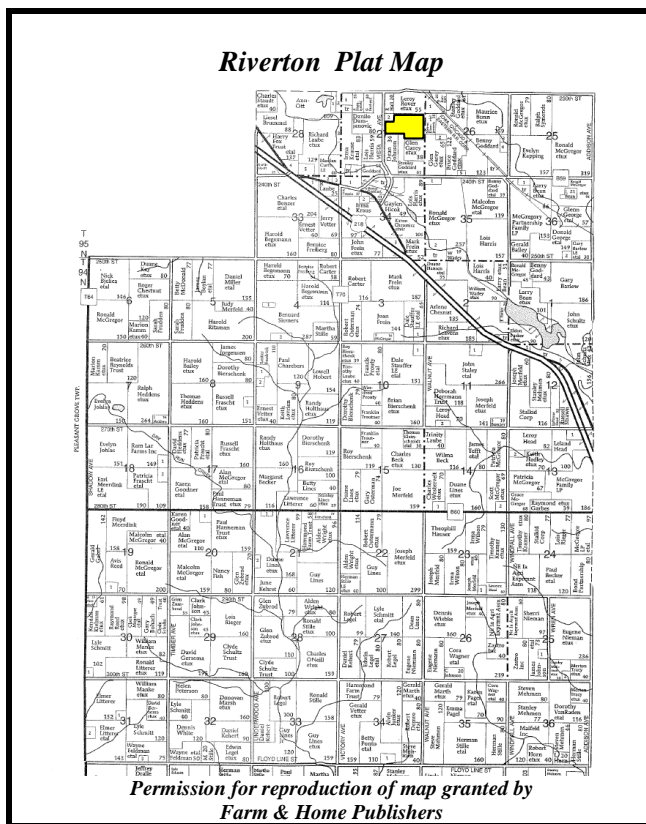
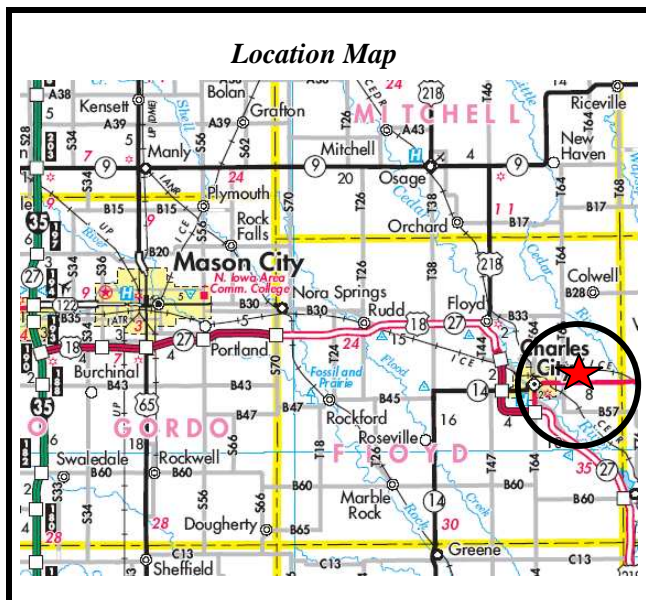
**GRAIN STORAGE:** None

**WELL:** None

**CONSERVATION RESERVE PROGRAM:**

Contract # 1223C – 3 acres – Annual Payment \$391.32 –  
Payment Per Acre \$130.44 – Contract Expiration –  
Sept. 2013.

**HIGHLY ERODIBLE CLASSIFICATION:** 98.89 acres are  
classified as Non Highly Erodible Land (NHLE) and 3  
acres in CRP are classified as Highly Erodible Land  
(HEL).

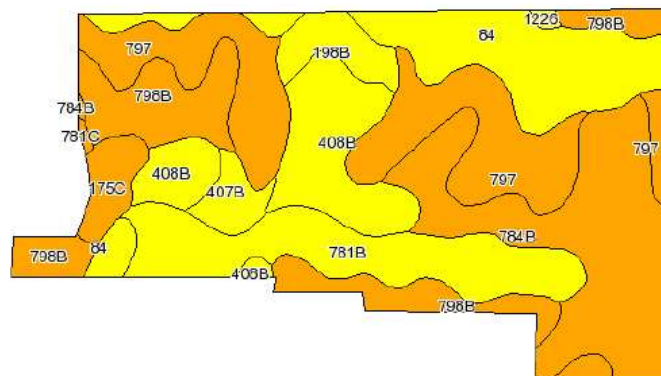
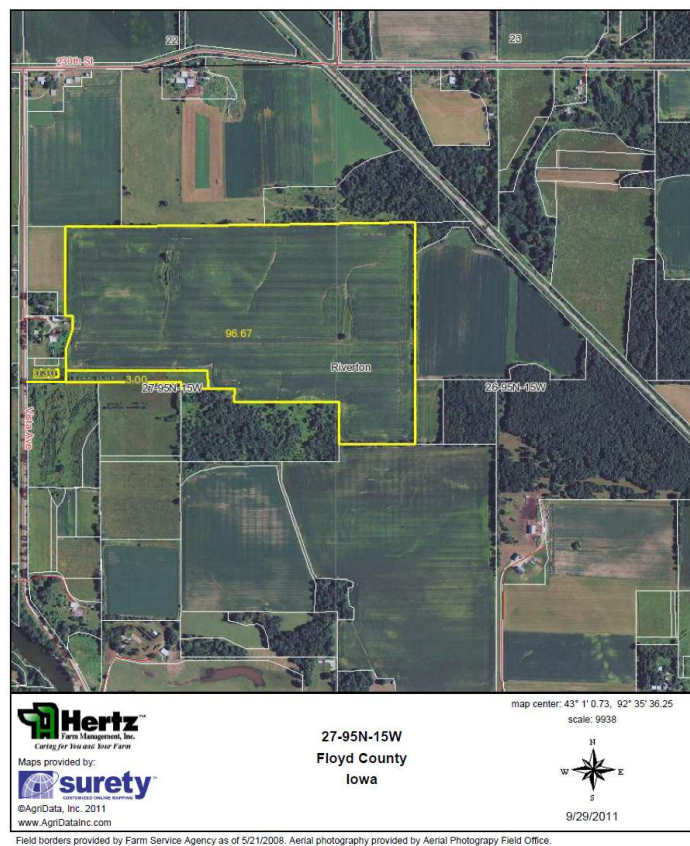


*The information gathered for this brochure is from  
sources deemed reliable, but cannot be guaranteed by  
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REID #050-0649

# Aerial and Soils Maps

## Entire Property



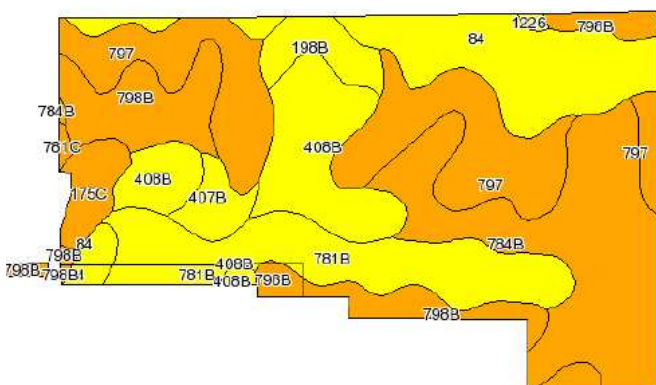
State: Iowa  
County: Floyd  
Location: 027-095N-015W  
Township: Riverton  
Acres: 100  
Date: 9/30/2011



Maps provided by:  
surety  
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## Tillable Only

Soils Chart based on tillable only acres.



Code	Soil Description	Acres	Percent of field	CSR Legend	Non-Irr Class	CSR	Corn	Soybeans
797	Jamestown silty clay loam, 0 to 2 percent slopes	19.8	19.8%		IIw	55	159	43
784B	Riceville silt loam, 1 to 4 percent slopes	19.8	19.8%		IIw	50	153	41
84	Clyde silty clay loam, 0 to 3 percent slopes	14.2	14.2%		IIw	77	189	51
781B	Lourdes loam, 2 to 5 percent slopes	13.7	13.7%		IIe	60	166	45
798B	Protwin clay loam, 1 to 4 percent slopes	12.5	12.5%		IIw	55	159	43
408B	Olin sandy loam, 2 to 6 percent slopes	11.7	11.7%		IIe	67	175	47
198B	Floyd loam, 1 to 4 percent slopes	3.1	3.1%		IIw	74	185	50
175C	Dickinson fine sandy loam, 5 to 9 percent slopes	2.6	2.6%		IIie	40	139	38
407B	Schley silt loam, 1 to 4 percent slopes	2.2	2.2%		IIw	69	178	48
1226	Lawler loam, 24 to 40 inches to sand and gravel, 0 to 2 percent slopes	0.2	0.2%		IIs	71	182	50
781C	Lourdes loam, 5 to 9 percent slopes	0.2	0.2%		IIe	40	139	38
Weighted Average						59.7	165.6	44.7

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