



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

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

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

LOCATION: Four miles Northeast of Charles City.

LEGAL: S ½ NW ¼ & N ¾ NE SW EX PAR & HY & NW SW & LT 1 SW SW EX HY S21-T96N-R15W

PRICE/TERMS: \$1,320,000 (\$8,261 per acre)
 10% with offer and balance in cash at closing

RE TAXES: 2010-2011 payable 2011-2012 - \$3,254 net,
 on 159.78 taxable acres, \$20.37 per acre.

POSSESSION: Negotiable

SCHOOL DIST: Charles City Community Schools

FSA INFO: #6897, Tract #9826

	Base Acres	DP Yield	CCP Yield
Crop			
Corn	87.1	109	109
Soybeans	61.0	34	34
Total Cropland	151.2		

AVERAGE CSR: 74.4 Per AgriData
 74.1 Tillable Only

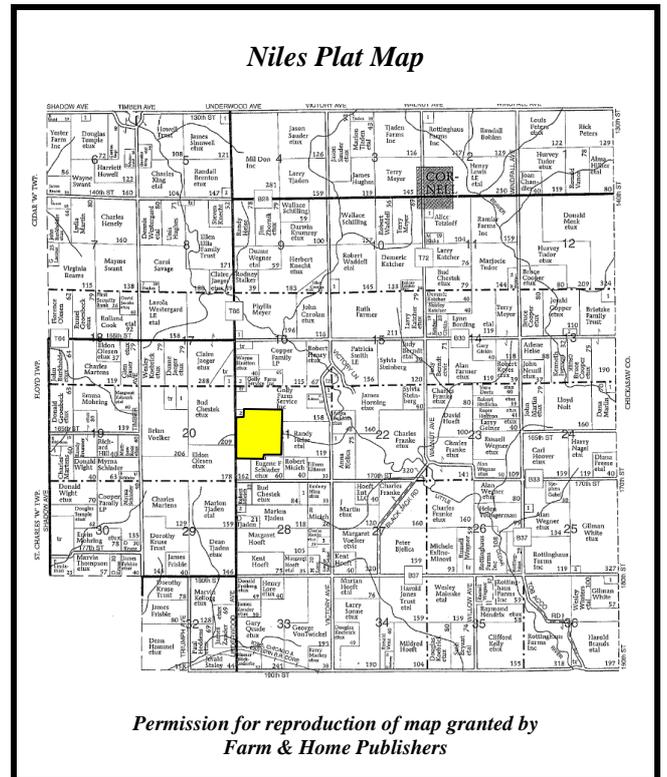
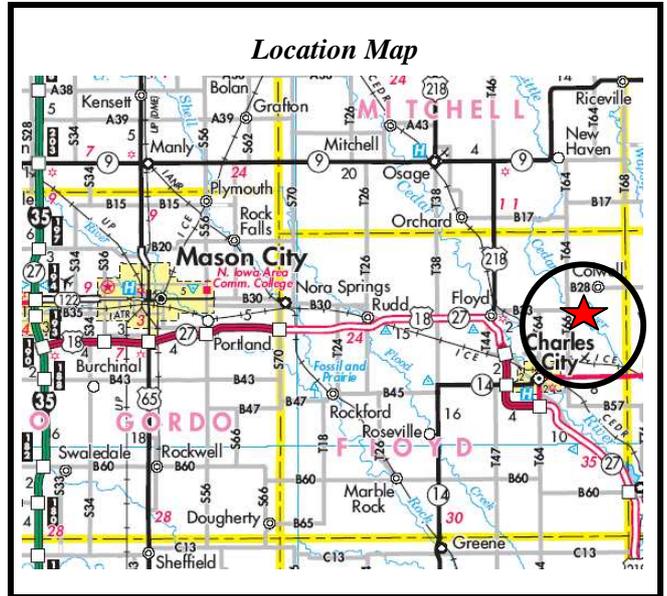
CURRENT LEASE: There are no current leases in place.

BUILDINGS: None

GRAIN STORAGE: None

WELL: None

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



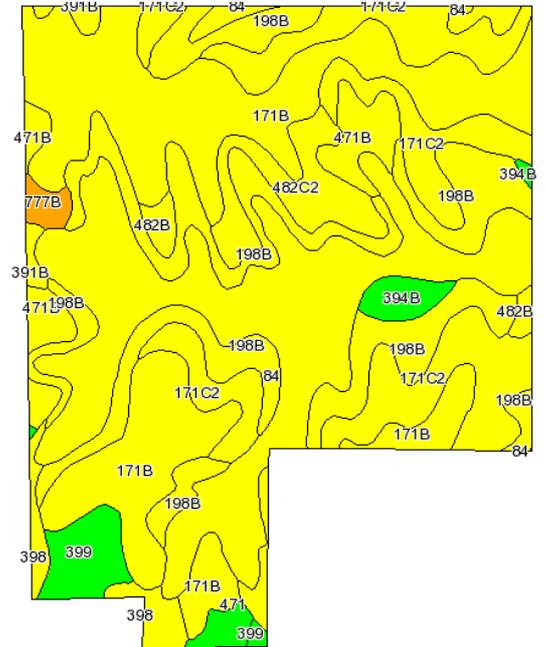
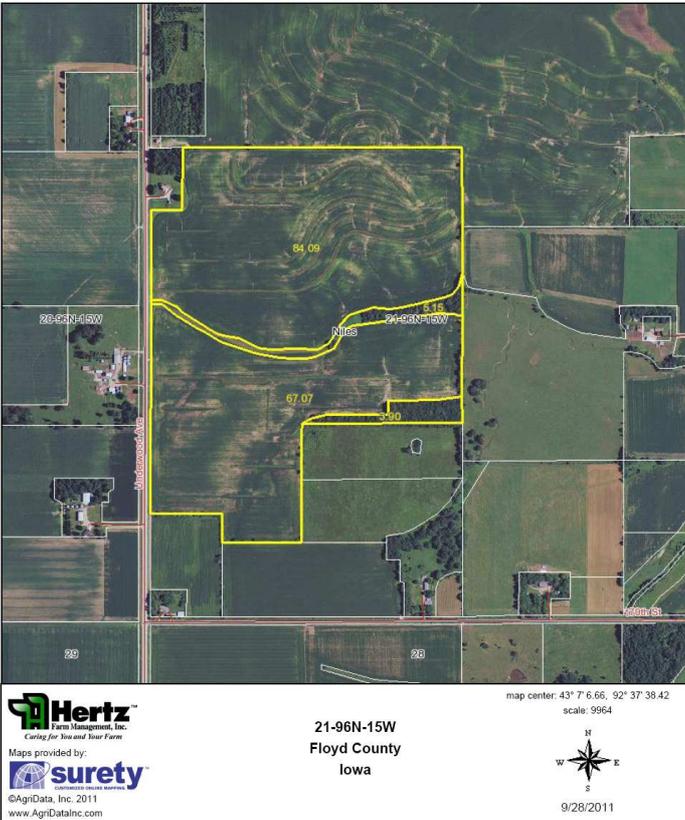
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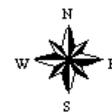
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Aerial and Soils Maps

Entire Property

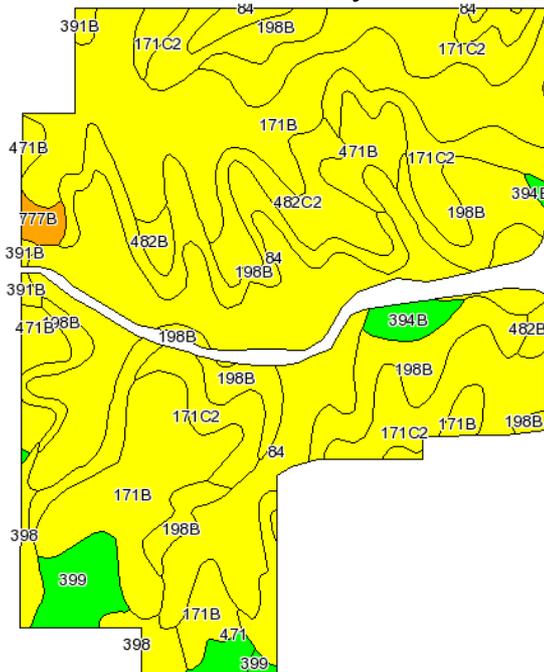


State: Iowa
County: Floyd
Location: 021-096N-015W
Township: Niles
Acres: 151.2
Date: 9/30/2011



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
171B	Bassett loam, 2 to 5 percent slopes	37.8	25.0%		IIe	79	192	52
84	Clyde silty clay loam, 0 to 3 percent slopes	32.2	21.3%		IIw	77	189	51
198B	Floyd loam, 1 to 4 percent slopes	31.6	20.9%		IIw	74	185	50
171C2	Bassett loam, 5 to 9 percent slopes, moderately eroded	24.2	16.0%		IIIe	62	169	46
482C2	Racine loam, 5 to 9 percent slopes, moderately eroded	6.4	4.2%		IIIe	62	169	46
471B	Oran loam, 2 to 5 percent slopes	5.6	3.7%		IIe	79	192	52
399	Readlyn loam, 0 to 2 percent slopes	4	2.6%		I	89	205	55
398	Tripoli silty clay loam, 0 to 2 percent slopes	3	2.0%		IIw	79	192	52
394B	Ostrander loam, 2 to 5 percent slopes	1.9	1.2%		IIe	84	198	53
482B	Racine loam, 2 to 5 percent slopes	1.5	1.0%		IIe	79	192	52
471	Oran loam, 0 to 2 percent slopes	1.2	0.8%		I	84	198	53
777B	Wapsie loam, 2 to 5 percent slopes	1	0.6%		IIe	53	157	42
391B	Clyde-Floyd complex, 1 to 4 percent slopes	0.8	0.5%		IIw	73	184	50
Weighted Average						74.1	185	50.1

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