



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

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

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

LOCATION: Two miles West of Colwell

LEGAL: SE ¼ EX Parcels & HY and FR NE ¼ EX
PAR & HY S5-T96N-R15W

PRICE/TERMS: \$2,112,000 (\$8,095 per acre)
10% with offer and balance in cash at closing.

RE TAXES: 2010-2011 payable 2011-2012 - \$4,262 net,
on 260.89 taxable acres, \$16.34 per acre.

POSSESSION: Negotiable

SCHOOL DIST: Charles City Community Schools

FSA INFO: FSA #6897 TRACT # 1395 & 1519

Crop	Base Acres	Direct Payment Yield	Counter Cyclical Payment Yield
Corn	166.9	116	131
Soybeans	69.7	37	44

Total Cropland 245.3

CURRENT LEASE: There are no current leases in place.

AVERAGE CSR: 73.8 Per Agri-Data
73.2 Tillable Only

BUILDINGS: None

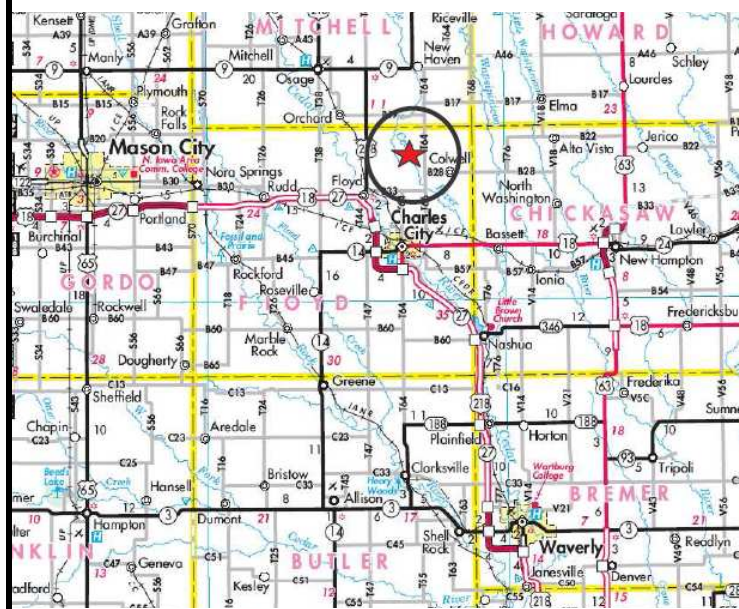
WELL: None

GRAIN STORAGE: 30 X 18 Dryer Bin

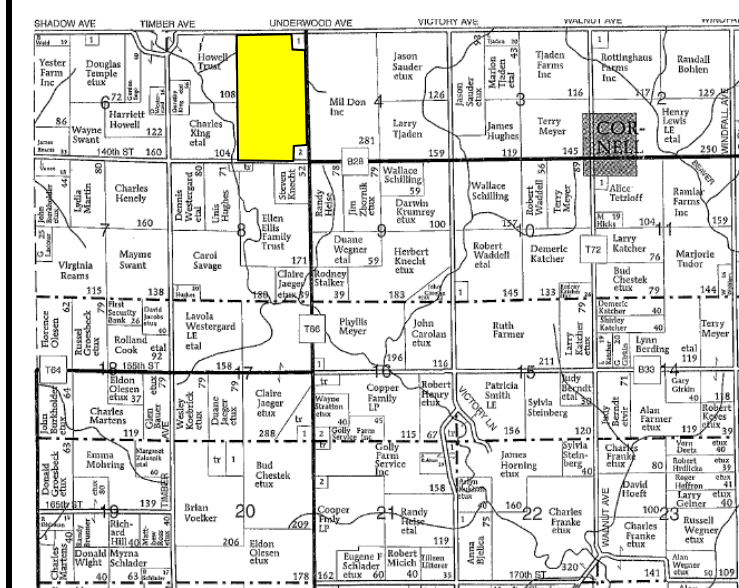
The information gathered for this brochure is from sources deemed reliable, but cannot be guaranteed by Hertz Farm Management, Inc. or its staff.

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

LOCATION MAP



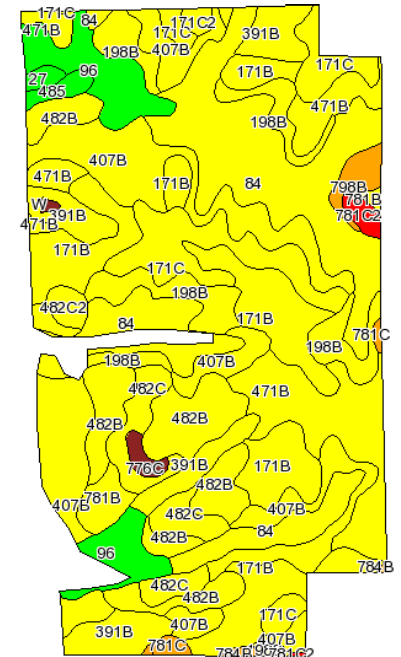
NILES PLAT MAP



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AERIAL & SOIL MAPS

Entire Property



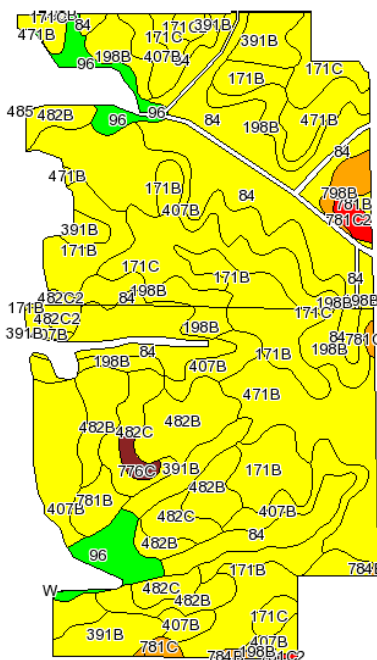
State: Iowa
County: Floyd
Location: 005-096N-015W
Township: Niles
Acres: 245.3
Date: 9/30/2011



Maps provided by:



Tillable Only



Soils Chart based on tillable only acres.

Code	Soil Description	Acres	Percent of field	CSR Legend	Non-Irr Class	CSR	Corn	Soybeans
407B	Schley silt loam, 1 to 4 percent slopes	43.7	17.8%		Ilw	69	178	48
84	Clyde silty clay loam, 0 to 3 percent slopes	42.8	17.5%		Ilw	77	189	51
171B	Bassett loam, 2 to 5 percent slopes	33.2	13.5%		Ille	79	192	52
482B	Racine loam, 2 to 5 percent slopes	22.4	9.1%		Ille	79	192	52
471B	Oran loam, 2 to 5 percent slopes	22.1	9.0%		Ille	79	192	52
171C	Bassett loam, 5 to 9 percent slopes	18.2	7.4%		Ille	64	171	46
198B	Floyd loam, 1 to 4 percent slopes	18.1	7.4%		Ilw	74	185	50
391B	Clyde-Floyd complex, 1 to 4 percent slopes	13.6	5.5%		Ilw	73	184	50
482C	Racine loam, 5 to 9 percent slopes	9.7	4.0%		Ille	64	171	46
96	Turlin loam, 0 to 2 percent slopes	8.8	3.6%		Ilw	90	207	56
781B	Lourdes loam, 2 to 5 percent slopes	3.3	1.3%		Ille	60	166	45
798B	Protivin clay loam, 1 to 4 percent slopes	2.4	1.0%		Ilw	55	159	43
482C2	Racine loam, 5 to 9 percent slopes, moderately eroded	1.6	0.6%		Ille	62	169	46
781C2	Lourdes loam, 5 to 9 percent slopes, moderately eroded	1.5	0.6%		Ille	35	132	36
776C	Lilah sandy loam, 3 to 9 percent slopes	1.2	0.5%		IVe	8	96	26
781C	Lourdes loam, 5 to 9 percent slopes	1.1	0.5%		Ille	40	139	38
171C2	Bassett loam, 5 to 9 percent slopes, moderately eroded	1	0.4%		Ille	62	169	46
784B	Riceville silt loam, 1 to 4 percent slopes	0.6	0.2%		Ilw	50	153	41
Weighted Average						73.2	183.9	49.7

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