

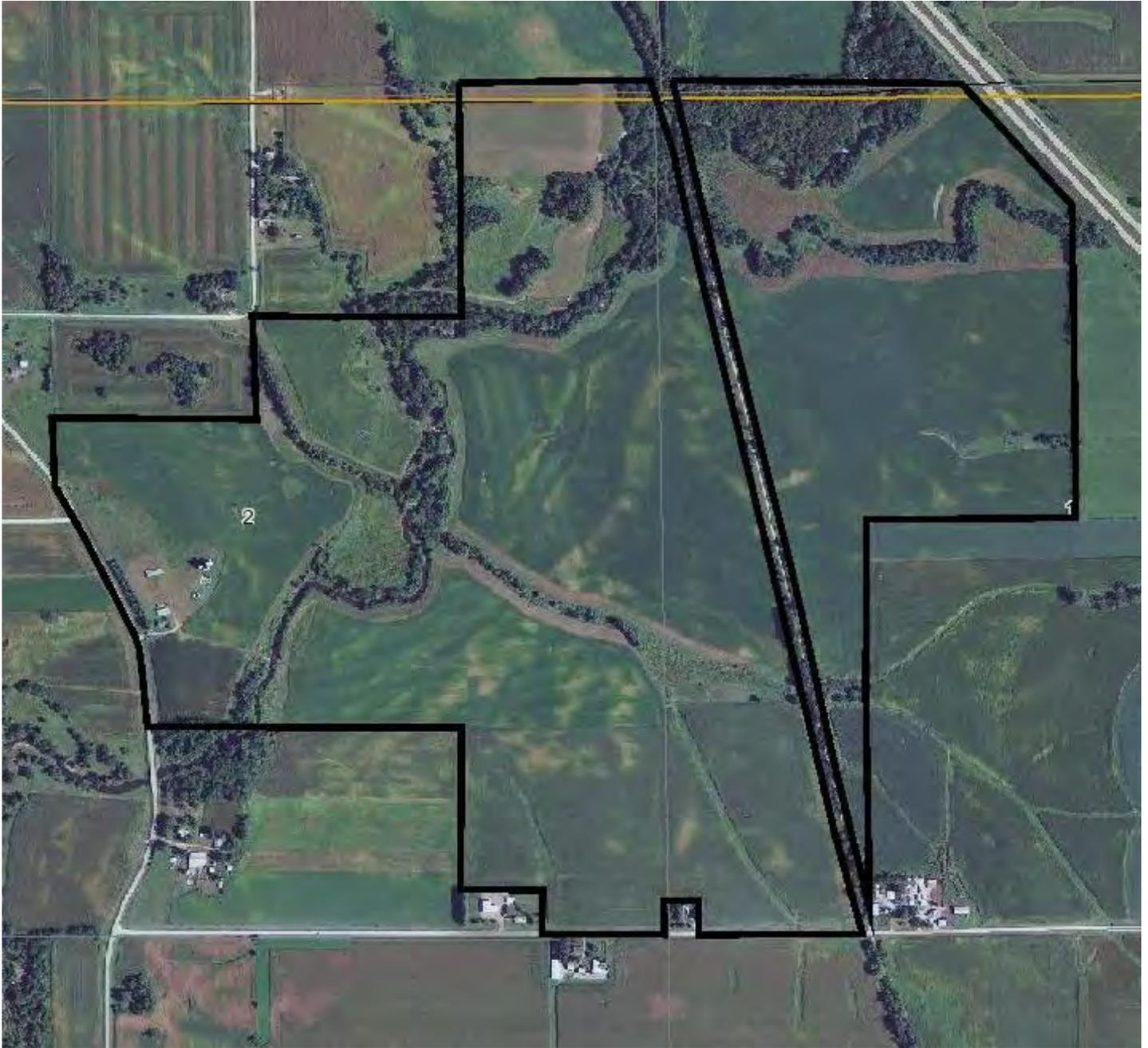


**We are Pleased to
Present for Sale
511 Acres m/I
Benton County, Iowa**

- OWNERS:** Brainiac, Inc.
- LOCATION:** From Interstate 380 – Brandon Exit (49): ½ mile west on Highway D 48 and 2 miles south on Highway V71. The farm is located on the east side of the road.
- LEGAL DESCRIPTION:** That part of the W ½ of Section 1 and that part of the E ½ of Section 2, all located in Township 86 North, Range 10 West of the 5th P.M., Benton County, Iowa.
- PRICE & TERMS:** \$2,172,750 - \$4,250 per acre - 5% upon acceptance of offer and balance at closing.
- POSSESSION:** Negotiable.
- TAXES:** 2009 – 2010, payable 2010 – 2011 - \$8,462.00 – net - \$16.58 per taxable acre. There are 510.45 taxable acres.
- FSA INFORMATION:** Farm #3753 & #7408 – Tract #10625 & #88
- | | |
|---|----------------------|
| Cropland | 358.2 Acres |
| CRP | 71.3 Acres |
| Corn Base | 257.8 Acres |
| Direct and Counter Cyclical Corn Yield | 116/120 Bushels/Acre |
| Soybean Base | 90 Acres |
| Direct and Counter Cyclical Soybean Yield | 38/39 Bushels/Acre |
- Some of the cropland acres are being certified as grass. The FSA aerials are available upon request.
- AVERAGE CSR:*** ArcView Software indicates a CSR of 53.1 on the cropland and CRP acres. The Linn County Assessor indicates an average CSR of 45.10 on the entire farm.
- CONSERVATION RESERVE PROGRAM (CRP):** There are 71.23 acres enrolled in the CRP Filter Strip Program. The contract pays \$117.62 per acre for a total annual payment of \$8,390. The contract expires September 30, 2015.
- BUILDINGS:** The property includes two machine sheds, four silos and an old abandoned farmhouse.
- WELL:** Located east of the house. Status unknown.
- BROKER'S COMMENTS:** This is a large farm located in a strong area that provides good income. The CRP and timbered areas provide recreational benefits.

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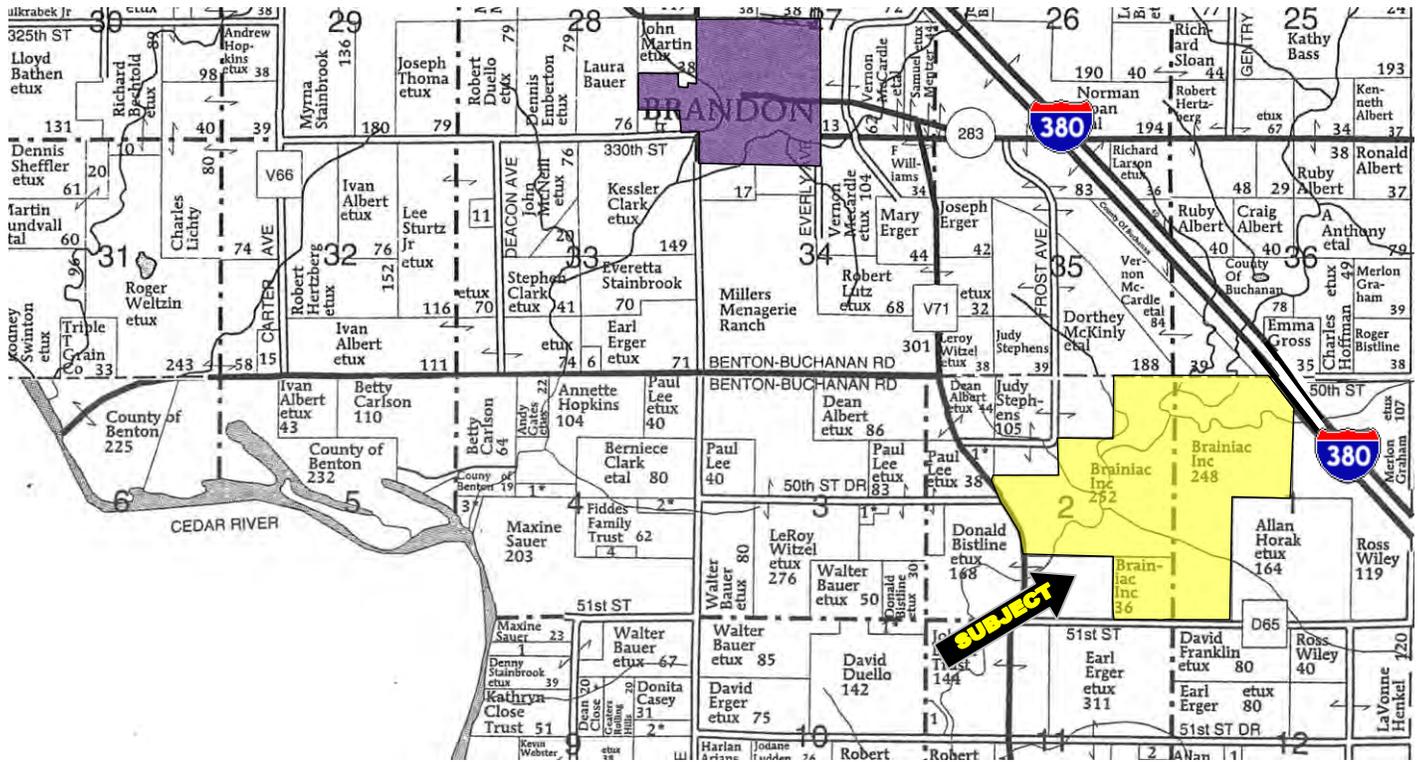
Aerial Map



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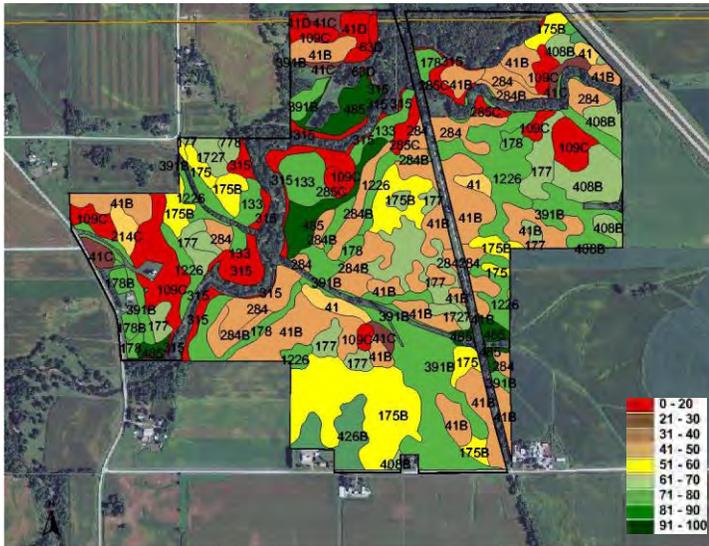
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PLAT MAP



CSR: Calculated using ArcView 3.2 software

CSR is an index of soil productivity with a range from 5 to 100, the higher the index, the more productive the soil.



Measured Tillable Acres		433.4	Average CSR		53.1		
Soil Label	Soil Name	CSR	Corn Yield	Soybean Yield	Acres		
109C	Backbone fine sandy loam, 4 to 7 percent slope	12	102	28	30.13		
1226	Lawler loam, 24 to 40 inches to surface	73	185	50	35.73		
133	Colo silty clay loam, 0 to 2 percent slope	80	194	52	14.26		
1727	Udolpho loam, 0 to 2 percent slope	68	178	48	5.99		
175	Dickinson fine sandy loam, 0 to 2 percent slope	60	167	45	4.88		
175B	Dickinson fine sandy loam, 2 to 5 percent slope	55	160	43	49.02		
177	Saude loam, 0 to 2 percent slope	65	174	47	28.53		
178	Waukee loam, 0 to 2 percent slope	79	193	52	12.12		
178B	Waukee loam, 2 to 5 percent slope	74	186	50	2.80		
214C	Rockton loam, 20 to 30 inches to surface	45	147	40	2.66		
284	Flagler sandy loam, 0 to 2 percent slope	40	140	38	24.43		
284B	Flagler sandy loam, 2 to 5 percent slope	35	133	36	20.41		
285C	Burkhardt sandy loam, 2 to 9 percent slope	17	109	29	6.67		
315	Fluvaquents, sandy and loamy	5	93	25	15.76		
391B	Clyde-Floyd complex, 1 to 4 percent slope	74	186	50	47.46		
408B	Olin fine sandy loam, 2 to 5 percent slope	70	181	49	16.69		
41	Sparta loamy fine sand, 0 to 2 percent slope	45	147	40	5.94		
41B	Sparta loamy fine sand, 2 to 5 percent slope	40	140	38	68.16		
41C	Sparta loamy fine sand, 5 to 9 percent slope	25	120	32	7.59		
41D	Sparta loamy fine sand, 9 to 14 percent slope	15	106	29	3.35		
426B	Aredale loam, 2 to 5 percent slope	85	201	54	8.90		
485	Spillville loam, 0 to 2 percent slope	92	210	57	18.65		
63D	Chelsea loamy fine sand, 9 to 18 percent slope	11	101	27	2.02		
778	Sattre loam, 0 to 2 percent slope	69	179	48	1.27		
83C	Kenyon loam, 5 to 9 percent slope	72	183	49			

WE ARE PLEASED TO OFFER THESE SERVICES

APPRAISALS ✦ REAL ESTATE SALES ✦ FARM MANAGEMENT

FOR MORE INFORMATION EMAIL: TLOUWAGIE@MTV.HFMGT.COM

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