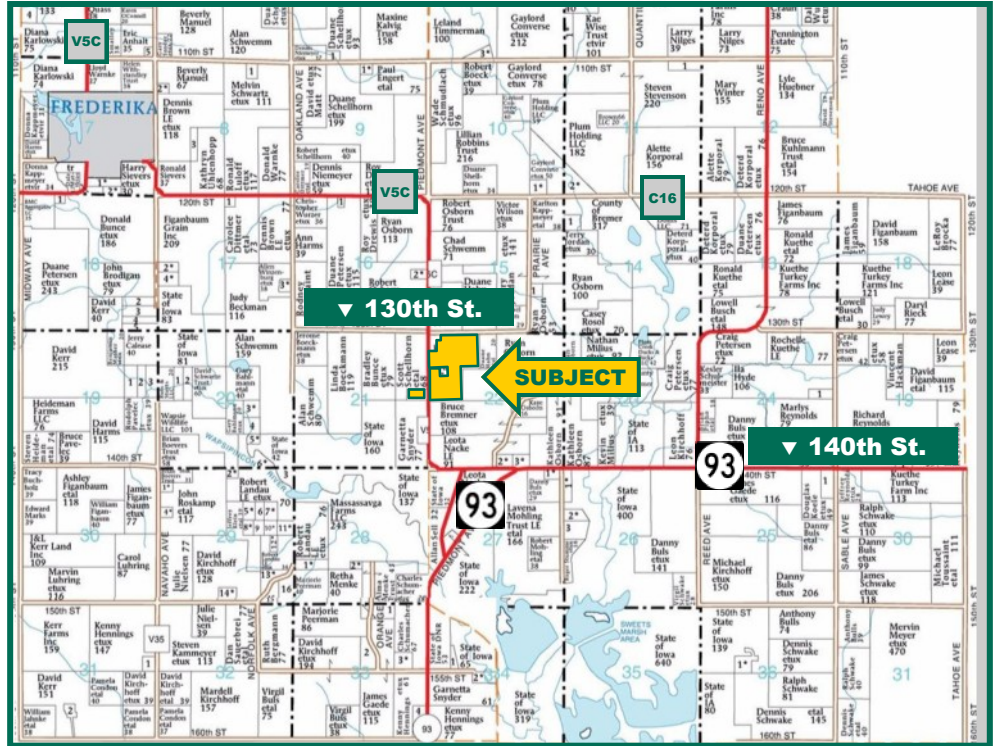


**95.86 Acres,
m/I, Bremer
County, IA**



Map reproduced with permission of Farm & Home Publishers, Ltd.

Property Information

Location

Approximately 2 1/2 miles southeast of Frederika. Frederika and Leroy Townships.

Legal Description

SE SE NE Section 21, SW NW Ex S 330' E297' W773', W 1/2 NE NW, NW NW Ex Parcel B & Ex N 13 RDS W 29 1/6 RDS, Section 22 all in Township 93 North, Range 12 West of the 5th P.M., Bremer County, IA

Price & Terms

- \$886,705
- \$9,250/acre
- 10% down upon acceptance of offer; balance due in cash at closing

Possession

Negotiable

Real Estate Tax

Taxes Payable 2017 - 2018: \$2,698
Net Taxable Acres: 95.86
Tax per Net Taxable Acre: \$28.14

FSA Data

Farm Number 5928, Tract 1476
Crop Acres: 91.7
Corn Base: 45.84
Corn PLC Yield: 150 Bu.
Bean Base: 45.86
Bean PLC Yield: 55 Bu.

CRP Contracts

None

Soil Types/Productivity

Primary soils are Kasson loam and Clyde silty clay loam. See soil map for detail.

- **CSR2:** 76.4 per 2017 AgriData, Inc., based on FSA crop acres.
- **CSR:** 78 per 2017 AgriData, Inc., based on FSA crop acres.
- **CSR2:** 76.04 per County Assessor, based on net taxable acres.

Buildings/Improvements

None

Drainage

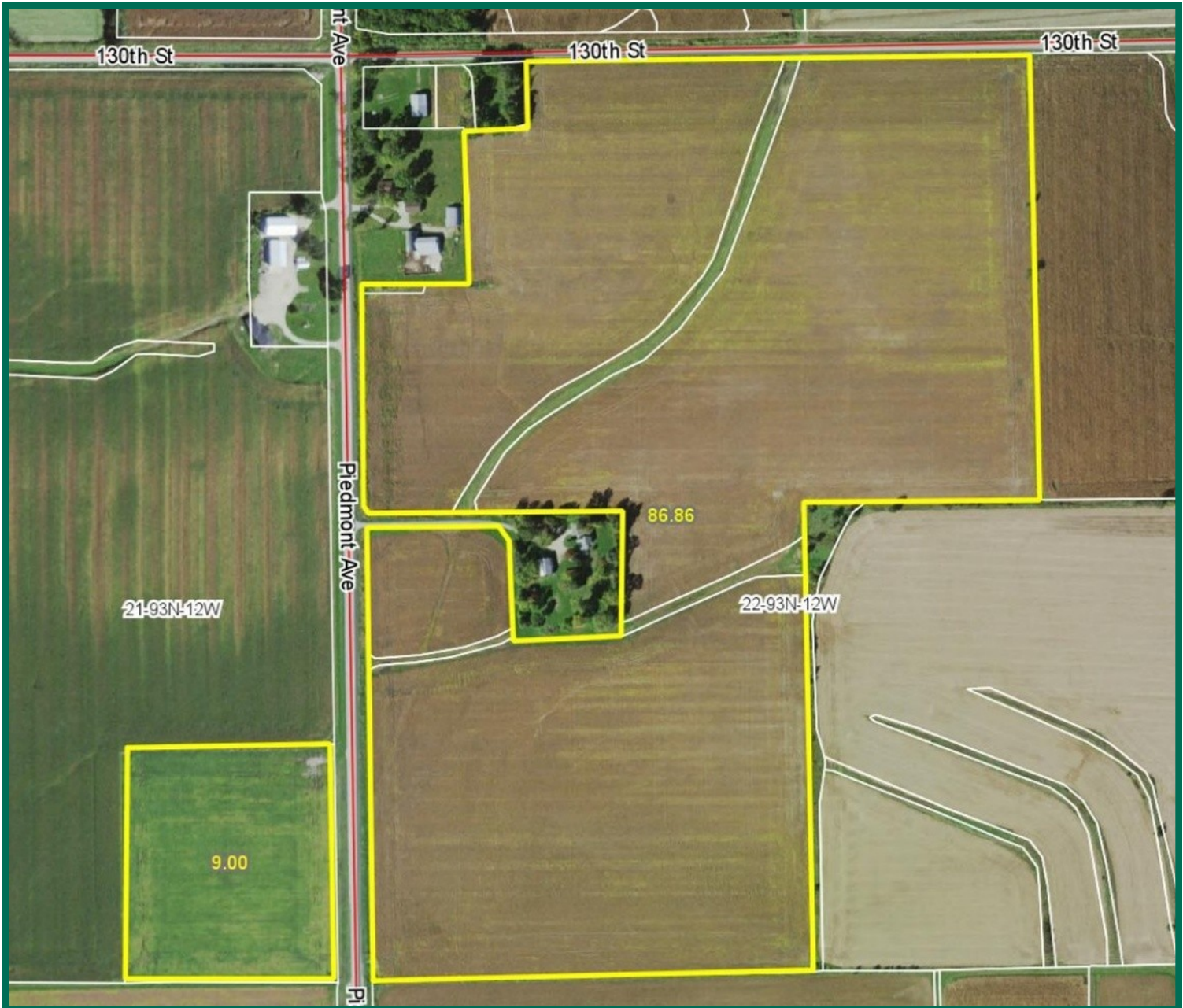
See tile maps for details.

The information gathered for this brochure is from sources deemed reliable, but cannot be guaranteed by Hertz Real Estate Services, Inc. or its staff. All acres are considered more or less, unless otherwise stated.

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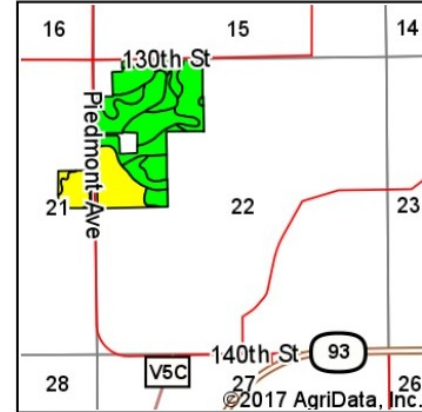
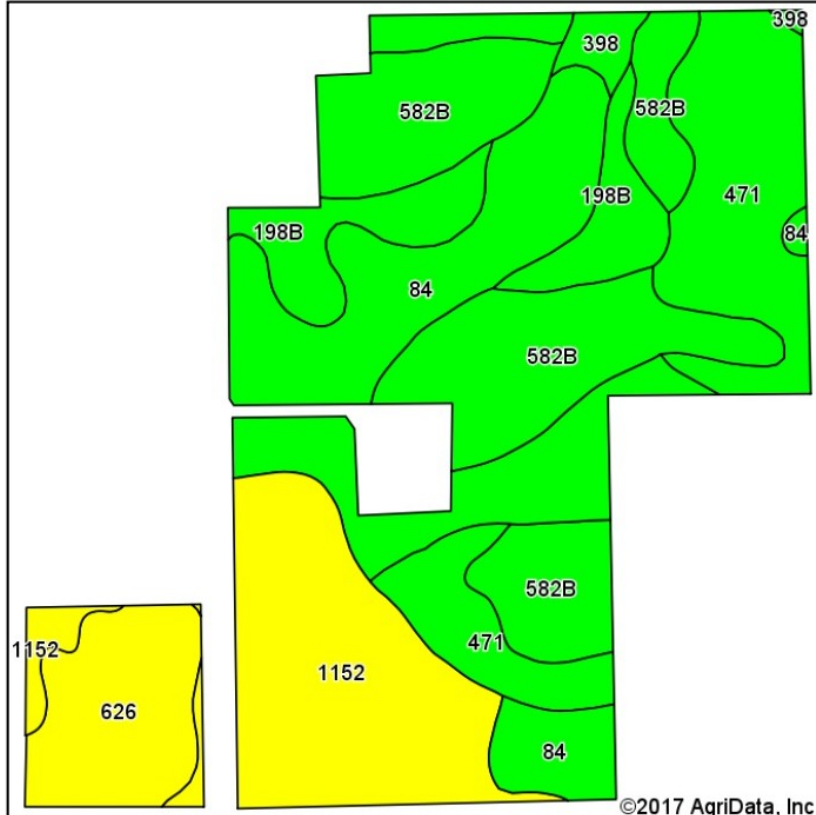
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Soil Map—Entire Property



State: Iowa
 County: Bremer
 Location: 22-93N-12W
 Township: Le Roy
 Acres: 95.86
 Date: 2/14/2017



Maps Provided By



Area Symbol: IA017, Soil Area Version: 21

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**	CSR
582B	Kasson loam, 2 to 5 percent slopes	22.85	23.8%		Ile	82	84
84	Clyde silty clay loam, 0 to 3 percent slopes	22.57	23.5%		IIw	88	76
1152	Marshan clay loam, 0 to 2 percent slopes, rarely flooded	17.21	18.0%		IIw	54	68
471	Oran loam, 1 to 3 percent slopes	16.96	17.7%		Iw	82	86
626	Hayfield loam, 0 to 2 percent slopes, rarely flooded	7.60	7.9%		Ils	53	67
198B	Floyd loam, 1 to 4 percent slopes	7.42	7.7%		IIw	89	80
398	Tripoli clay loam, 0 to 2 percent slopes	1.25	1.3%		IIw	90	81
Weighted Average						76.7	77.9

Area Symbol: IA017, Soil Area Version: 21

**IA has updated the CSR values for each county to CSR2.

*c: Using Capabilities Class Dominant Condition Aggregation Method

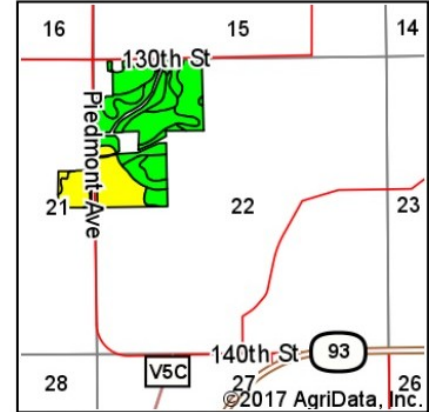
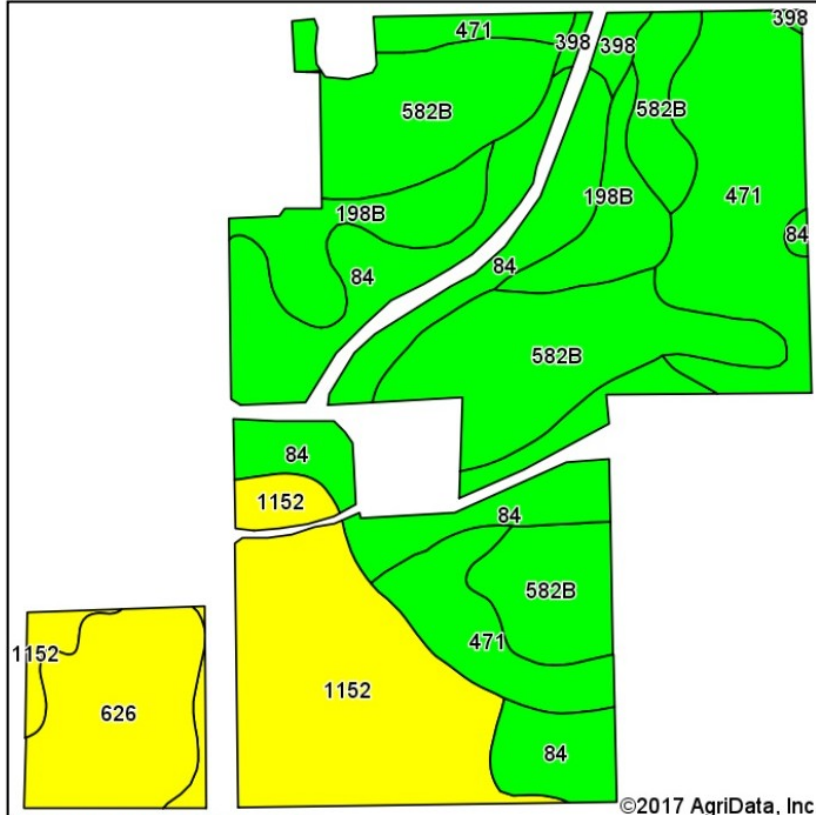
Soils data provided by USDA and NRCS.

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Soil Map—Tillable Only



State: Iowa
 County: Bremer
 Location: 22-93N-12W
 Township: Le Roy
 Acres: 91.7
 Date: 2/14/2017



Maps Provided By



Soils data provided by USDA and NRCS.

Area Symbol: IA017, Soil Area Version: 21

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**	CSR
582B	Kasson loam, 2 to 5 percent slopes	22.42	24.4%		Ile	82	84
84	Clyde silty clay loam, 0 to 3 percent slopes	19.60	21.4%		Iiw	88	76
471	Oran loam, 1 to 3 percent slopes	16.96	18.5%		Iw	82	86
1152	Marshan clay loam, 0 to 2 percent slopes, rarely flooded	16.84	18.4%		Iiw	54	68
626	Hayfield loam, 0 to 2 percent slopes, rarely flooded	7.56	8.2%		Ils	53	67
198B	Floyd loam, 1 to 4 percent slopes	7.30	8.0%		Iiw	89	80
398	Tripoli clay loam, 0 to 2 percent slopes	1.02	1.1%		Iiw	90	81
Weighted Average						76.4	78

Area Symbol: IA017, Soil Area Version: 21

**IA has updated the CSR values for each county to CSR2.

*c: Using Capabilities Class Dominant Condition Aggregation Method

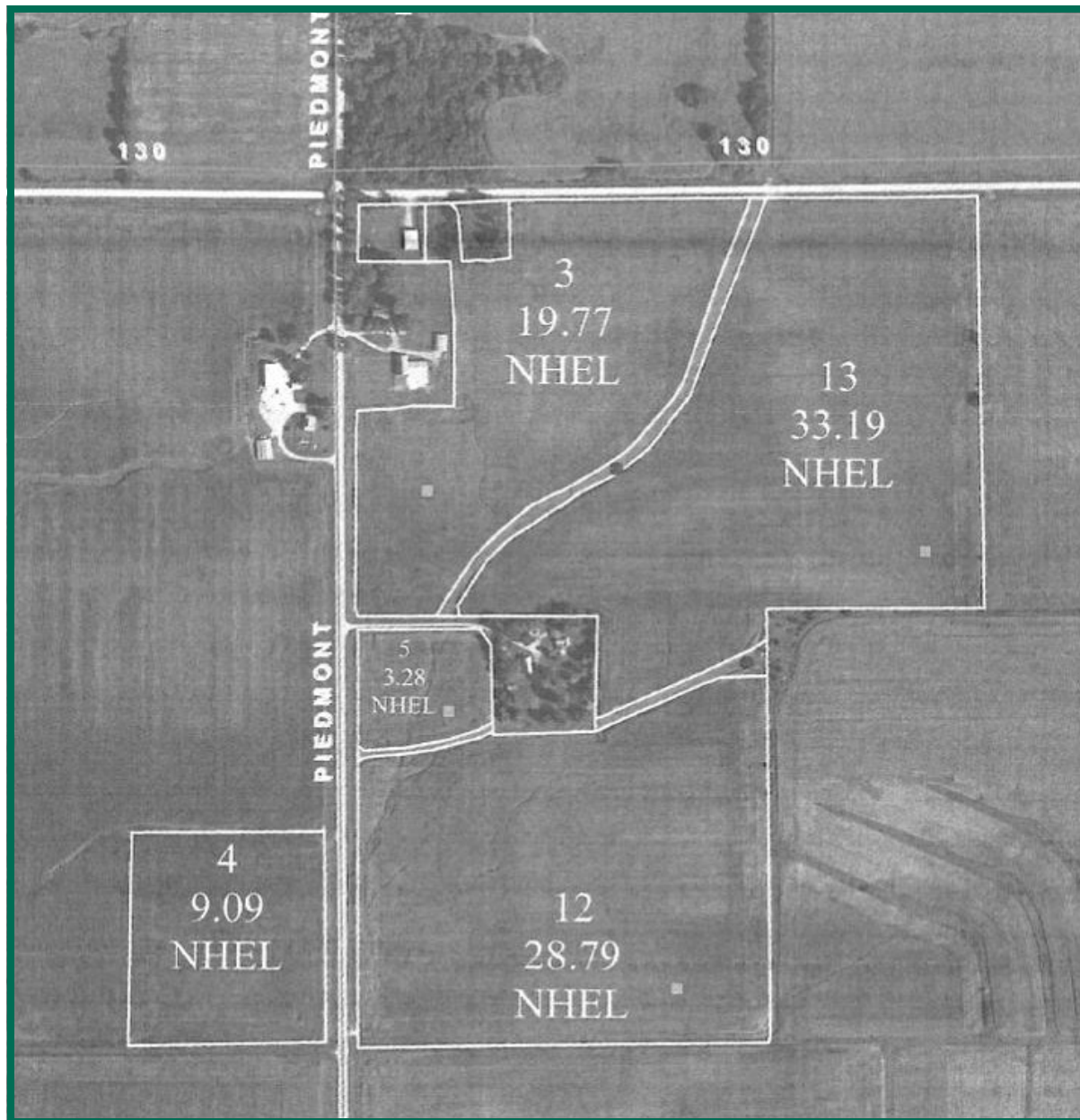
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FSA Map

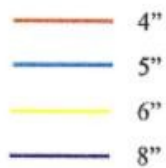


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Tile Map

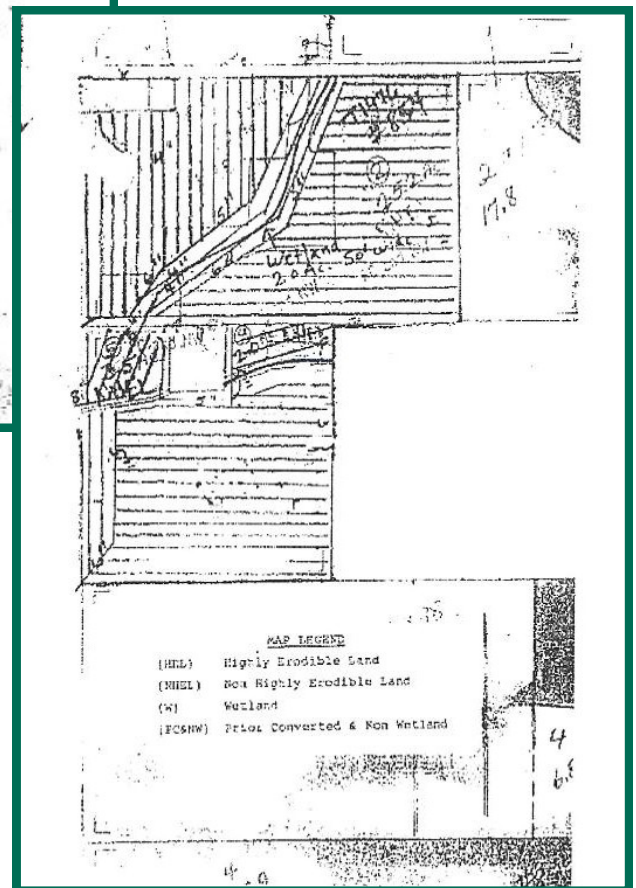
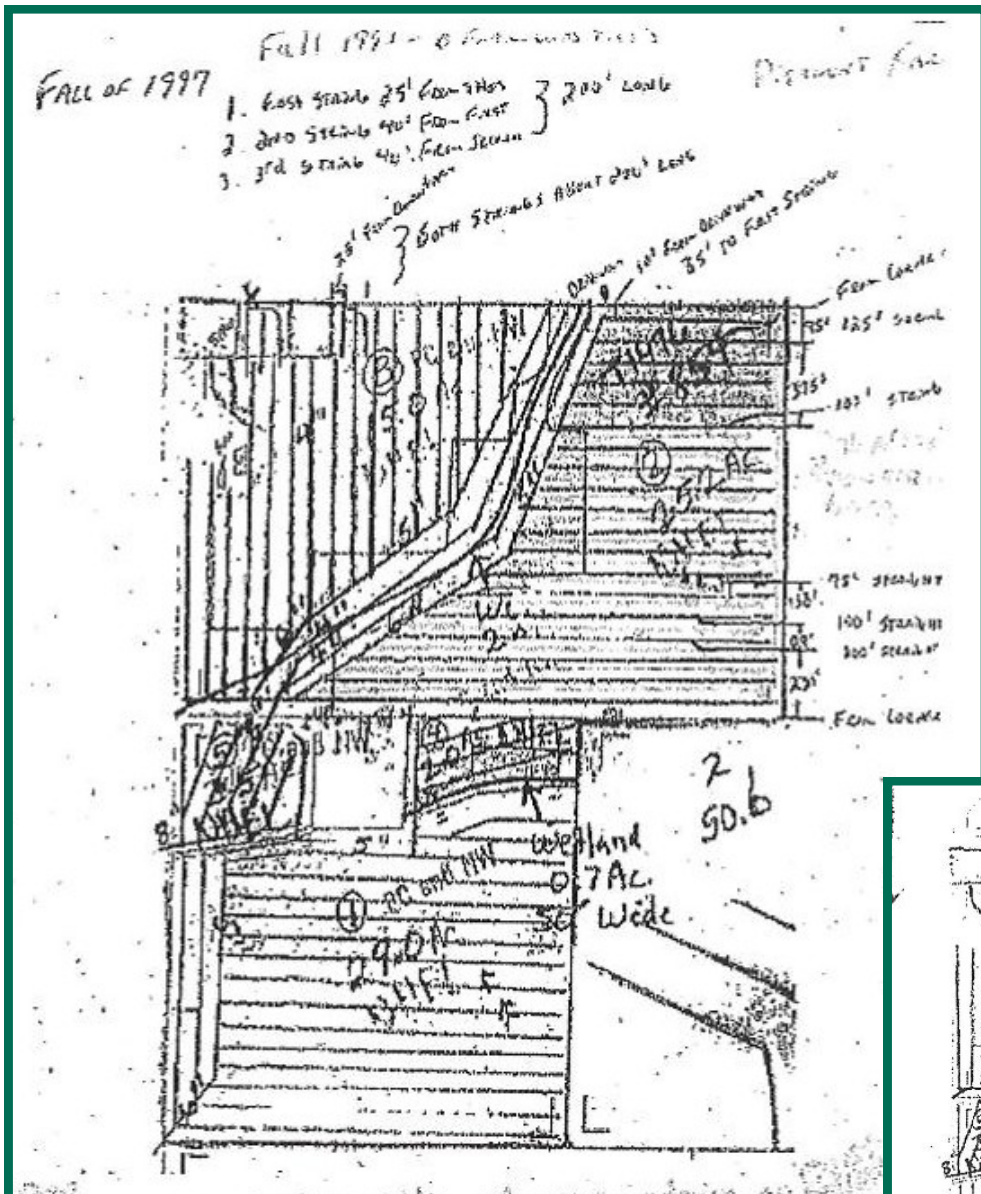


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Tile Map



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