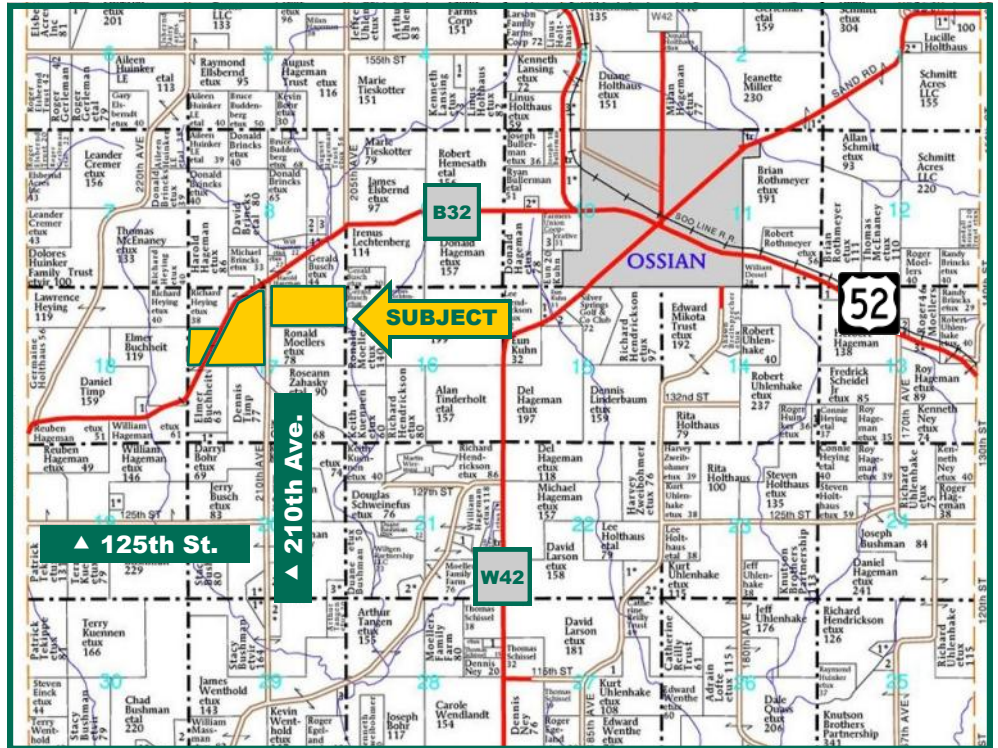


185.16 Acres,
m/l,
Winneshiek
County, IA



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

Property Information

Location

Approximately 1/2 mile South and 2 miles West of Ossian on County Rd. B32. Military Township.

Legal Description

The North Half (N 1/2) of the Northeast Quarter (NE 1/4), the South Half (S 1/2) of the Northwest Quarter (NW 1/4), and Lot Two (2) of the Northeast Quarter (NE 1/4) of The Northwest Quarter (NW 1/4), all in Section Seventeen (17), Township Ninety-six (96) North, Range Eight (8) West of the 5th P.M., Winneshiek County, IA.

Price & Terms

- \$1,429,500
- \$7,720.35/acre
- 10% down upon acceptance of offer; balance due in cash at closing.

Possession

Negotiable

Real Estate Tax

Taxes Payable 2015 - 2016: \$4,822
Net Taxable Acres: 185.16
Tax per Net Taxable Acre: \$26.04

FSA Data

Farm Number 1285, Tract 2876
Crop Acres: 150 (*Of which 135.73 acres are currently being cropped.*)
Corn Base: 100.7
Corn PLC Yield: 110 Bu.
Bean Base: 11.9
Bean PLC Yield: 37 Bu.

CRP Contracts

None

Soil Types/Productivity

Primary soils are Downs silt loam and Fayette silt loam. See soil maps for detail.

- **CSR2:** 67 per 2015 AgriData, Inc., based on currently cropped acres.
- **CSR:** 67.1 per 2015 AgriData, Inc., based on currently cropped acres.
- **CSR:** 67.7 per County Assessor, based on net taxable acres.

Dwelling

2-Story frame, 1,899 sq. ft. built in 1900.
3 Bedrooms
1 Full Bath
Full Basement
Detached Garage built in 1958

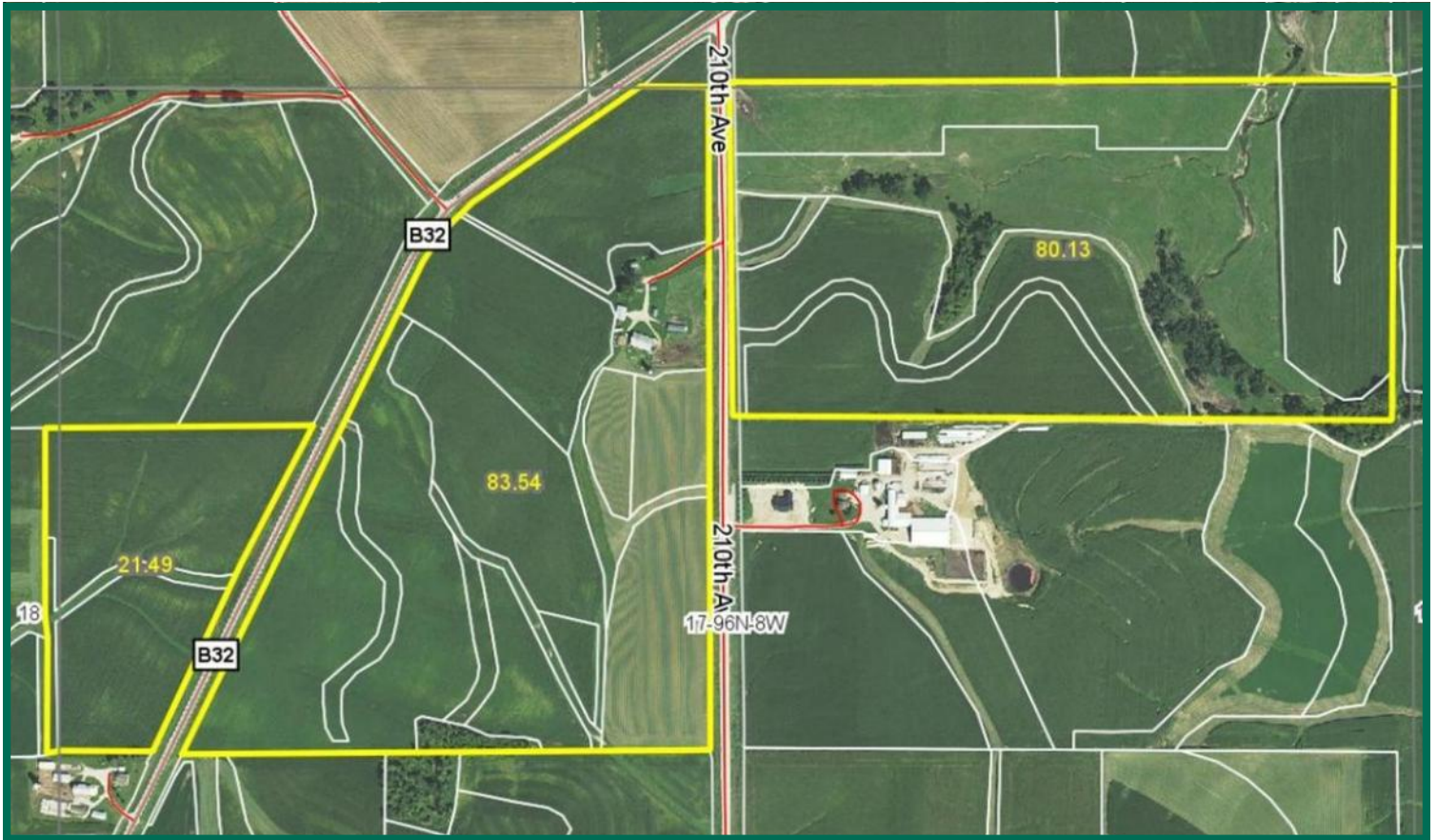
The information gathered for this brochure is from sources deemed reliable, but cannot be guaranteed by Hertz Real Estate Services, Inc. or its staff. All acres are considered more or less, unless otherwise stated.

Clint R. Kaller
Licensed Salesperson - IA
ClintK@Hertz.ag

319.234.1949
340 Tower Park Drive, P.O. Box 2396
Waterloo, IA 50704
www.Hertz.ag

Jeffrey L. Troendle, AFM
Licensed Broker—IA
JeffT@Hertz.ag

Aerial and Dwelling Photos



Buildings/Improvements

Feed and Livestock Barn—50' x 80' built in 1900.
Machine or Utility Building—36' x 50' built in 1979.
Shed—12' x 22' built in 1900.
Crib—18' x 24' built in 1900.
Swine Finish and Farrow 20' x 68' built in 1900.
Concrete Silo—16' x 50' built in 1965.

Drainage

Tile map is included.

Water & Well Information

Working well, depth unknown.

Comments

High quality farm, located in a strong area.

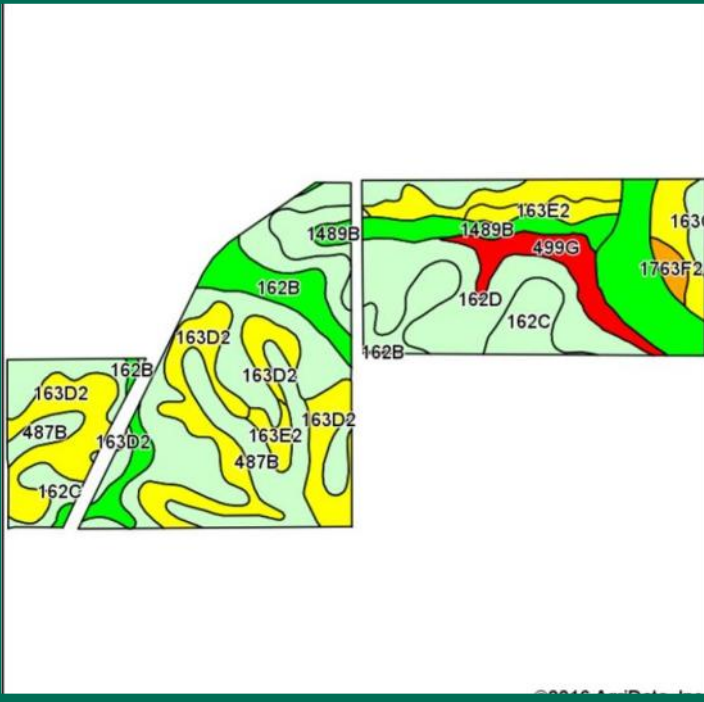
Clint R. Kaller
Licensed Salesperson - IA
ClintK@Hertz.ag

319.234.1949
340 Tower Park Drive, P.O. Box 2396
Waterloo, IA 50704
www.Hertz.ag

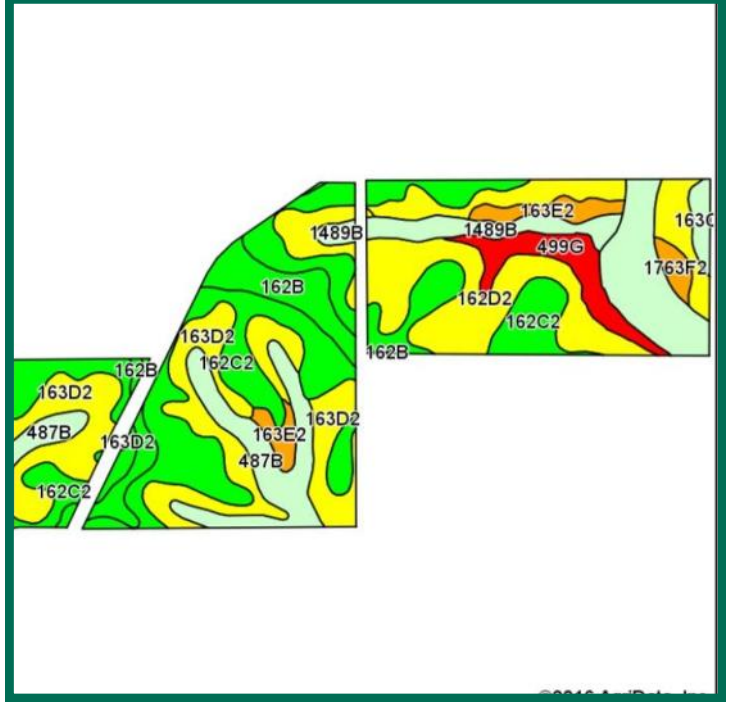
Jeffrey L. Troendle, AFM
Licensed Broker—IA
JeffT@Hertz.ag

Soil Maps Entire Property

CSR: 65.4 based on 185.16 Net Taxable Acres



CSR2: 64.4 based on 185.16 Net Taxable Acres



Area Symbol: IA191, Soil Area Version: 24

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**	CSR
162C2	Downs silt loam, 5 to 9 percent slopes, moderately eroded	52.76	28.5%		IIIe	80	
163D2	Fayette silt loam, 9 to 14 percent slopes, moderately eroded	43.21	23.3%		IIIe	49	56
162D2	Downs silt loam, 9 to 14 percent slopes, moderately eroded	25.15	13.6%		IIIe	54	
487B	Otter-Worthen complex, 1 to 4 percent slopes	15.37	8.3%		IIw	79	68
2671	Ion-Eitzen complex, 0 to 2 percent slopes, occasionally flooded	12.72	6.9%		IIw	76	88
162B	Downs silt loam, 2 to 6 percent slopes	11.60	6.3%		IIe	90	88
499G	Nordness silt loam, 14 to 40 percent slopes	7.79	4.2%		VIIIs	5	5
1489B	Lawson-Ossian complex, 0 to 4 percent slopes	7.40	4.0%		IIw	77	82
163E2	Fayette silt loam, 14 to 18 percent slopes, moderately eroded	5.35	2.9%		IVe	36	46
163C2	Fayette silt loam, 5 to 9 percent slopes, moderately eroded	2.02	1.1%		IIIe	77	66
1763F2	Fayette-Exette complex, 18 to 25 percent slopes, moderately eroded	1.79	1.0%		VIe	26	27
Weighted Average						64.4	*

Area Symbol: IA191, Soil Area Version: 24

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

*- CSR weighted average cannot be calculated on the current soils data, use prior data version for csr values.



Maps Provided By:



***CSR Weighted Average** cannot be calculated on the current soils data, but the CSR Weighted Average as of 1/20/2012 was 65.4.

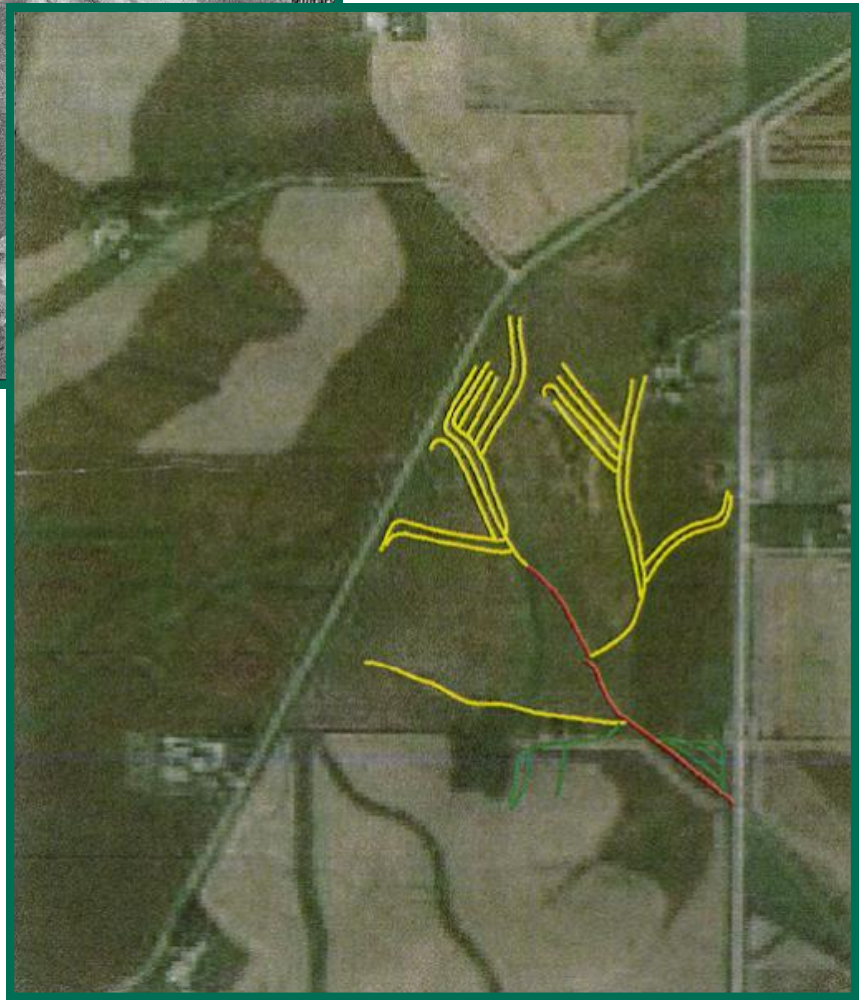
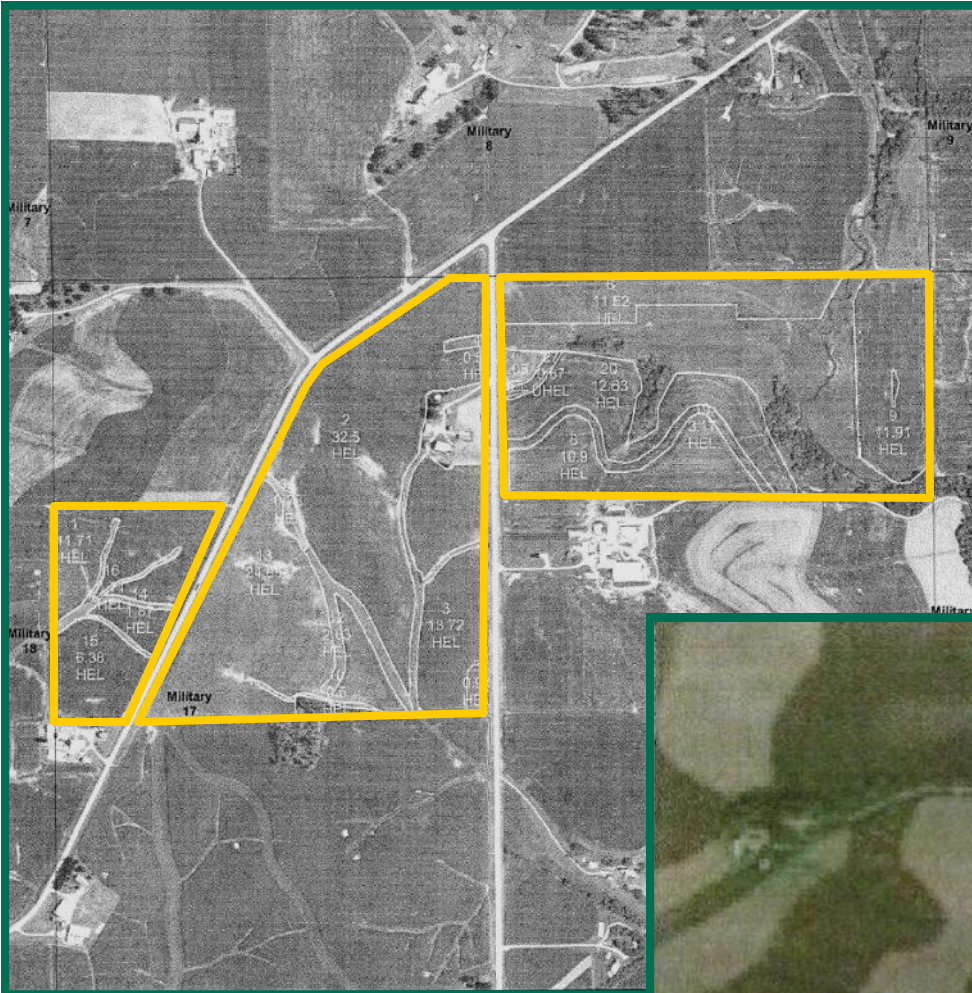
CSR/CSR2 UPDATE: In January, 2014, the USDA Natural Resources Conservation Service (NRCS) released a soil survey update containing a Corn Suitability Rating (CSR) for Iowa soils based on a revised formula referred to as CSR2. For any given farm, the CSR values based on the CSR2 formula may be significantly different than the original CSR values published prior to January, 2014. Additionally, the current soil survey may contain soil types that are not found in pre-January, 2014 surveys, which will result in the CSR being reported as a null value. As the market transitions to the new CSR2 formula, we are providing both CSR and CSR2 values where both values are available. If a soil type does not have a CSR value, and is being reported as a null value, we are providing the weighted CSR based on the pre-January, 2014 soil survey data.

Clint R. Kaller
Licensed Salesperson - IA
ClintK@Hertz.ag

319.234.1949
340 Tower Park Drive, P.O. Box 2396
Waterloo, IA 50704
www.Hertz.ag

Jeffrey L. Troendle, AFM
Licensed Broker—IA
JeffT@Hertz.ag

FSA Aerial Photo and Tile Map



Clint R. Kaller
Licensed Salesperson - IA
ClintK@Hertz.ag

319.234.1949
340 Tower Park Drive, P.O. Box 2396
Waterloo, IA 50704
www.Hertz.ag

Jeffrey L. Troendle, AFM
Licensed Broker—IA
JeffT@Hertz.ag