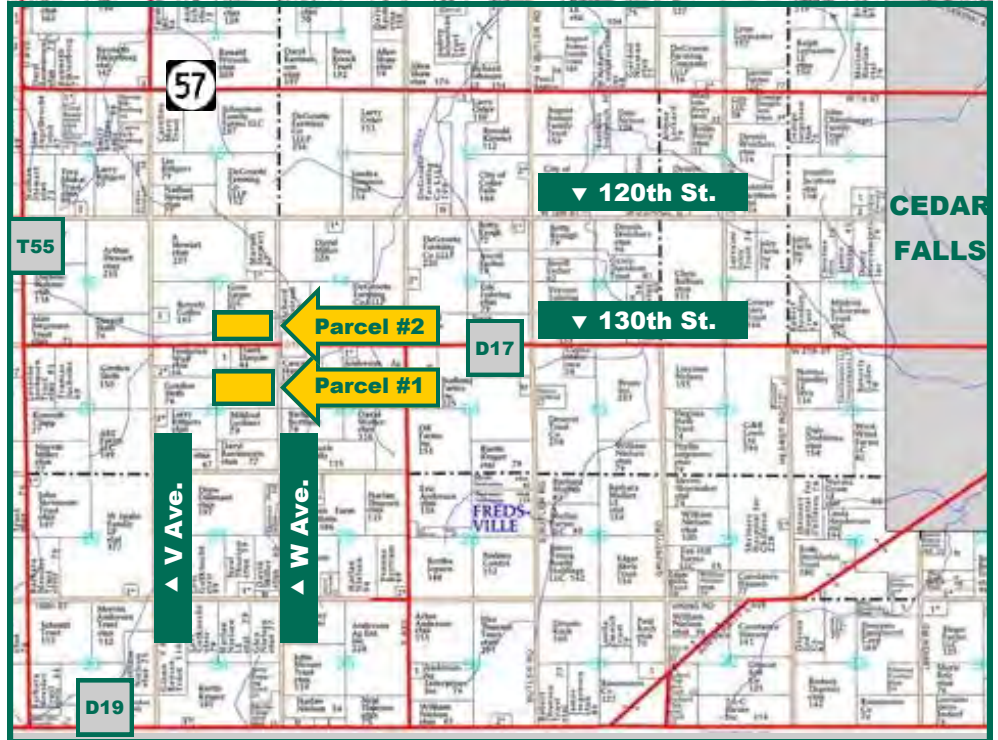


**167 Acres,
m/l, in Two
Parcels
Grundy
County, IA**



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

Date: Thurs., Jan. 28, 2016

Time: 10:00 a.m.

Auction Site:

Fox Ridge Golf Course

Address:

355 Country Club Lane
Dike, IA 50624

Auction Information

Method of Sale

- Parcels will be offered as individual parcels.
- Seller reserves the right to refuse any and all bids.

Seller

Estate of Jane O. Dargan

Agency

Hertz Real Estate Services, Inc. and their representatives are Agents of the Seller.

Terms of Possession

10% down payment required the day of sale. Successful bidders are purchasing with no financing contingencies and must be prepared for cash settlement of their purchase on or before March 1, 2016 or after any objections to title have been cleared. Final settlement will require certified check or wire transfer. Possession will be given at settlement. Taxes will be prorated to closing.

Announcements

Information provided herein was obtained from sources deemed reliable, but the Auctioneer makes no guarantees as to its accuracy. Prospective bidders are urged to fully inspect the property and to rely on their own conclusions. Announcements made the day of the auction will take precedence over previously printed material and/or oral statements. Bidding increments are at the discretion of the Auctioneer. Acreage figures are based on information currently available, but are not guaranteed.

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

Aerial Photo: Parcel 1



Property Information Parcel 1 - 90 Acres, m/l

Location

Only 6 1/2 miles west of UNI Dome in Cedar Falls or, approximately 2 miles NE of Dike. East border is W Ave., Fairfield Township.

Legal Description

The Northeast Quarter (NE1/4) of Section Twenty-two (22), Township Eight-nine (89) North, Range Fifteen (15), West of the 5th P.M., except Parcel 101A in the North One-half (N1/2) of said Northeast Quarter (NE1/4) as identified in Plat of Survey recorded in Book 73-D at page 2;

Real Estate Tax

Taxes Payable 2015 - 2016: \$2,160
Net Taxable Acres: 89.86
Tax per Net Taxable Acre: \$24.04

FSA Data

Farm Number 7024, Tract 7577
Crop Acres: 90.31
Corn Base: 73.2
Corn PLC Yield: 168 Bu.
Bean Base: 16.7
Bean PLC Yield: 53 Bu.

CRP Contracts

None

Soil Types/Productivity

Primary soils are Kenyon loam and Clyde silty clay loam. See soil maps for detail.

- **CSR2:** 88.9 per 2015 AgriData, Inc., based on Gross acres.
- **CSR:** 82.2 per 2015 AgriData, Inc., based on Gross acres.
- **CSR2:** 88.9 per County Assessor, based on net taxable acres.

Buildings/Improvements

None

Well Information

No well.

NRCS Information

There has been no request for a wetland determination.

Cropland is classified as NHEL.

Comments

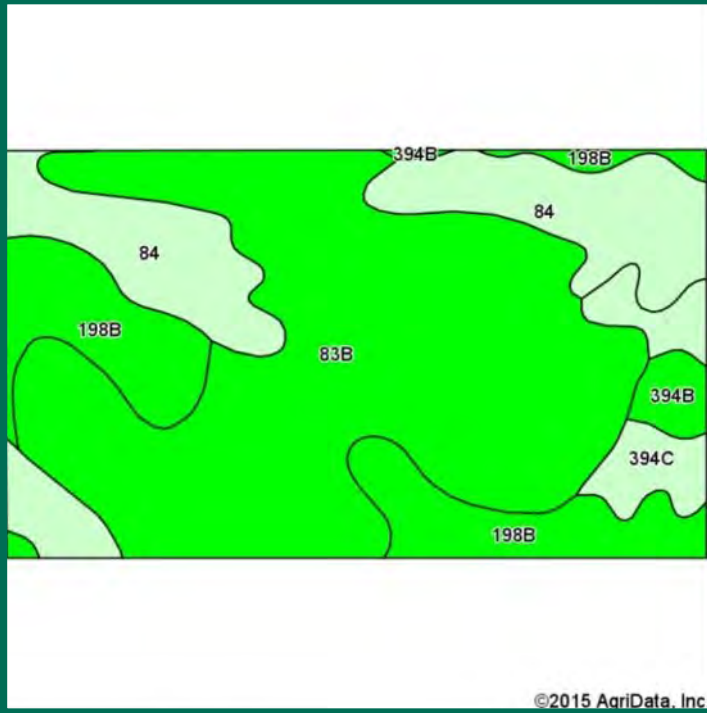
High quality Grundy County Farm minutes to Cedar Falls.

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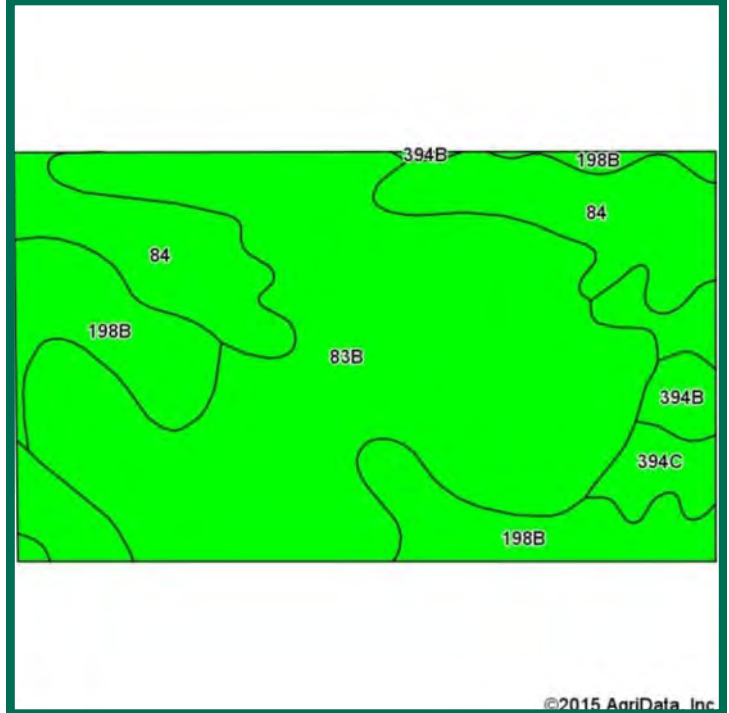
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Soil Maps Entire Property: Parcel 1

CSR: 82.2 based on 90 Gross Acres m/l



CSR2: 88.9 based on 90 Gross Acres m/l



Area Symbol: IA075, Soil Area Version: 21

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**	CSR
83B	Kenyon loam, 2 to 5 percent slopes	50.18	55.8%		Ile	90	86
84	Clyde silty clay loam, 0 to 3 percent slopes	19.04	21.2%		IIw	88	76
198B	Floyd loam, 1 to 4 percent slopes	14.45	16.1%		IIw	89	80
394C	Ostrander loam, 5 to 9 percent slopes	4.52	5.0%		IIIe	82	71
394B	Ostrander loam, 2 to 5 percent slopes	1.81	2.0%		Ile	86	86
Weighted Average						88.9	82.2

Area Symbol: IA075, 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.

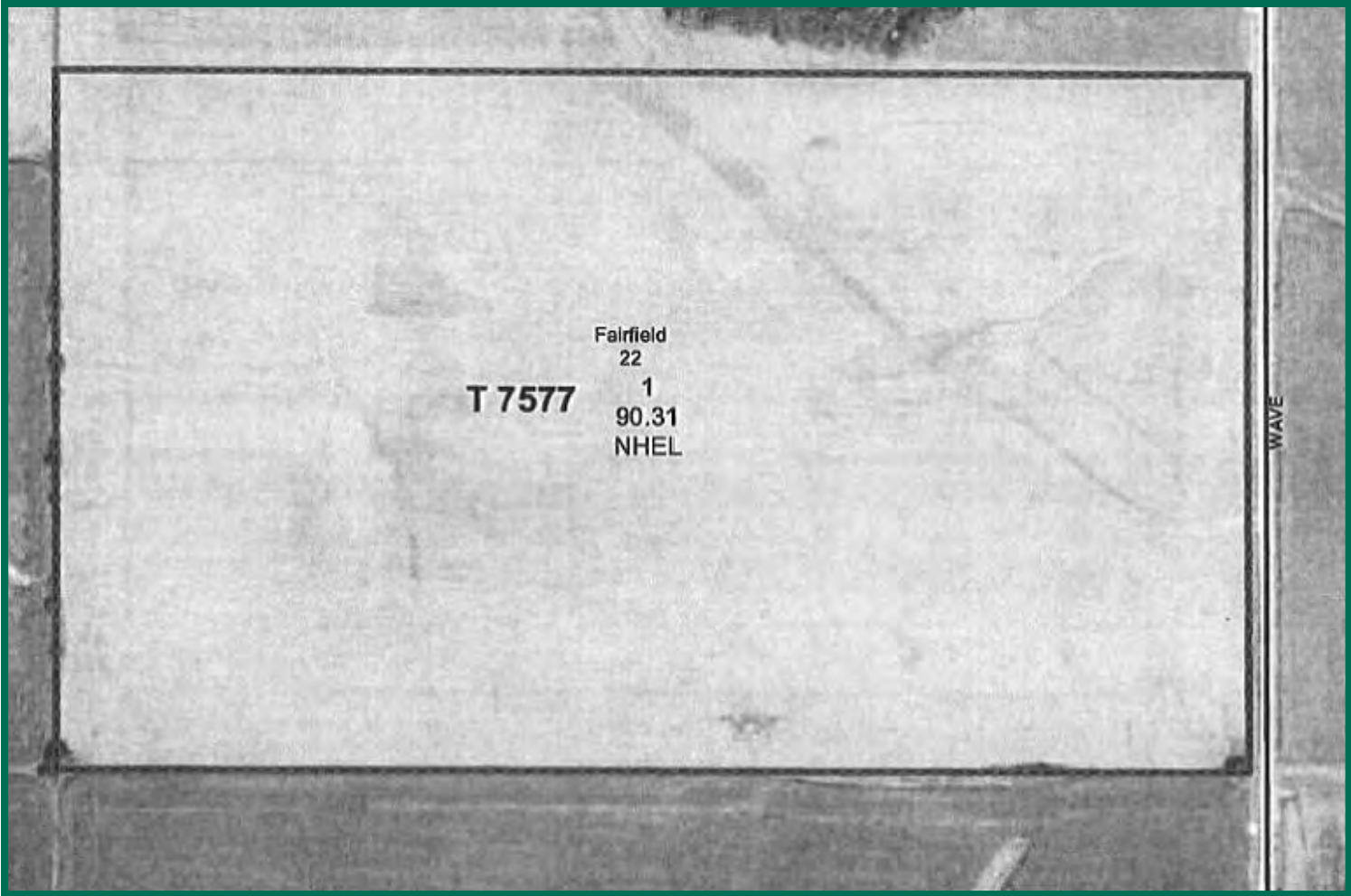


CSR/CSR2 UPDATE: In January, 2014, the USDA Natural Resources Conservation Service (NRCS) released a soil survey update containing a Corn Suitability Rating (CSR) for Iowa soils based on a revised formula referred to as CSR2. For any given farm, the CSR values based on the CSR2 formula may be significantly 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.

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FSA Map: Parcel 1



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Aerial Photo: Parcel 2



Property Information Parcel 2 - 77 Acres, m/l Location

Only 6 1/2 miles west of UNI Dome in Cedar Falls or, approximately 3 miles NE of Dike. East border is W Ave., South border is County Rd. D17. Fairfield Township.

Legal Description

The South Half of the Southeast Quarter (S1/2 SE1/4) of Section Fifteen 15, Township Eighty-nine (89) North, Range Fifteen (15) West of the 5th P.M., in Grundy County, Iowa, subject to easements of record.

Real Estate Tax

Taxes Payable 2015 - 2016: \$1,728
Net Taxable Acres: 76.28
Tax per Net Taxable Acre: \$22.65

FSA Data

Farm Number 7024, Tract 990
Crop Acres: 71.75
Corn Base: 57.2
Corn PLC Yield: 168 Bu.
Bean Base: 13.7
Bean PLC Yield: 53 Bu.

CRP Contracts

Soil Types/Productivity

Primary soils are Coland silty clay loam and Floyd loam. See soil maps for detail.

- **CSR2:** 74.6 per 2015 AgriData, Inc., based on FSA crop acres.
- **CSR:** 76.9 per 2015 AgriData, Inc., based on FSA crop acres.
- **CSR2:** 74.4 per County Assessor, based on net taxable acres.

Buildings/Improvements

None

Well Information

No well.

NRCS Information

There has been no request for a wetland determination.
Cropland is classified as NHEL.

Comments

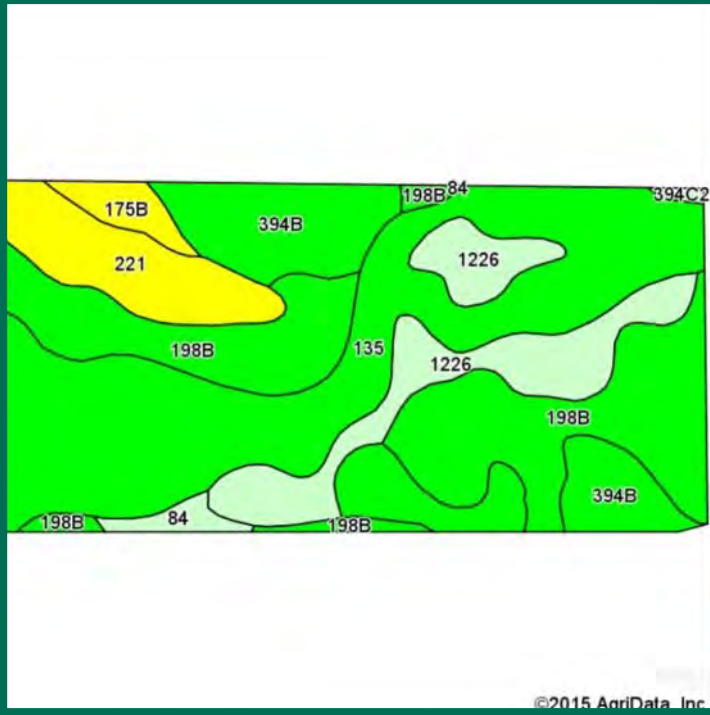
Good Grundy County farm offering potential building sites, minutes to Cedar Falls on paved road.

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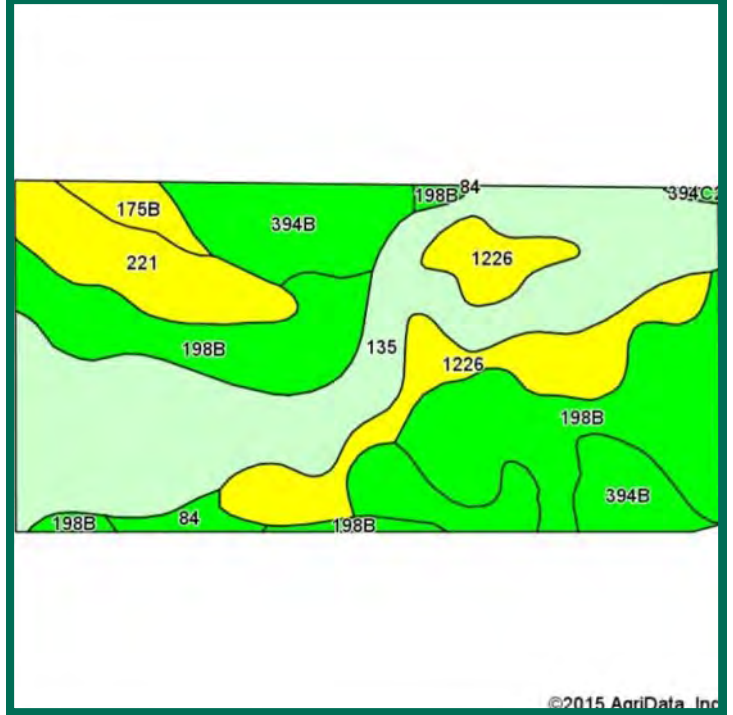
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Soil Maps Entire Property: Parcel 2

CSR: 77.1 based on 77 Gross Acres m/l



CSR2: 74.3 based on 77 Gross Acres m/l



Area Symbol: IA075, Soil Area Version: 21							
Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**	CSR
135	Coland silty clay loam, 0 to 2 percent slopes	25.91	33.6%		IIw	71	80
198B	Floyd loam, 1 to 4 percent slopes	20.72	26.9%		IIw	89	80
394B	Ostrander loam, 2 to 5 percent slopes	11.69	15.2%		Ile	86	86
1226	Lawler loam, 0 to 2 percent slopes, rarely flooded	9.95	12.9%		Ils	59	73
221	Palms muck, 1 to 3 percent slopes	6.05	7.9%		IIIw	44	50
175B	Dickinson fine sandy loam, 2 to 5 percent slopes	1.52	2.0%		IIle	50	55
84	Clyde silty clay loam, 0 to 3 percent slopes	0.98	1.3%		IIw	88	76
394C2	Ostrander loam, 5 to 9 percent slopes, moderately eroded	0.18	0.2%		IIle	82	69
Weighted Average						74.3	77.1

Area Symbol: IA075, 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.

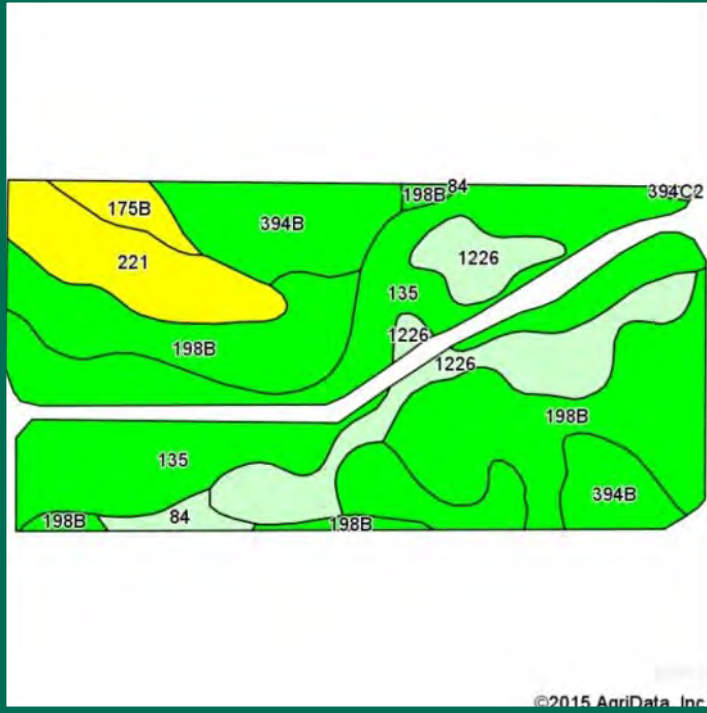


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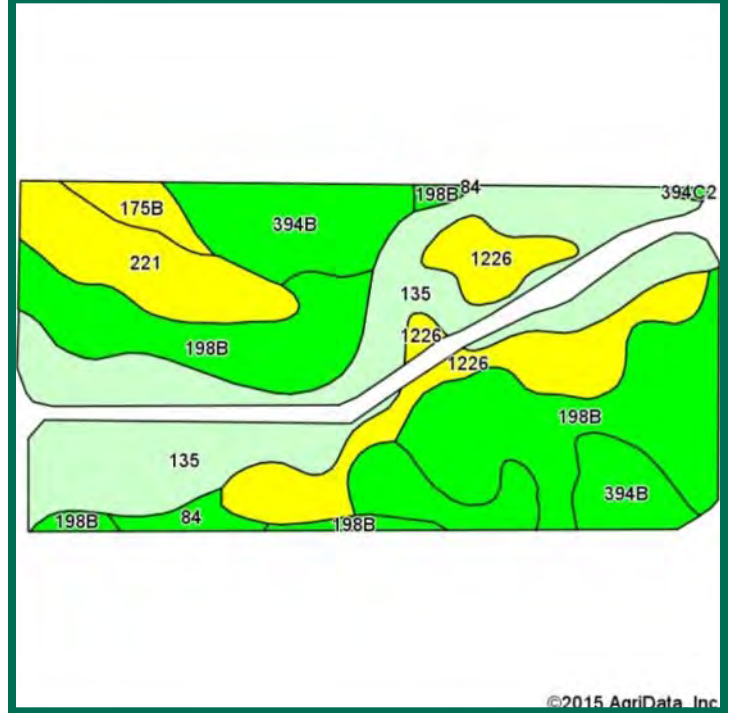
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Soil Maps Cropland Only: Parcel 2

CSR: 76.9 based on 71.75 FSA Crop Acres m/l



CSR2: 74.6 based on 71.75 FSA Crop Acres m/l



Area Symbol: IA075, Soil Area Version: 21							
Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**	CSR
135	Coland silty clay loam, 0 to 2 percent slopes	21.29	29.7%		Ilw	71	80
198B	Floyd loam, 1 to 4 percent slopes	20.70	28.9%		Ilw	89	80
394B	Ostrander loam, 2 to 5 percent slopes	11.53	16.1%		Ile	86	86
1226	Lawler loam, 0 to 2 percent slopes, rarely flooded	9.59	13.4%		Ils	59	73
221	Palms muck, 1 to 3 percent slopes	6.01	8.4%		Illw	44	50
175B	Dickinson fine sandy loam, 2 to 5 percent slopes	1.49	2.1%		Ille	50	55
84	Clyde silty clay loam, 0 to 3 percent slopes	1.00	1.4%		Ilw	88	76
394C2	Ostrander loam, 5 to 9 percent slopes, moderately eroded	0.14	0.2%		Ile	82	69
Weighted Average						74.6	76.9

Area Symbol: IA075, Soil Area Version: 21

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

*c: Using Capabilities Class Dominant Condition Aggregation Method

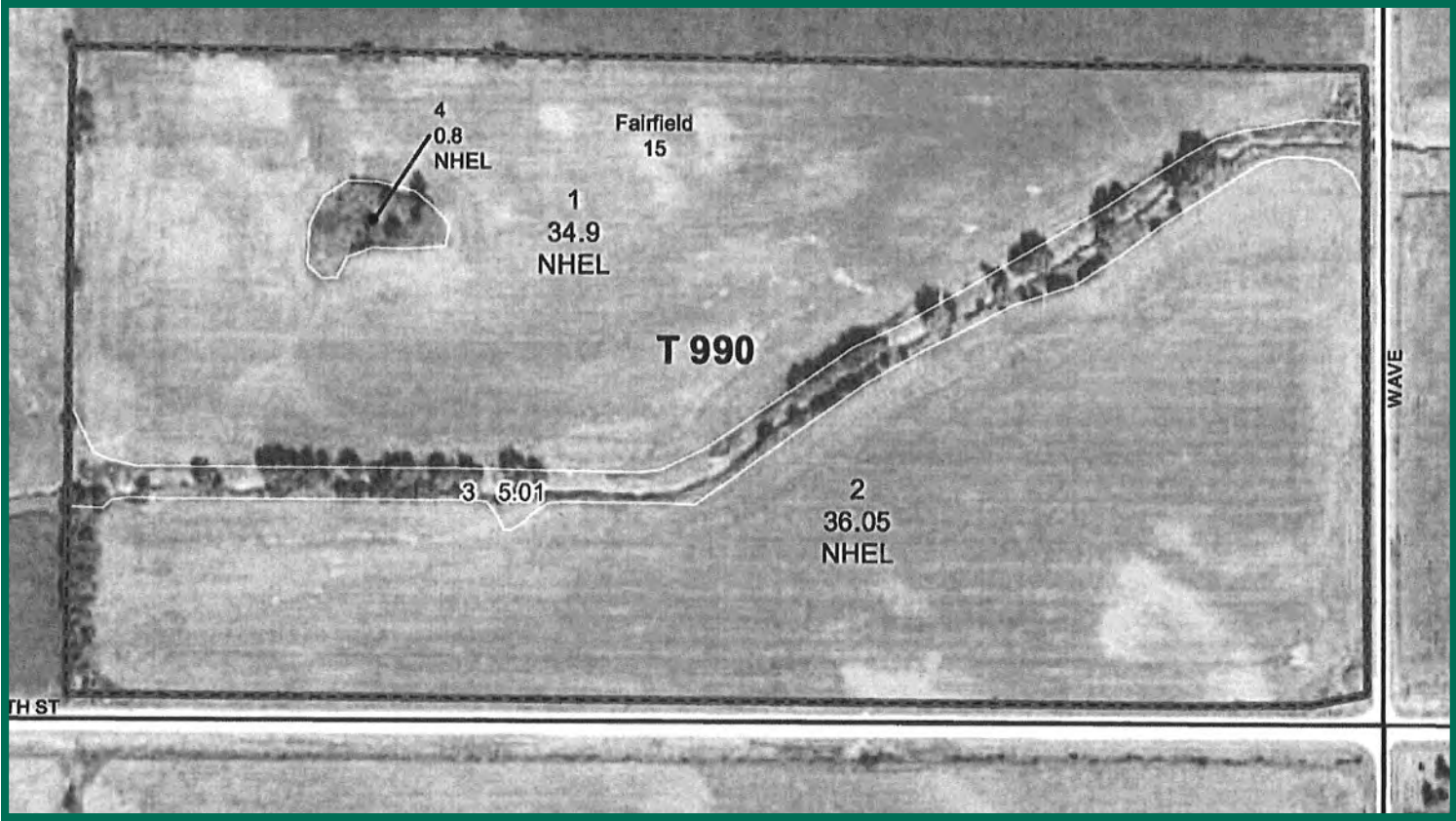
Soils data provided by USDA and NRCS.



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FSA Map: Parcel 2



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