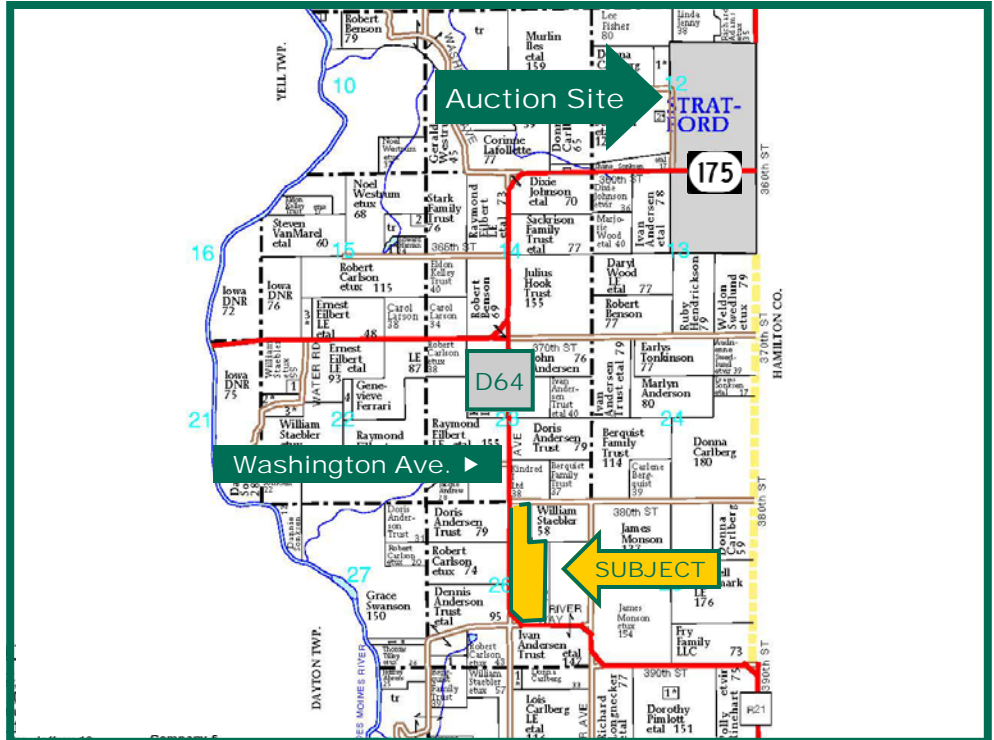


92.46 Acres,
m/I, Webster
County, IA



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

Date: Thur. April 7, 2016

Time: 10:00 a.m.

Auction Site:

US Bank Community Room

Address:

725 Shakespeare Ave.
Stratford, IA 50249

Property Information

Location

Located 1 mile west of Stratford on Hwy. 175, then south 2 miles on Co. Rd. D64. Property lies on the east side of D64.

Legal Description

W½ NW¼ NE¼ and SW¼ NE¼ and NW¼ SE¼ all in Section 26, Township 86 North, Range 27 West of the 5th p.m. (Hardin Twp.)

Real Estate Tax

Taxes Payable 2015-2016: \$2,252
Net Taxable Acres: 92.46
Tax per Net Taxable Acre: \$24.36

FSA Data

Farm Number 1436, Tract 914
Crop Acres: 91.5 NHEL
Corn Base: 58.7 Ac.
Corn PLC Yield: 130 Bu.
Bean Base: 32.8 Ac.
Bean PLC Yield: 42 Bu.

CRP Contracts

None

Soil Types/Productivity

Primary soils are Marna, Brownton and Guckeen. See soil maps for detail.

- **CSR2:** 71.8 per 2016 AgriData, Inc., based on FSA crop acres.
- **CSR:** 74.2 per 2016 AgriData, Inc., based on FSA crop acres.
- **CSR:** 73.61 per County Assessor, based on net taxable acres.

Land Description

Level to gently sloping

Buildings/Improvements

None

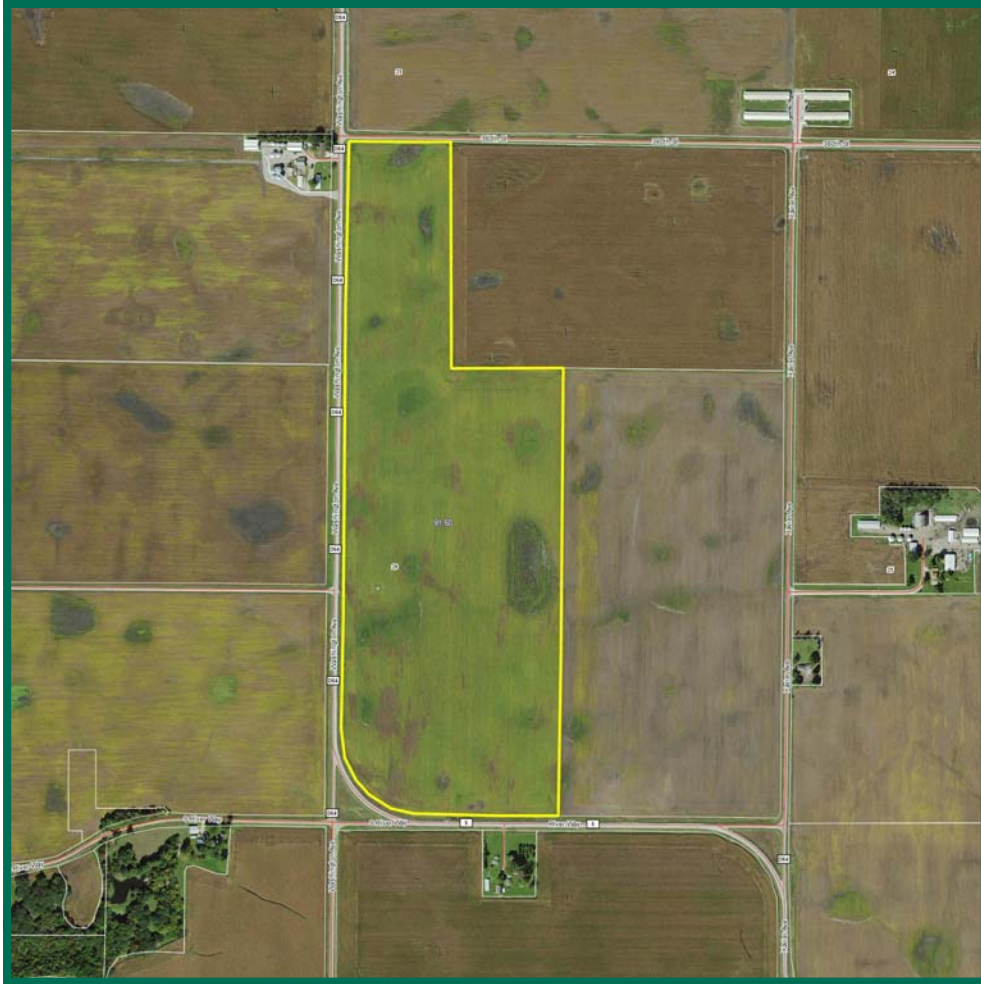
Drainage

Natural plus tile with intakes

Lease

Open Lease for 2016.

Aerial Photo



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.

Auction Information

Method of Sale

- Property will be offered as a single tract of land.
- Bids will be \$ times gross acres.
- Seller reserves the right to refuse any and all bids.

Seller

Marilyn Berglund Estate

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 May 12, 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 May 12, 2016.

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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MarvH@Hertz.ag

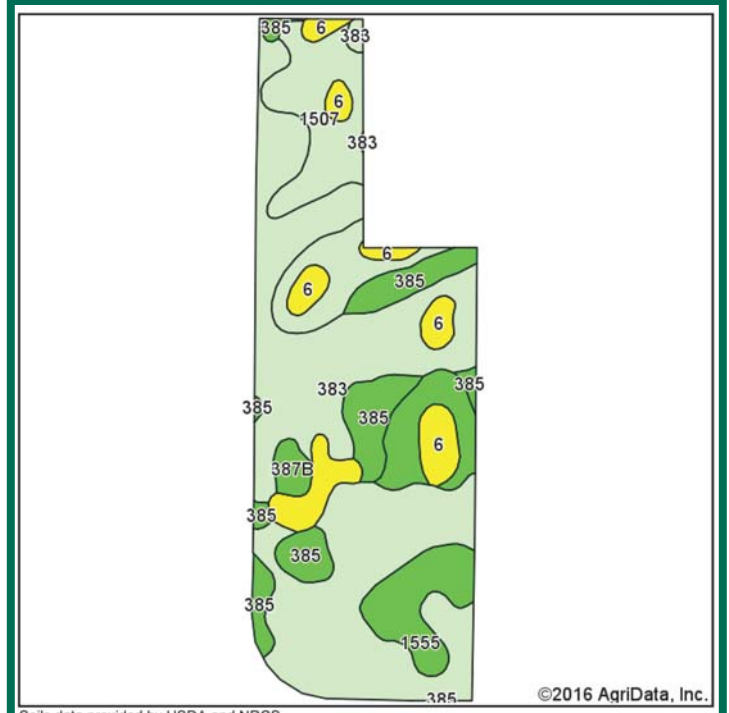
800-593-5263 or 515-382-1500
415 S. 11th St.
Nevada, IA 50201-0500
www.Hertz.ag

Soil Maps

CSR: 74.2 based on 91.5 FSA Crop Acres



CSR2: 71.8 based on 91.5 FSA Crop Acres



Area Symbol: IA187, Soil Area Version: 29

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**	CSR
383	Marna silty clay loam, 0 to 2 percent slopes	47.86	52.3%		Ilw	69	73
1507	Brownton silty clay loam, 0 to 2 percent slopes	13.41	14.7%		Ilw	68	68
385	Guckeen silty clay loam, 1 to 3 percent slopes	9.96	10.9%		Ie	82	87
6	Okoboji silty clay loam, 0 to 1 percent slopes	8.35	9.1%		Illw	59	62
387B	Kamrar silty clay loam, 2 to 5 percent slopes	6.01	6.6%		Ile	90	82
1555	Nicollet-Guckeen complex, 1 to 3 percent slopes	5.91	6.5%		Ie	86	86
Weighted Average						71.8	74.2

Area Symbol: IA187, Soil Area Version: 29

**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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