LAND FOR SALE

HOFFMANN 80 ACRES M/L
SCOTT CO., IOWA

LISTING #464

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563.659.8185
Hoffmann, 80 Acres M/L, Scott Co., Iowa

<table>
<thead>
<tr>
<th>TOTAL ACRES:</th>
<th>80 acres MOL</th>
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<tbody>
<tr>
<td>PRICE:</td>
<td>$2,240,000</td>
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Price Per Acre: $28,000

Owner: Lowell C. Hoffmann
Operator: owner
County & State: Scott Co., Iowa
Location: 201 W. Lincoln Rd., Eldridge, IA 52748

Possession Date: To be agreed

Drainage Info: Excellent
Average Productivity: 91.7 CSR2

Taxable Acres: 77.52
Net RE Taxes: $5,136
Taxes Payable In: 2016/2017
Topography: Level to rolling

F.S.A. INFORMATION:

| Farmland: | 77.55 |
| Crop Acres: | 74.72 |
| CRP Acres: | |

Wheat Base: 55.9
Wheat Yield: 151

Corn Base: 18.7
Corn Yield: 37

Soybean Base: |
Soybean Yield: | |

APPROXIMATE BREAKDOWN OF ACRES:

| Total Acres: | 80 |
| Tillable Acres: | 74.72 |

CRP Acres:
Farmstead: 2.83
Roads: 2.45
Waterways: |
Timber: |
Pasture: |

LEGAL DESCRIPTION:
Parcel ID numbers 932303007AD, 932303004, 932319003, 932317003 & 932301001 totaling 77.52 taxable acres all lying in the NW 1/4 of Section 23, Township 79 North, Range 3 East of the 5th P.M.

COMMENTS & BUILDING INFORMATION:
80 acres MOL of Prime Development Land within the Eldridge City Limits.

Also includes:
3 bedroom, brick ranch home
Attached 2 car garage
40’x 12’ Lean-to
72’x 44’ Steel building
70’x 46’ Steel building

TO CONTACT LISTING AGENT:
Call: John Arter
Cell: 563-349-0766
Email: JArter@peoplescompany.com
Office: 563-659-8185

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