

CARLSON BROTHERS FARM BRAD AND MATT CARLSON

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Producers of Quality Agricultural Commodities

POPCORN

CORN

SOYBEANS

OATS

ALFALFA

First we would like to tell you a little bit about us. Brad is 47 years old and has been married to his wife Karleen for 27 years. Brad and Karleen have three children: Austin 22, Alayna 19, and Calvin 16. Austin is a graduate of Iowa State University in Agricultural Engineering. Austin is currently a project engineer for Popp Engineering. Austin is interested in farming with our family operation if we have enough land base to include him. Brad and Karleen live on a farm north of Jewell which belonged to Karleen's grandfather. Brad has a degree in Agricultural Business from Iowa State University and has been a full-time farmer since graduation. Karleen is an IT manager for a farm chemical manufacturer and distributor. In their spare time, Brad and Karleen enjoy family activities with their children and are active in their church. Matt is 44 years old and has been married to his wife Carol for 23 years. Matt and Carol have three children: Ethan 18, Miranda 15, and Kayla 12. Matt and Carol live on our grandfather's farm southwest of Stanhope. Matt has a degree from Iowa State University in Farm Operations and has been a full-time farmer since graduation. Carol works at a medical clinic as a physician's office assistant. In their spare time, Matt and Carol enjoy activities with their family, camping, hunting, and fishing. Brad and Matt grew up on a farm just north of Stanhope which is still their base of operations. Brad and Matt are the fifth generation of Carlson's to operate farms in Hamilton County. Our sons would like to carry on the farming tradition.



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Carlson Brothers Farm currently operates approximately 2,500 acres of farmland in Hamilton County. We also do some custom harvesting. Carlson Brothers Farm operates their farms with modern, state-of-the-art equipment: a large four wheel drive tractor, three two wheel drive tractors, a large combine, 24 row planter, two semi trucks, large square hay baler, self-propelled windrower, our own VRT dual product fertilizer spreader and all other related equipment to operate large parcels of land. Much of our machinery has computerized controls for precision accuracy including auto-pilot and gps for accurate record keeping. This includes our combine yield monitor which gives us the ability to accurately map yield while combining, providing a valuable tool to use when evaluating production systems to help maximize yield and profitability. Carlson Brothers Farm has always been a good steward of the land using environmentally sound production practices such as conservation tillage, minimum tillage, crop rotations that include corn, popcorn, waxy corn, soybeans, oats, and alfalfa, computerized chemical application, and gps fertility testing and application. We will maintain or increase your soil tilth and fertility. Carlson Brothers Farm prides itself on good landlord/tenant relationships and open communications. We will see that you are satisfied with our performance on your farm.



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You ask what exactly does Carlson Brothers want from investors? The answer is simple. We would like for you to purchase farmland in Hamilton County and lease it to us. Iowa farmland has a good record of return on investment and appreciation in value. Maybe a tax free exchange would work well. Invest in Iowa farmland for a sound return while helping two farm families achieve their goals and find out about the excellent services provided to you from Carlson Brothers Farm.

What do investors receive in return from Carlson Brothers Farm? That answer is not quite so simple because every investor has different needs. We want to give you the things you want from your tenant. We custom tailor our benefits to our landlords. Some of the things we can provide are listed below:

FAIR LEASE AGREEMENTS – Whether you want crop share, flexible cash rent or cash rent, Carlson Brothers Farm will tailor make the lease to fit your needs as well as ours. All leases are in writing and witnessed.



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PRODUCTION REPORTS – Every year Carlson Brothers Farm can send its landlords a permanent record of production inputs and the output from the farm. We feel this is the most important service we can provide our landlords. This keeps everyone informed on what is taking place with your farm. Some of the things included in this report are: planting dates, fertilizer rates, seeding rates, seed variety, herbicides used, weather conditions, GPS soil fertility maps, GPS yield maps, combine yield monitor data, combining dates, any physical factors that need to be addressed, i.e.: broken tile, waterway repair, etc. and anything else you might want to include. Communication is important to us. How can we serve your needs?

BUYING POWER – We are members of a buying coop which can purchase inputs at lower prices. We are a licensed fertilizer dealer and purchase wholesale fertilizer from river ports. We constantly shop for the best price and products available.

MODERN, STATE-OF-THE-ART MACHINERY – Our machinery enables us to perform field operations quickly and accurately so as to maximize production potential.



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PRIME IOWA FARMLAND – Hamilton County farmland has deep black top soil with good CSR ratings. Hamilton County consistently has one of the highest county average corn yields in the state. Hamilton County is in the heart of Iowa's Cornbelt.

INVESTMENT ANALYSIS – Carlson Brothers Farm is willing to help investors locate farms in our area that will fit your specific situation and investment needs. We know the farms in this area and can help you choose a profitable investment.

If you are interested in working with us on a farmland investment, please feel free to talk with us. Right now we have several farms in our area that would fit well into our operation. Maybe one is right for you. Help yourself to some good Iowa farmland and experience the personal service you will receive from Carlson Brothers Farm. Business references are available upon request.

THANK YOU FOR YOUR TIME,

BRAD AND MATT CARLSON



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