



LAND FOR SALE

WE ARE PLEASED TO PRESENT

110 Acres, m/l - Marion County, Iowa

LOCATION: 3 miles north of Melcher-Dallas on Co. Hwy. S45 to Perry Dr., then East 1 mile to 60th Ave. Property lies to SE.

LEGAL DESCRIPTION: NE $\frac{1}{4}$ SE $\frac{1}{4}$ east of old channel Whitebreast Creek; and SE $\frac{1}{4}$ SE $\frac{1}{4}$ east of old channel Whitebreast Creek, Except RR, all in Section 23; and NW $\frac{1}{4}$ SW $\frac{1}{4}$ Except east 40 rods north of old channel; and SW $\frac{1}{4}$ SW $\frac{1}{4}$ Section 24; and part of N $\frac{1}{2}$ NW $\frac{1}{4}$ Section 25, all in Township 75N, Range 21W of the 5th p.m., (FRANKLIN TWP.) *Exact legal to come from final abstract.*

PRICE AND TERMS:

- PRICE REDUCED!**
~~\$497,500~~ ~~\$525,000.00~~ ~~\$4,522⁽⁺⁾/Acre~~ ~~\$4,772⁽⁺⁾/Acre~~
- 10% down, balance due in cash at closing.

REAL ESTATE TAX:

2011-2012 Tax Year: \$1,482.00
Taxable Acres: 110.75
Tax per Acre: \$13.38

FSA DATA:

Farm Number 5813
Crop Acres: 88.8 (all in CRP)
CRP Contracts: 88.8 acres in CRP contract pays \$21,090 annually and expires 9/30/24.

LAND DESCRIPTION: Level to moderately sloping farm

SOIL TYPES & PRODUCTIVITY: Primary soils are Vesser, Nodaway and Zook. See soil map on back for detail.

- CSR** 75.17 per County Assessor, based on net taxable acres
- CSR:** 78.1 per AgriData, Inc. 2012, based on FSA crop/CRP acres

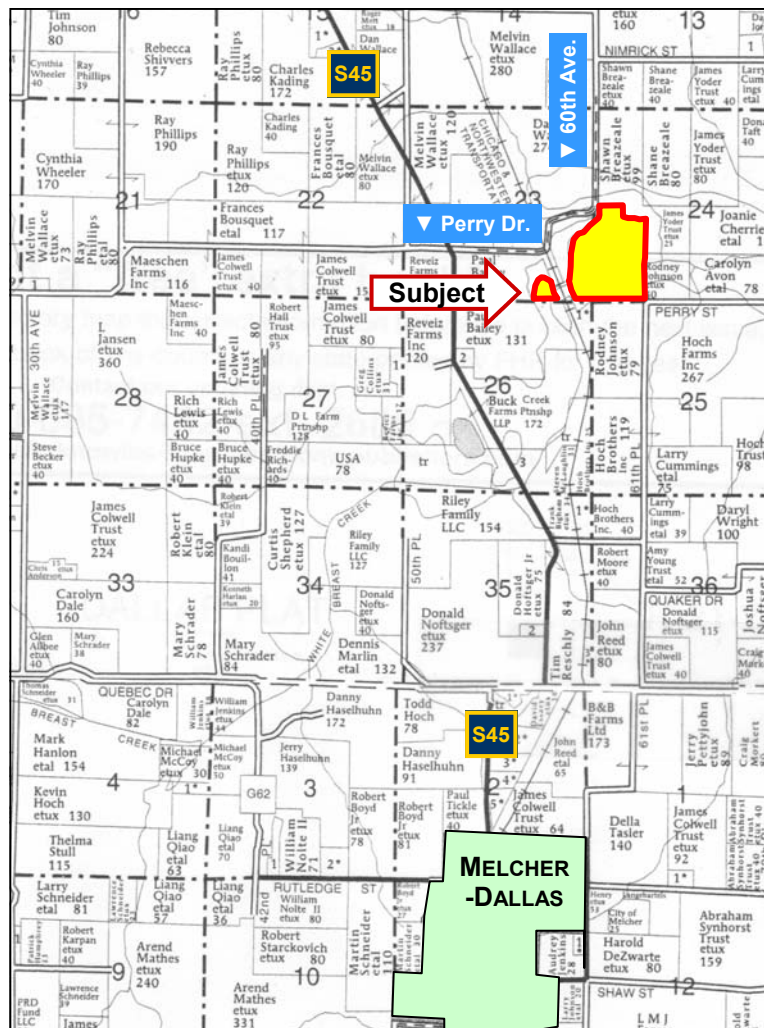
IMPROVEMENTS: None

DRAINAGE: Farm is bottomland and flooding can occur.

WATER & WELL DATA: Whitebreast Creek cuts through farm West to East

POSSESSION: As agreed

COMMENTS: Farm is a low lying field with a high CSR, and is currently enrolled in CRP. Great investment with good rate of return potential.



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

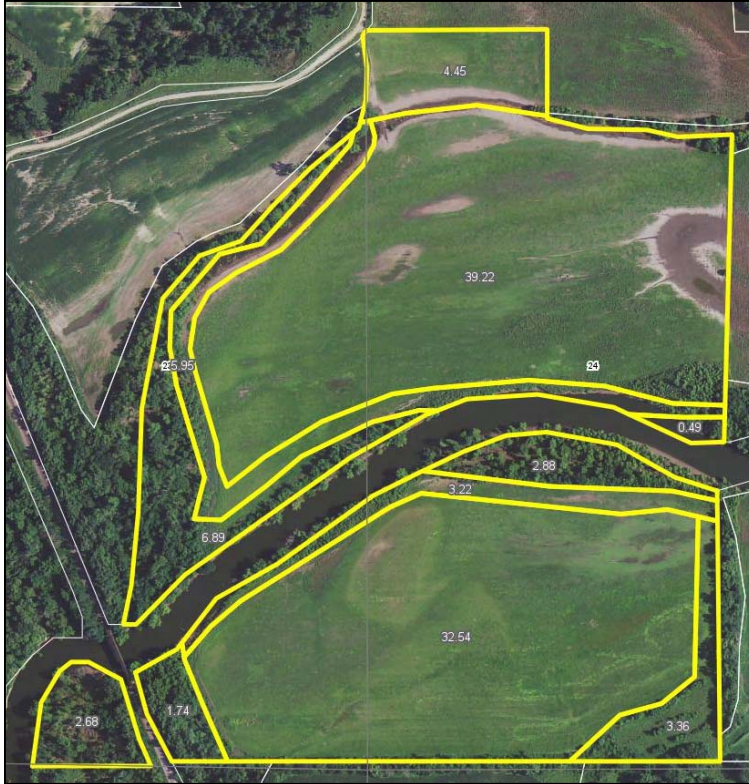
For additional information, contact **Kyle Hansen (KyleH@Hertz.ag)**

415 S. 11th St., PO Box 500, Nevada, IA 50201-0500
Telephone: 515-382-1500 or 1-800-593-5263

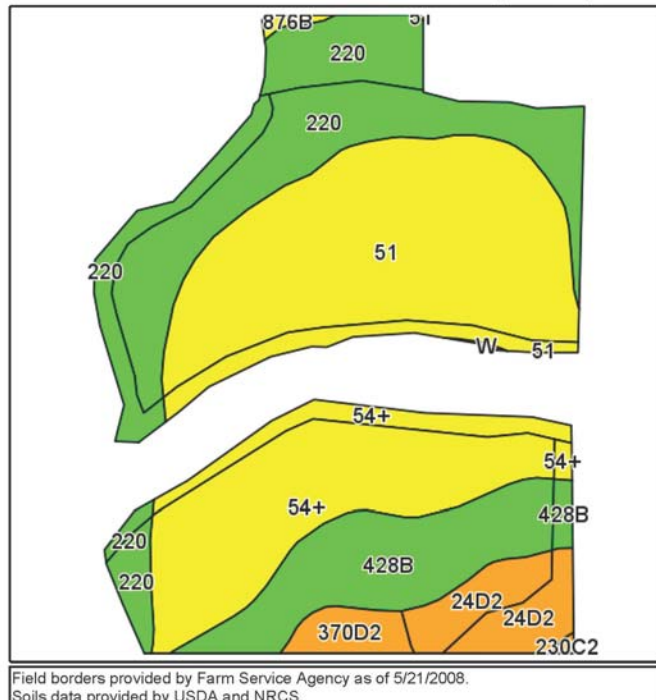
www.HERTZ.ag

The information in this brochure is from sources deemed to be reliable but it cannot be guaranteed by Hertz Real Estate Services, Inc. or its staff.

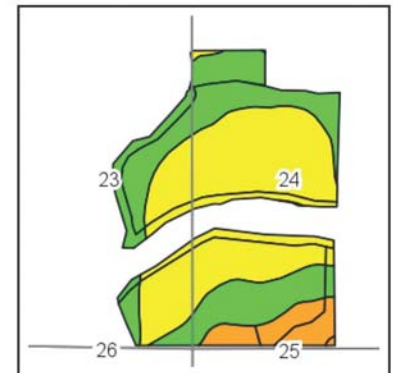
AERIAL & SOIL MAP



Aerial represents 103.5 FSA Farmland acres



Field borders provided by Farm Service Agency as of 5/21/2008.
Soils data provided by USDA and NRCS.



State: Iowa
County: Marion
Location: 24-75N-21W
Township: Franklin
Acres: 88.7
Date: 3/29/2013

Hertz
Farm Management, Inc.
Caring for You and Your Farm

Maps provided by:



surety

©AgriData, Inc 2012
www.AgriDataInc.com

Code	Soil Description	Acres	Percent of field	CSR Legend	Non-Irr Class	CSR*
51	Vesser silt loam, 0 to 2 percent slopes	28.6	32.1%		IIw	74
220	Nodaway silt loam, 0 to 2 percent slopes	22.5	25.4%		IIw	90
54+	Zook silt loam, overwash, 0 to 2 percent slopes	19.1	21.6%		IIw	75
428B	Ely silty clay loam, 2 to 5 percent slopes	11.1	12.5%		Ile	88
24D2	Shelby loam, 9 to 14 percent slopes, moderately eroded	5.1	5.8%		IIle	48
370D2	Sharpsburg silty clay loam, 9 to 14 percent slopes, moderately eroded	1.9	2.2%		IIle	57
876B	Ladoga silt loam, benches, 2 to 6 percent slopes	0.3	0.3%		Ile	79
230C2	Clearfield-Arispe silty clay loams, 5 to 9 percent slopes, moderately eroded	0.1	0.1%		IIle	53
Weighted Average						78.1