



LAND FOR SALE

WE ARE PLEASED TO PRESENT

81.62 Acres, mll - Dallas County, Iowa

LOCATION: 1 mile north of Redfield on Hwy. P46 (El Paso Ave.)

LEGAL DESCRIPTION: E½ SW¼ NE¼, SE¼ NE¼ in Section 34; and N½ SW¼ NW¼ Except acreages in Section 35; all in Township 79 North, Range 29 West of the 5th p.m. (Linn Twp.)

PRICE AND TERMS:

- **PRICE REDUCED: \$241,000 \$2,952(+)/Ac**
- ~~\$257,103~~ ~~\$3,150/Acre~~
- 10% down, balance due in cash at closing.

REAL ESTATE TAX:

Taxes Payable 2012-2013: \$848.00
Taxable Acres: 81.62
Tax per Acre: \$10.39

FSA DATA:

Farm Number 4844, Tract 26101
Crop Acres: 10.4

Base/Yields	Direct	Counter-Cyclical
Corn Base: 5.8	103	103
Bean Base: 1.9	29	29

LAND DESCRIPTION:

Level to steep

SOIL TYPES: Primary soils are Lester, Hayden and Clarion. See soil map on back for detail.

CSR: 73.1 per AgriData, Inc.

SERVICES: **School District:** West Central Valley
Trade Centers: Redfield, Adel, Stuart, Linden, Des Moines

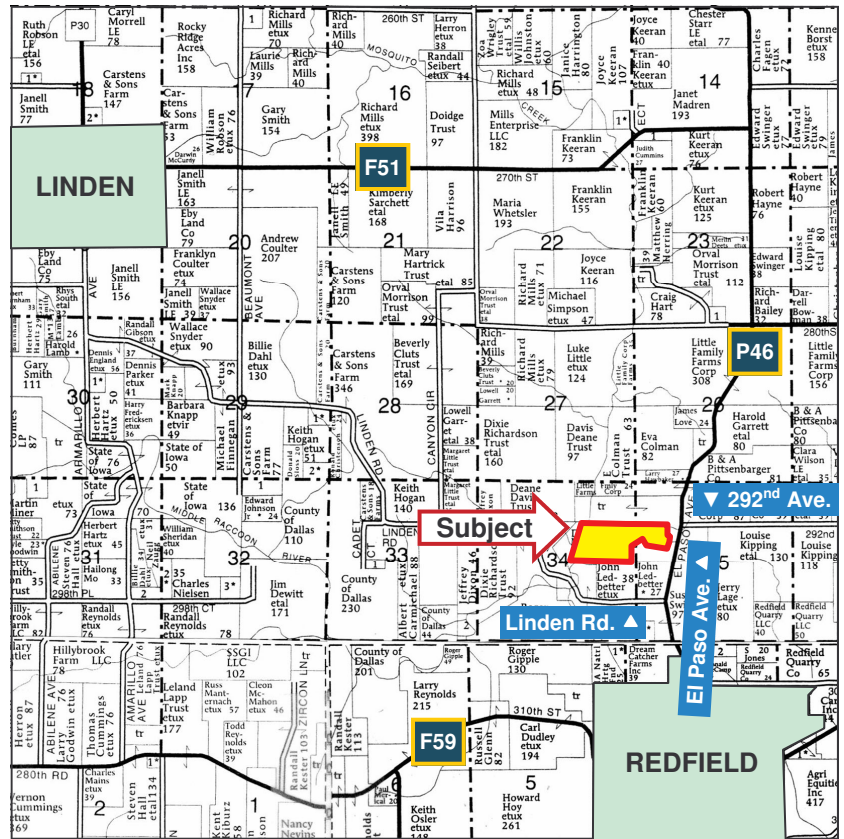
IMPROVEMENTS: None

WATER & WELL DATA: Mosquito Creek along west side of the property

POSSESSION: As agreed upon

COMMENTS:

- Nice property with cropland, pasture and recreation
- Northern Natural Gas has an easement on 21.62 acres paying \$20.00 per acre per year
- Easement payment increases annually by \$0.35 per acre per year



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

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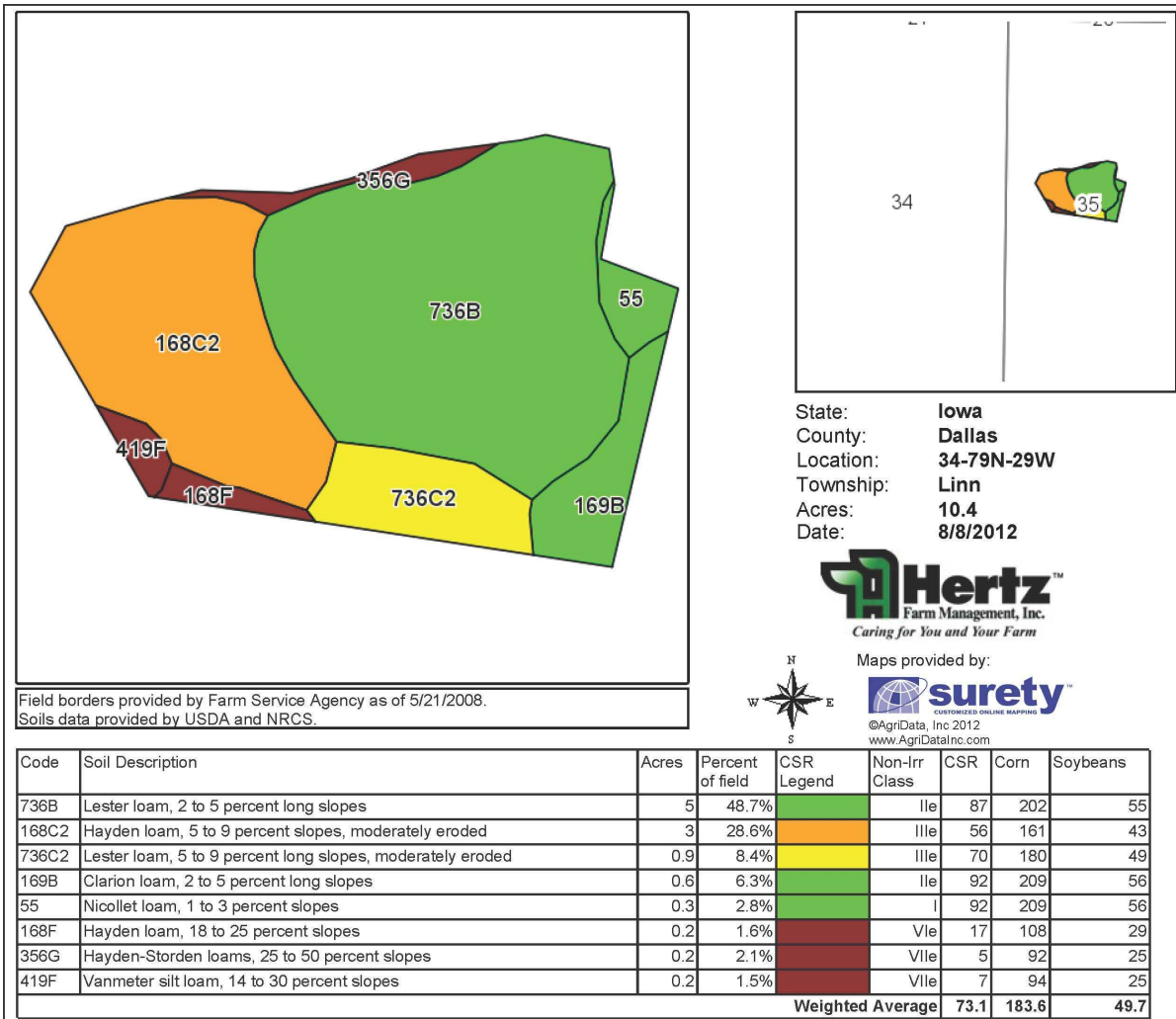
www.Hertz.ag

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AERIAL & SOIL MAPS



Property borders are hand drawn and are an approximate representation



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