



LAND FOR SALE

WE ARE PLEASED TO PRESENT

70 Acres, m/l - Marion County, Iowa

LOCATION: 3 miles west of Melcher-Dallas on Hwy. G76 to 20th Pl., 1½ miles north on east side of road.

LEGAL DESCRIPTION: SW¼ NW¼ and NW¼ SW¼ lying north and west of new channel of White Breast Creek, except South 15 rods (247.5 ft.), all in Section 8, Township 74 North, Range 21 West of the 5th p.m. (Dallas Twp.) Exact legal to be taken from abstract.

PRICE AND TERMS:

- \$434,000 \$6,200/Acre
- 10% down, balance due in cash at closing.

REAL ESTATE TAX:

Taxes Payable in 2012-2013: \$1,704
Taxable Acres: 67.92
Tax per Acre: \$25.09

FSA DATA:

Part of Farm Number 5445, Tract 8328

Wetlands Determination has not been completed, tiling has been approved

Crop Acres: 53.1 (est.)*, plus 9.1 acres in CRP

Base/Yields Direct/Counter-Cyclical

*Est. Corn Base: 21.65 101/101

*Marion County FSA will make final determination on acres and bases.

CRP Contract: 9.1 acres paying \$2,172 annually expires 09/30/2019.

LAND DESCRIPTION: Level to sloping

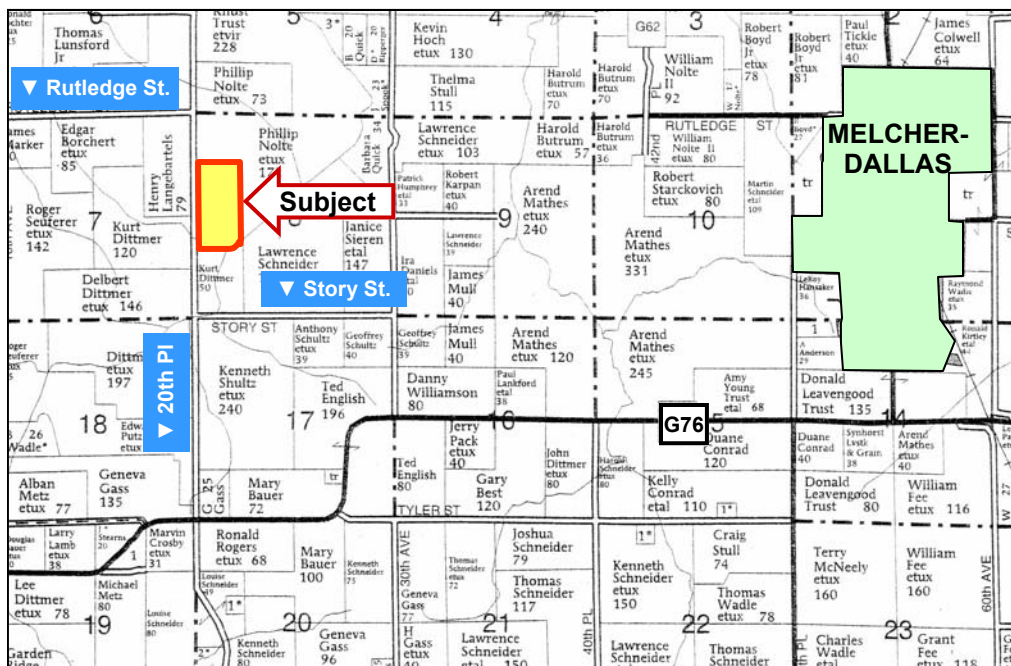
SOIL TYPES: Primary soils are Vesser, Nodaway, Bremer and Nevin. See soil map on back for detail.

CSR: 78.3 per AgriData, Inc., **CSR2:** 72.6 per AgriData, Inc.

IMPROVEMENTS: None

DRAINAGE: White Breast Creek lies to the southeast. Natural drainage and drainage ditch.

POSSESSION: As agreed



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

For additional information, contact Kyle Hansen

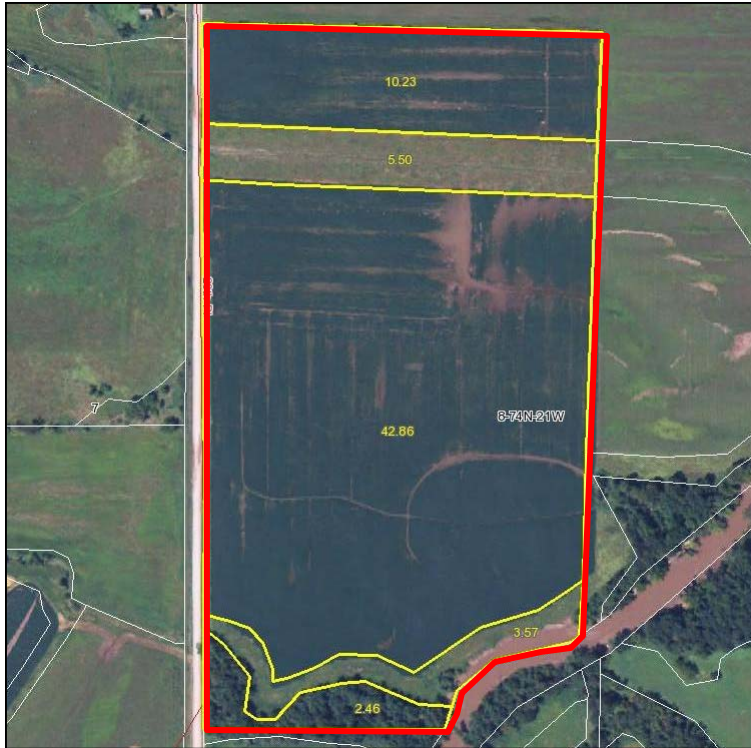
415 South 11th • PO Box • Nevada, IA 50201

Telephone: 515-382-1500

www.hfmgt.com

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 MAPS



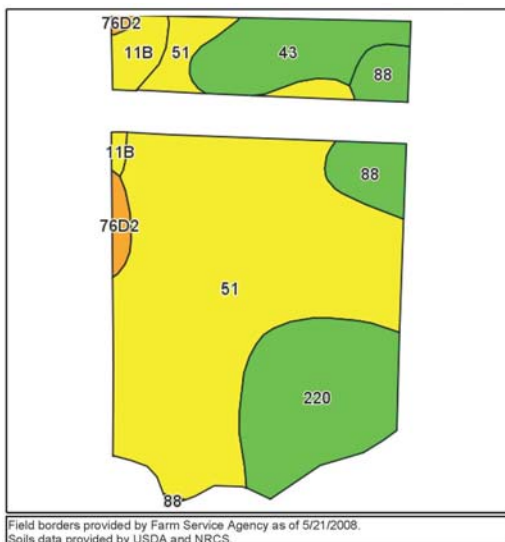
CSR/CSR2 UPDATE: The State of Iowa has historically used Corn Suitability Rating (**CSR**) as its soil productivity index. To better recognize soil type variability, the USDA Natural Resources Conservation Services (NRCS) is in the process of reclassifying soil map units in various Iowa counties. In recognition of this change and in an effort to make the CSR more consistent across the state, Iowa State University has developed a new formula called **CSR2**, which does not directly correlate to the previous CSR values, but *replaces* them. There may be a significant difference between the old CSR value and the new CSR2 value on any given farm. We are providing both CSR and CSR2 soil maps during this transition period to illustrate any changes. For additional information regarding CSR2, please see the link on our website at www.HERTZ.ag.



Maps provided by:

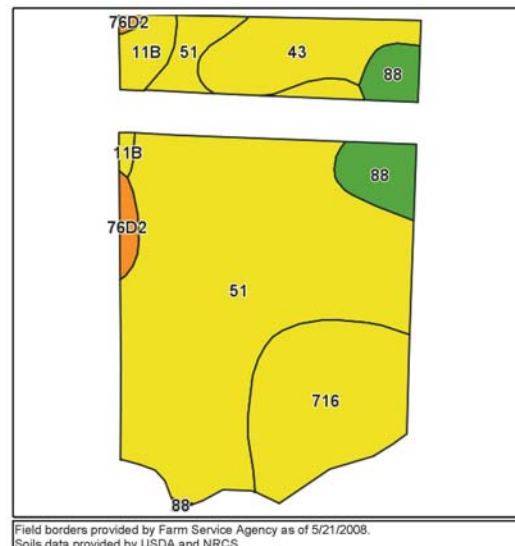


CSR



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

CSR2



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

Code	Soil Description	Non-Irr Class	Ac	% of field	CSR Legend	CSR	CSR2 Legend	CSR2	Corn Yield	Bean Yield
51	Vesser silt loam, 0 to 2 percent slopes	IIw	32.1	60.5%		74		70	180	49
716	Lawson-Quiver-Nodaway complex, 0 to 2 percent slopes, occasionally flooded	IIw	9.8	18.4%		90		75	202	55
43	Bremer silty clay loam, 0 to 2 percent slopes	IIw	5.3	9.9%		82		74	191	52
88	Nevin silty clay loam, 0 to 2 percent slopes	I	3.4	6.5%		90		91	202	55
11B	Colo-Ely silty clay loams, 2 to 5 percent slopes	Ile	1.7	3.2%		65		78	168	45
76D2	Ladoga silt loam, 9 to 14 percent slopes, moderately eroded	IIle	0.8	1.6%		55		45	154	42
Weighted Average						78.3		72.6	185.9	50.6

WE ARE PLEASED TO OFFER THESE SERVICES

Sales • Acquisition • Auctions • Investment Analysis • Exchanging • Farm and Ranch Management • Appraisals