



LAND FOR SALE

WE ARE PLEASED TO PRESENT

515 Acres, m/l - Greene County, Iowa

ADDRESS: 2298 Terrace Ave. Rippey, IA 50235

LOCATION: From Rippey: 3½ miles west & south on E-57, then south on Terrace Ave. 2 miles to 318th St. Property lies on the south side of 318th St.

LEGAL DESCRIPTION: S½ SE¼ Sec.19; S½ SW¼ Sec. 20; NW¼, NW¼ SW¼ all in Sec. 29; and NE¼ Sec. 30 all in Township 82 North, Range 29 West of the 5th p.m. (Washington Twp.)

PRICE AND TERMS - PRICE REDUCED!

- ~~\$2,034,250~~ ~~\$3,950/Acre~~
~~\$2,111,500~~ ~~\$4,100/Acre~~
- 10% down, balance due in cash at closing.

REAL ESTATE TAX:

Payable in 2012-2013 \$7,426

Taxable Acres: 514.98

Tax per Acre: \$14.42

FSA DATA:

Farm Number 1307, Tract 1215

Crop Acres: 222.6 (Farm contains 56.48 HEL acres with conservation plan currently being applied)

Base/Yields	Direct	Counter-Cyclical
Corn Base: 182.7	101	101
Bean Base: 38.5	39	39

LAND DESCRIPTION: Cropland includes bottom ground to rolling upland

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

CSR: 63.4 per AgriData, Inc. (CSR2 of 57.7 per AgriData, Inc. - See map on 3rd page)

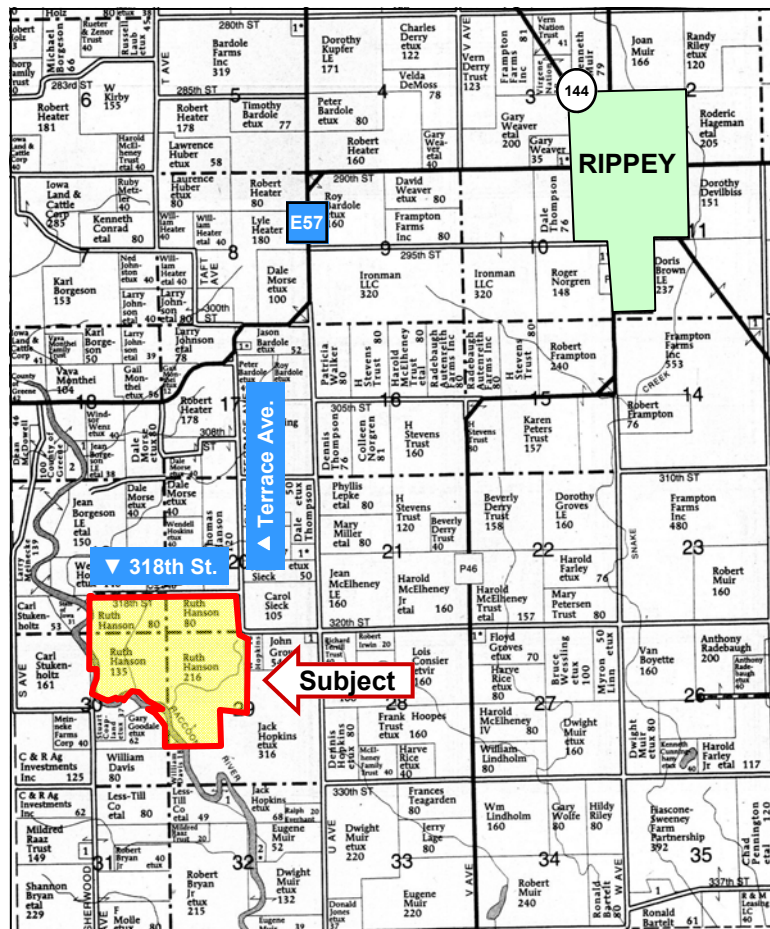
IMPROVEMENTS: Two-Story home built in 1890 with 2-story barn and 40' x 80' pole machine shed built in 1978.

DRAINAGE: Raccoon River runs across south end of property. Seeded waterways drain to river. Natural drainage, plus tile.

WATER & WELL DATA: Unused 550' well near house.

POSSESSION: As agreed

COMMENTS: Property offers both quality tillable acres and plenty of timber for recreation. Lots of deer and turkey. Two ponds. Family has indicated a coal shaft located in the timber.



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For additional information, contact Chris Smith or Kyle Hansen

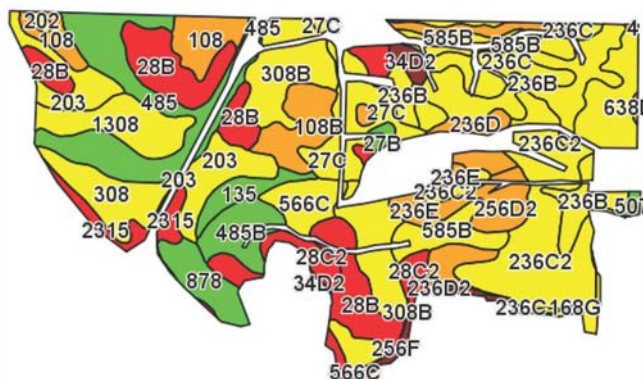
415 South 11th • PO Box • Nevada, IA 50201
Telephone: 515-382-1500 or 800-593-5263

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

Property borders are drawn with guidance from the Greene Co. GIS, but are an approximation.



Field borders provided by Farm Service Agency as of 05/21/08. Soils data provided by USDA and NRCS.

State: Iowa
County: Greene
Location: 30-82N-29W
Township: Washington
Acres: 222.6
Date: 5/3/2012



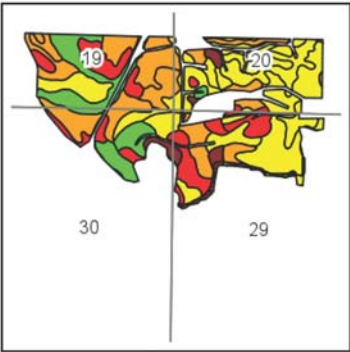
Code	Soil Description	Acres	Percent of field	CSR Legend	Non-Irr Class	CSR	Corn	Soybeans
236C2	Lester loam, 5 to 9 percent slopes, moderately eroded	30.2	13.7%		IIIe	61	171	46
28B	Dickman fine sandy loam, 2 to 5 percent slopes	19.9	8.9%		IIIe	37	139	38
236B	Lester loam, 2 to 5 percent slopes	18.6	8.3%		Ile	78	194	52
485	Spillville loam, 0 to 2 percent slopes	17.3	7.8%		IIw	91	212	57
308B	Wadena loam, 32 to 40 inches to sand and gravel, 2 to 5 percent slopes	16.7	7.5%		Ile	67	179	48
203	Cylinder loam, 32 to 40 inches to sand and gravel, 0 to 2 percent slopes	11.3	5.1%		IIIs	79	196	53
236C	Lester loam, 5 to 9 percent slopes	8.5	3.8%		IIIe	63	174	47
1308	Wadena variant loam, 0 to 2 percent slopes	8.3	3.7%		IIIs	72	186	50
27C	Terril loam, 5 to 9 percent slopes	8.1	3.6%		IIIe	68	181	49
308	Wadena loam, 32 to 40 inches to sand and gravel, 0 to 2 percent slopes	7.4	3.3%		IIIs	72	186	50
108	Wadena loam, 24 to 32 inches to sand and gravel, 0 to 2 percent slopes	7.2	3.3%		IIIs	56	165	45
585B	Coland-Spillville complex, 1 to 5 percent slopes	7.1	3.2%		Ile	70	184	50
566C	Moingona loam, 2 to 7 percent slopes	6.8	3.1%		IIIe	78	194	52
108B	Wadena loam, 24 to 32 inches to sand and gravel, 2 to 5 percent slopes	6.7	3.0%		Ile	51	158	43
236D	Lester loam, 9 to 14 percent slopes	5.9	2.6%		IIIe	53	161	43
485B	Spillville loam, 2 to 5 percent slopes	5.7	2.5%		Ile	86	205	55
2315	Fluvaquents-Coland complex, 0 to 3 percent slopes	5.4	2.4%		Vw	25		
256D2	Lester-Storden loams, 9 to 14 percent slopes, moderately eroded	5.3	2.4%		IIIe	47	152	41
878	Ocheyedan loam, 0 to 2 percent slopes	5.3	2.4%		I	83	201	54
28C2	Dickman fine sandy loam, 5 to 9 percent slopes, moderately eroded	4.3	1.9%		IVe	22	119	32
135	Coland silty clay loam, 0 to 2 percent slopes	3.3	1.5%		IIw	81	198	53
236D2	Lester loam, 9 to 14 percent slopes, moderately eroded	3	1.3%		IIIe	51	158	43
236E	Lester loam, 14 to 18 percent slopes	2.3	1.1%		IVe	43	147	40
108C2	Wadena loam, 24 to 32 inches to sand and gravel, 5 to 9 percent slopes, moderately eroded	1.5	0.7%		IIIe	25	123	33
34D2	Estherville sandy loam 9 to 16 percent slopes, moderately eroded	1.5	0.7%		Vle	5	96	26
168G	Hayden loam, 25 to 40 percent slopes	1.3	0.6%		Vle	5	96	26
27B	Terril loam, 2 to 5 percent slopes	0.8	0.4%		Ile	83	201	54
256F	Lester-Storden loams, 18 to 25 percent slopes	0.6	0.2%		Vle	18	113	31
507	Canisteo clay loam, 0 to 2 percent slopes	0.6	0.3%		IIw	81	198	53
202	Cylinder loam, 24 to 32 inches to sand and gravel, 0 to 2 percent slopes	0.5	0.2%		IIIs	67	179	48
62D2	Storden loam, 9 to 14 percent slopes, moderately eroded	0.5	0.2%		IIIe	43	147	40
62E2	Storden loam, 14 to 18 percent slopes, moderately eroded	0.4	0.2%		IVe	32	132	36
638D2	Clarion-Storden loams, 9 to 14 percent slopes, moderately erode	0.2	0.1%		IIIe	50	157	42
4	Knoke silty clay loam, 0 to 1 percent slopes	0.1	0.0%		IIw	58	167	45
Weighted Average						63.4	171.6	46.3

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CSR2 SOIL MAP

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.



State: Iowa
County: Greene
Location: 29-82N-29W
Township: Washington
Acres: 222.6
Date: 8/28/2012



Maps provided by:



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

Code	Soil Description	Acres	Percent of field	CSR(2) Legend	Non-Irr Class	CSR* 1/21/12	CSR(2)**
236C2	Lester loam, 5 to 9 percent slopes, moderately eroded	30.2	13.7%		Ilie	61	64
28B	Dickman fine sandy loam, 2 to 5 percent slopes	19.9	8.9%		Ilie	37	22
236B	Lester loam, 2 to 5 percent slopes	18.6	8.3%		Ile	78	73
485	Spillville loam, 0 to 2 percent slopes	17.3	7.8%		IIw	91	83
308B	Wadena loam, 32 to 40 inches to sand and gravel, 2 to 5 percent slopes	16.7	7.5%		Ile	67	59
203	Cylinder loam, 32 to 40 inches to sand and gravel, 0 to 2 percent slopes	11.3	5.1%		IIs	79	58
236C	Lester loam, 5 to 9 percent slopes	8.5	3.8%		Ilie	63	68
1308	Wadena variant loam, 0 to 2 percent slopes	8.3	3.7%		IIs	72	75
27C	Terril loam, 5 to 9 percent slopes	8.1	3.6%		Ilie	68	78
308	Wadena loam, 32 to 40 inches to sand and gravel, 0 to 2 percent slopes	7.4	3.3%		IIs	72	58
108	Wadena loam, 24 to 32 inches to sand and gravel, 0 to 2 percent slopes	7.2	3.3%		IIs	56	55
585B	Coland-Spillville complex, 1 to 5 percent slopes	7.1	3.2%		Ile	70	67
566C	Moingona loam, 2 to 7 percent slopes	6.8	3.1%		Ilie	78	78
108B	Wadena loam, 24 to 32 inches to sand and gravel, 2 to 5 percent slopes	6.7	3.0%		Ile	51	50
236D	Lester loam, 9 to 14 percent slopes	5.9	2.6%		Ilie	53	43
485B	Spillville loam, 2 to 5 percent slopes	5.7	2.5%		Ile	86	82
2315	Fluvaquents-Coland complex, 0 to 3 percent slopes	5.4	2.4%		Vw	25	22
256D2	Lester-Storden loams, 9 to 14 percent slopes, moderately eroded	5.3	2.4%		Ilie	47	34
878	Ocheyedan loam, 0 to 2 percent slopes	5.3	2.4%		I	83	86
28C2	Dickman fine sandy loam, 5 to 9 percent slopes, moderately eroded	4.3	1.9%		IVe	22	10
135	Coland silty clay loam, 0 to 2 percent slopes	3.3	1.5%		IIw	81	66
236D2	Lester loam, 9 to 14 percent slopes, moderately eroded	3	1.3%		Ilie	51	40
236E	Lester loam, 14 to 18 percent slopes	2.3	1.1%		IVe	43	32
108C2	Wadena loam, 24 to 32 inches to sand and gravel, 5 to 9 percent slopes, moderately eroded	1.5	0.7%		Ilie	25	42
34D2	Estherville sandy loam 9 to 16 percent slopes, moderately eroded	1.5	0.7%		Vle	5	6
168G	Hayden loam, 25 to 40 percent slopes	1.3	0.6%		Vlie	5	5
27B	Terril loam, 2 to 5 percent slopes	0.8	0.4%		Ile	83	83
256F	Lester-Storden loams, 18 to 25 percent slopes	0.6	0.2%		Vle	18	10
507	Canisteo clay loam, 0 to 2 percent slopes	0.6	0.3%		IIw	81	78
202	Cylinder loam, 24 to 32 inches to sand and gravel, 0 to 2 percent slopes	0.5	0.2%		IIs	67	58
62D2	Storden loam, 9 to 14 percent slopes, moderately eroded	0.5	0.2%		Ilie	43	27
62E2	Storden loam, 14 to 18 percent slopes, moderately eroded	0.4	0.2%		IVe	32	17
638D2	Clarion-Storden loams, 9 to 14 percent slopes, moderately erode	0.2	0.1%		Ilie	50	40
4	Knoke silty clay loam, 0 to 1 percent slopes	0.1	0.0%		IIhw	58	53
Weighted Average						63.4	57.7