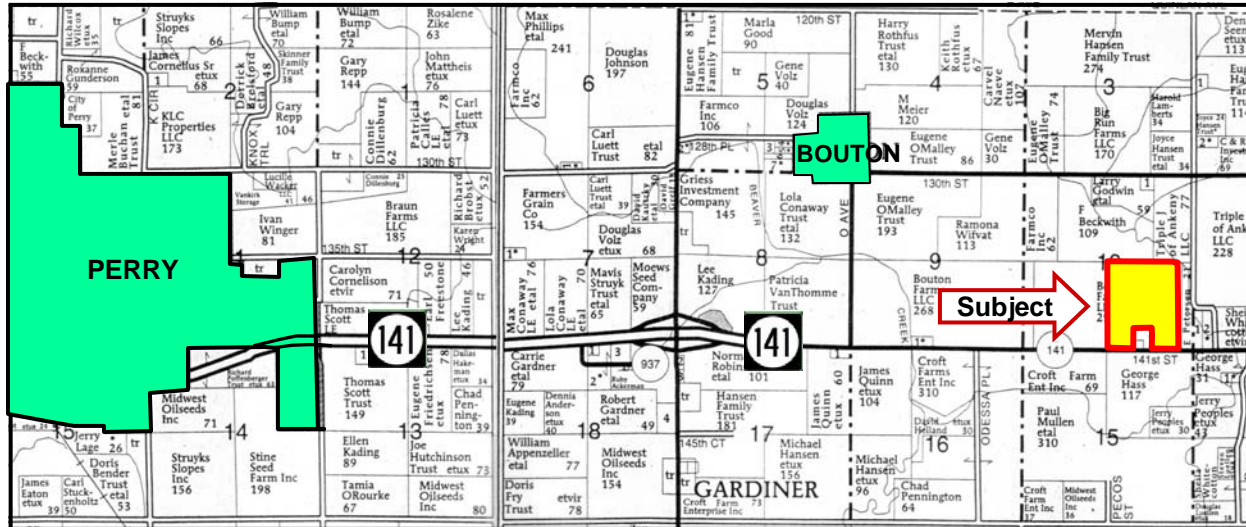




**LAND FOR SALE**  
WE ARE PLEASED TO PRESENT

**120 Acres, m/l - Dallas County, Iowa**



Map reproduced with permission of Farm & Home Publishers.

**LOCATION:** 4 miles east of Perry on Hwy. 141

**DRAINAGE:** Natural plus tile

**LEGAL DESCRIPTION:** East 120 acres of Parcel "B" in the SE¼ (Except Parcel "C"), all in Section 10, Township 81 North, Range 27 West of the 5th p.m. (Beaver Twp.)

**LAND DESCRIPTION:** Level to moderately sloping on cropland

**PRICE AND TERMS:**

- \$1,260,000 \$10,500/Acre
- 10% down, balance due in cash at closing.

**SOIL TYPES:** Primary soils are Clarion, Canisteo and Nicollet. See soil map on back for detail.

**CSR:** 82.4 on crop acres, according to AgriData, Inc., 2012

**REAL ESTATE TAX:**

Payable in 2012-2013\*: \$3,202  
Taxable Acres\*: 120.0  
Tax per Acre\*: \$26.68

**SERVICES:** Perry School District

**IMPROVEMENTS:** None

**POSSESSION:** As agreed, subject to 2012 lease.

**FSA DATA:**

Farm Number 6599, Tract 26384

**COMMENTS:** West boundary line will be surveyed.

Crop Acres\*: 118.0 HEL

**OWNERS:** Bouton Farms, LLC & Ryan Ruisch

Base/Yields*	Direct/Counter-Cyclical*
Corn Base*: 56.4	119/119
Bean Base*: 61.5	33/33

\*Estimated from parcel split of a larger tract. Final numbers will be determined by appropriate government agencies.

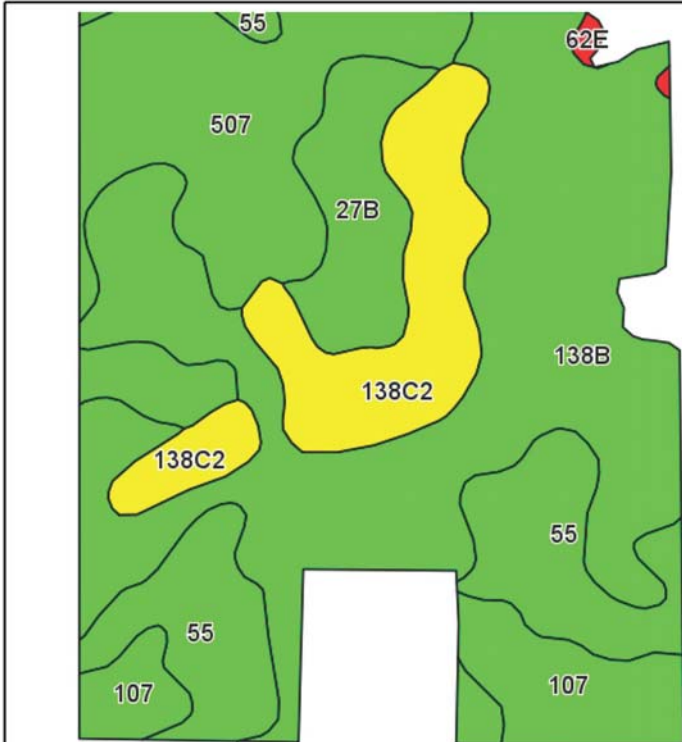
**For additional information, contact Marv Huntrods**

415 S. 11th St., Nevada, Iowa 50201  
Telephone: 515-382-1500 or 1-800-593-5263

[www.hfmgt.com](http://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



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

State: Iowa  
County: Dallas  
Location: 10-81N-27W  
Township: Beaver  
Acres: 117.5  
Date: 7/2/2012



Maps provided by:



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Code	Soil Description	Acres	Percent of field	CSR Legend	Non-Irr Class	CSR	Corn	Soybeans
138B	Clarion loam, 2 to 5 percent slopes	49.4	42.1%		Ile	84	198	53
507	Canisteo silty clay loam, 0 to 2 percent slopes	20.5	17.4%		IIlw	82	196	53
55	Nicollet loam, 1 to 3 percent slopes	16.1	13.7%		I	92	209	56
138C2	Clarion loam, 5 to 9 percent slopes, moderately eroded	14.4	12.2%		IIIle	66	174	47
107	Webster silty clay loam, 0 to 2 percent slopes	9	7.7%		IIlw	87	202	55
27B	Terril loam, 2 to 5 percent slopes	7.6	6.5%		Ile	82	196	53
62E	Storden loam, 14 to 18 percent slopes	0.4	0.3%		IVe	30	126	34
Weighted Average						82.4	196	52.7

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