



## LAND FOR SALE

WE ARE PLEASED TO PRESENT

### 320 Acres, m/l - Ringgold County, Iowa

**LOCATION:** From Maloy, take Co. Rd. J43 west ¼ mile to 125th Ave. Go north on 125th Ave. Property lies on the east side of 125th Ave. beginning at the 240th St. intersection.

**LEGAL DESCRIPTION:** SE¼ Section 9; and SW¼ Section 10; all in Township 68 North, Range 31 West of the 5th p.m. (Benton Twp.)

#### PRICE AND TERMS:

- \$1,300,000 \$4,062.50/Acre
- 10% down, balance due in cash at closing.

#### REAL ESTATE TAX:

Taxes payable 2011-2012: \$4,958

Taxable Acres: 311.5

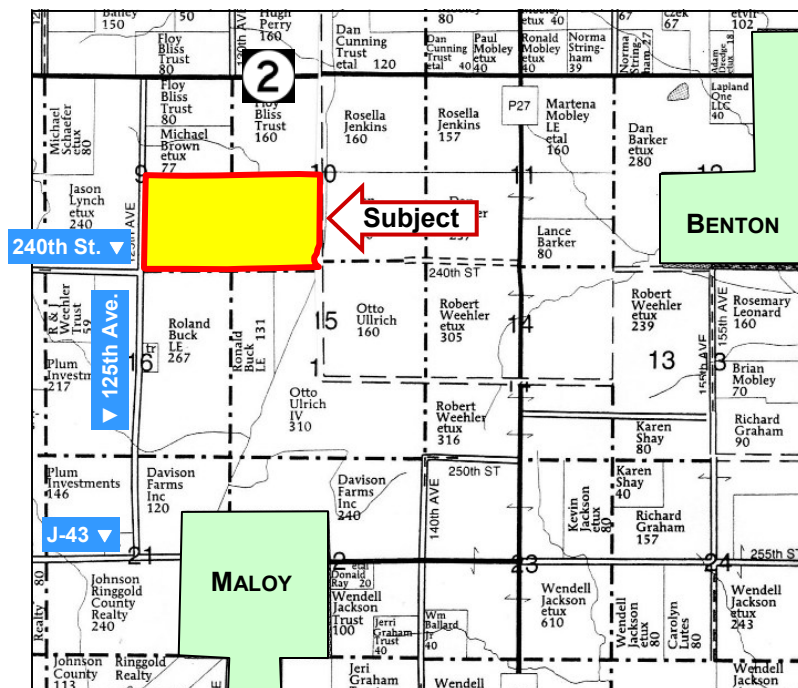
Tax per Acre: \$15.62

#### FSA DATA:

Farm Number: 128

Crop Acres: 276.1 (117.2 in CRP contracts)

| Base/Yields      | Direct | Counter-Cyclical |
|------------------|--------|------------------|
| Corn Base: 137.5 | 91     | 91               |
| Wheat Base: 21.4 | 39     | 39               |



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#### CRP CONTRACTS:

**Contract 1776** - 109.1 acres pays \$9,350 annually, and expires 9/30/17. Contract may be terminated with buy-out cost of \$39,479.29.

**Contract 1896** - 8.1 acres pays \$795 annually, and expires 9/30/17. Contract may be terminated with buy-out cost of \$8,226.61.

**LAND DESCRIPTION:** Combination of level bottomland and gently to medium rolling upland

**SOIL TYPES:** Primary soils are Humeston, Nodaway and Nira. See soil map on back for detail.

**CSR:** 56.1 per AgriData, Inc./Arcview on 276.1 FSA crop acres, including CRP

**IMPROVEMENTS:** Two 27' drying bins, and One-21' bin with aeration floor. Total capacity of 22,200 bu.

**DRAINAGE:** Tile and natural

**WATER & WELL DATA:** Well on bottom

**POSSESSION:** As Agreed

**COMMENTS:** Farm participating in the CSP (Conservation Security Program)

#### For additional information, contact:

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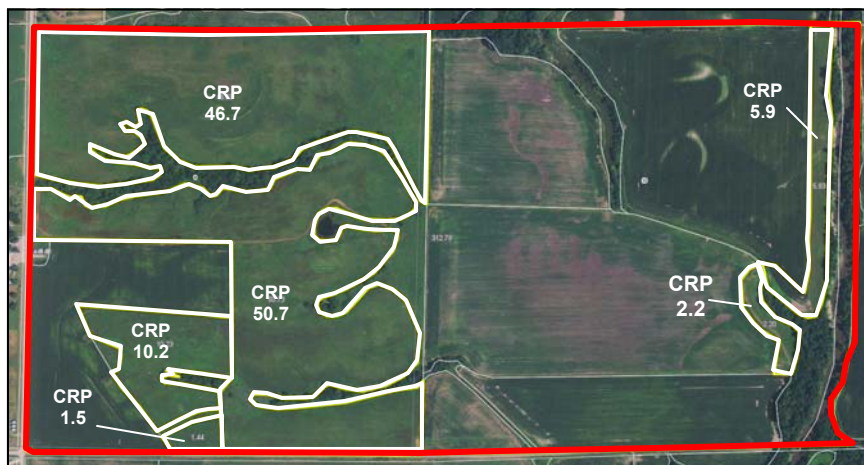
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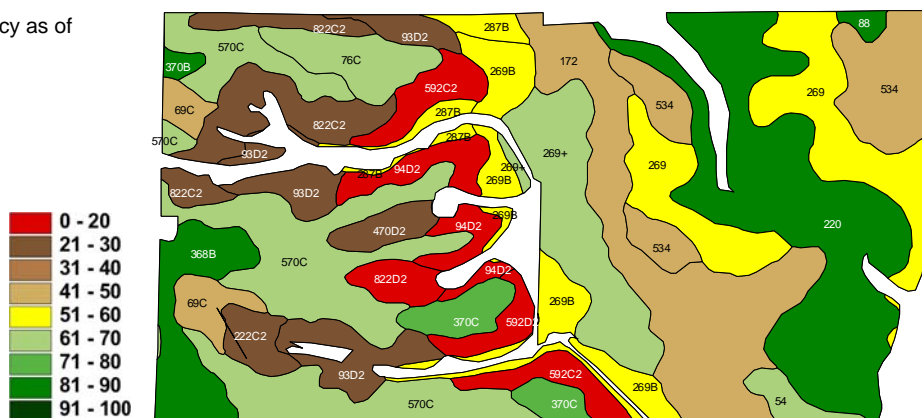
[www.hfmgt.com](http://www.hfmgt.com)

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# AERIAL & SOIL MAPS



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



**Acres Shown: 276.0    Average CSR: 56.1**

| Soil Label              | Soil Name  | CSR         | Corn Yield   | Soybean Yield | Capability Class | %Slope | Acres        |
|-------------------------|--|-------------|--------------|---------------|------------------|--------|--------------|
| 220                     | Nodaway silt loam, 0 to 2 % slopes                     | 85          | 185          | 50            | IIw              | 15     | 42.20        |
| 570C                    | Nira silty clay loam, 5 to 9 % slopes                  | 69          | 163          | 44            | IIIe             | 16.1   | 39.30        |
| 172                     | Wabash silty clay, 0 to 2 % slopes                     | 44          | 129          | 35            | IIIw             | 9.5    | 30.69        |
| 269                     | Humeston silty clay loam, 0 to 2 % slopes              | 58          | 148          | 40            | IIIw             | 9.3    | 24.13        |
| 269+                    | Humeston silt loam, overwash, 0 to 2 % slopes          | 63          | 155          | 42            | IIIw             | 4.8    | 17.58        |
| 534                     | Carlow silty clay, 0 to 2 % slopes                     | 43          | 128          | 35            | IIIw             | 5.1    | 16.60        |
| 269B                    | Humeston silty clay loam, 2 to 5 % slopes              | 53          | 142          | 38            | IIIw             | 5.4    | 13.83        |
| 822C2                   | Lamoni silty clay loam, 5 to 9 % slopes, mod. eroded   | 30          | 111          | 30            | IIIe             | 4.6    | 13.13        |
| 93D2                    | Shelby-Adair clay loams, 9 to 14 % slopes, mod. eroded | 25          | 104          | 28            | IIIe             | 4.8    | 12.79        |
| 368B                    | Macksburg silty clay loam, 1 to 5 % slopes             | 90          | 192          | 52            | Ile              | 4.7    | 10.00        |
| 592C2                   | Mystic clay loam, 5 to 9 % slopes, mod. eroded         | 20          | 97           | 26            | IIIe             | 3      | 8.57         |
| 94D2                    | Mystic-Caleb complex, 9 to 14 % slopes, mod. eroded    | 13          | 88           | 24            | IVe              | 2.3    | 7.53         |
| 76C                     | Ladoga silt loam, 5 to 9 % slopes                      | 67          | 160          | 43            | IIIe             | 1.8    | 7.09         |
| 370C                    | Sharpsburg silty clay loam, 5 to 9 % slopes            | 72          | 167          | 45            | IIIe             | 1.8    | 6.37         |
| 69C                     | Clearfield silty clay loam, 5 to 9 % slopes            | 50          | 138          | 37            | IIIw             | 1.8    | 5.30         |
| 287B                    | Zook-Ely silty clay loams, 0 to 5 % slopes             | 60          | 151          | 41            | Ile              | 2.2    | 3.79         |
| 222C2                   | Clarinda silty clay loam, 5 to 9 % slopes, mod. eroded | 25          | 104          | 28            | IVw              | 1      | 3.43         |
| 470D2                   | Lamoni-Shelby complex, 9 to 14 % slopes, mod. eroded   | 27          | 106          | 29            | IVe              | 0.8    | 3.19         |
| 822D2                   | Lamoni silty clay loam, 9 to 14 % slopes, mod. eroded  | 15          | 90           | 24            | IVe              | 0.8    | 3.12         |
| 592D2                   | Mystic clay loam, 9 to 14 % slopes, mod. eroded        | 5           | 77           | 21            | IVe              | 1.2    | 2.96         |
| 54                      | Zook silty clay loam, 0 to 2 % slopes                  | 70          | 165          | 45            | IIw              | 1.3    | 2.51         |
| 88                      | Nevin silty clay loam, 0 to 2 % slopes                 | 90          | 192          | 52            | I                | 0.6    | 1.00         |
| 370B                    | Sharpsburg silty clay loam, 2 to 5 % slopes            | 87          | 187          | 50            | Ile              | 1      | 0.92         |
| <b>Weighted Average</b> |  | <b>56.1</b> | <b>145.7</b> | <b>39.4</b>   |                  |        | <b>276.1</b> |

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