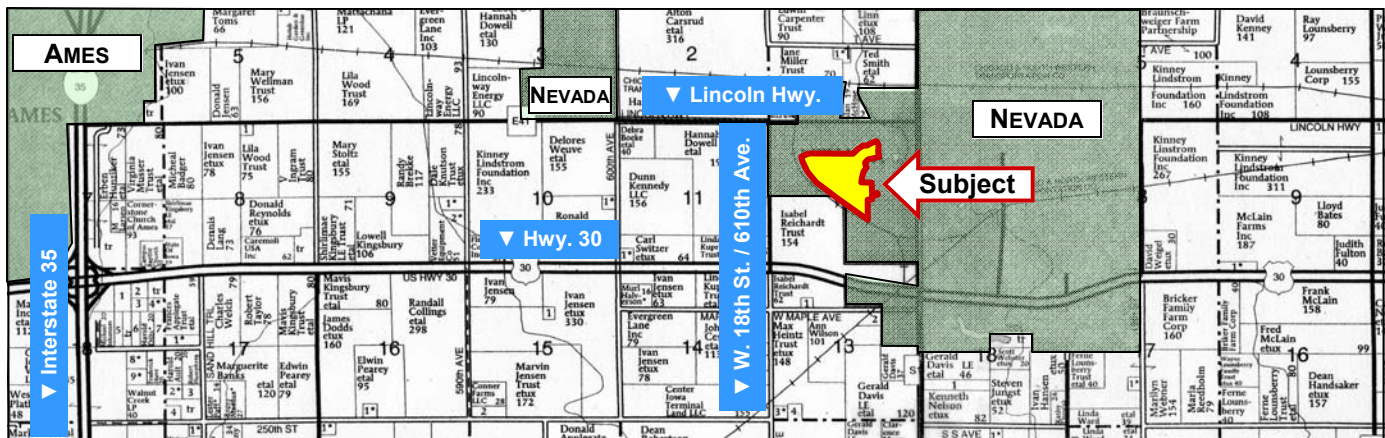




LAND FOR SALE

WE ARE PLEASED TO PRESENT

95 Acres, m/l - Story County, Iowa



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

LOCATION: Located within the Nevada City Limits. From Hwy. 30, go north on W. 18th St./610th Ave. for 3/4 mile; then east on E-41 (Lincoln Hwy.) 1/2 mile; south on Osage Dr., then east on Apache St. **ADDRESS:** 807 Apache St., Nevada, IA 50201

GENERAL LEGAL DESCRIPTION: Section 12, Grant Twp. - Outlot S of Indian Ridge Plat 4. Land located on west edge of Nevada, south of Lincoln Hwy. between Indian Ridge 1 & 2 and Indian Ridge 3 & 4, East of Union Pacific Railroad, plus Miller-Ledbetter Addition Lot 9 in Section 12, Township 83 North, Range 23 West of the 5th p.m.

PRICE AND TERMS:

- \$960,000 \$10,105(+)/Acre
- 10% down, balance due in cash at closing.

REAL ESTATE TAX:

Taxes Payable 2011-2012: \$3,790.00
Taxable Acres: 95.82
Tax per Acre: \$39.55

FSA DATA:

Farm Number: Part of 4260
Crop Acres: 79.42 NHLE crop acres

Base/Yields	Direct	Counter-Cyclical
Corn Base: 76.4	116	116
Bean Base: 14	34	34

Farm is enrolled in the ACRE program.

LAND DESCRIPTION: Level to gently sloping

SOIL TYPES: Primary soils on the tillable land are Canisteo and Clarion. See soil map on back for detail.

CSR: 84.8

SOURCE: AgriData, Inc.

SERVICES:

School District: Nevada
Utilities: Alliant Energy
Trade Centers: Nevada, Ames
Water/Sewer: House served by deep well on west side of house. On septic tank. City of Nevada and sewer adjacent to Acreage.

Mail: Nevada

LP Tank: Owned

Telephone: Nevada

IMPROVEMENTS:

- 2-Story Brick House built in 1900
- 3 Stall Shop/Garage
- 36' x 45' Machine Shed
- Barn
- 27' Dryer Bin
- 27' Storage Bin
- Cattle Shed
- Tool Shed



DRAINAGE: Tile map available.

POSSESSION: As agreed, subject to custom lease

ZONING:

Story County Zoning - Agricultural
City of Nevada Zoning—Mixed Use/Planned Unit Development (PUD)

COMMENTS: Quality farmland with beautiful acreage overlooking West Indian Creek Park area and adjacent to Indian Ridge development. Tax increment financing may be available.

For additional information, contact Randall V. Hertz

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.

