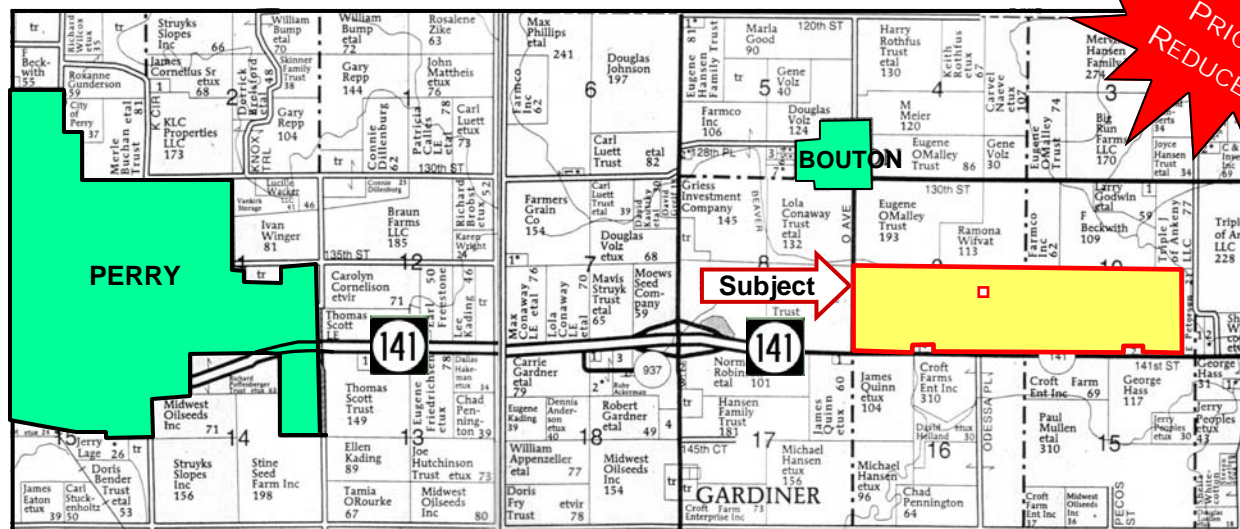




## LAND FOR SALE

WE ARE PLEASED TO PRESENT

567 Acres, m/l - Dallas County, Iowa



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

**LOCATION:** 3 miles east of Perry on Hwy. 141

**LEGAL DESCRIPTION:** S½ Section 9 (except Parcels "A", "B", and "C") and Parcel "A" in the SW¼ and Parcel "B" (Except Parcel "C") in the S½ Section 10, all in T-81-N, R-27-W of the 5th P.M., (Beaver Twp.)

### PRICE AND TERMS:

- ~~\$7,000,000~~ ~~\$12,346/Acre~~  
\$6,500,000 \$11,464/Acre
- 10% down, balance due in cash at closing.

### REAL ESTATE TAX:

Payable in 2011-2012: \$16,236  
Taxable Acres: 566.99  
Tax per Acre: \$28.64

### FSA DATA:

Farm Number 6599, Tracts 26382, 26383, 26384 & 27094

Crop Acres: 540.9 + 13.5 Ac. CRP + 5 Ac. subject to FSA final determination

Base/Yields	Direct/Counter-Cyclical
Corn Base: 301.2	118/126
Bean Base: 213.4	32/35

**CRP CONTRACT:** 13.5 acres pays \$2,244 annually and expires September 30, 2012.

**DRAINAGE:** Natural plus tile

**LAND DESCRIPTION:** Level to moderately sloping

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

**CSR:** 75.3 **SOURCE:** Agri Data, Inc. 2012

**SERVICES:** Perry School District

**IMPROVEMENTS:** Newer 48,000 bu. bin

**POSSESSION:** As agreed. Open lease for 2012

**COMMENTS:** Nice opportunity to buy a large quality tract. Fall tillage and crop inputs to be reimbursed to Sellers.

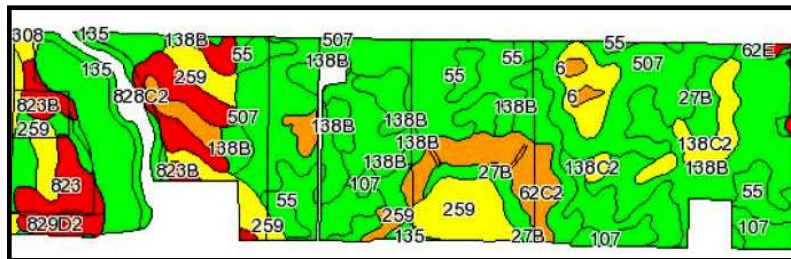
**OWNERS:** Bouton Farms LLC & Ryan Ruisch

**For additional information, contact Marv Huntrods**

415 S. 11th St., Nevada, Iowa 50201  
Telephone: 515-382-1500  
[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



State: Iowa  
County: Dallas  
Location: 010-081N-027W  
Township: Beaver  
Acres: 554.1  
Date: 1/10/2012

FSA borders provided by the Farm Service Agency as of May 23, 2008.  
Soils data provided by USDA and NRCS.



Maps provided by:



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Code	Soil Description	Acres	Percent of field	CSR Legend	Non-Irr Class	CSR	Corn	Soybeans
507	Canisteo silty clay loam, 0 to 2 percent slopes	114.4	20.6%		IIw	82	196	53
138B	Clarion loam, 2 to 5 percent slopes	109.2	19.7%		IIe	84	198	53
55	Nicollet loam, 1 to 3 percent slopes	66.2	11.9%		I	92	209	56
135	Coland clay loam, 0 to 2 percent slopes	49.7	9.0%		IIw	80	193	52
259	Biscay clay loam, 32 to 40 inches to sand and gravel, 0 to 2 percent slopes	46	8.3%		IIw	77	198	42
62C2	Storden loam, 5 to 9 percent slopes, moderately eroded	28.9	5.2%		IIIe	53	157	42
828C2	Zenor sandy loam, 5 to 9 percent slopes, moderately eroded	21.7	3.9%		IIIe	31	127	34
107	Webster silty clay loam, 0 to 2 percent slopes	18	3.2%		IIw	87	202	55
27B	Terril loam, 2 to 5 percent slopes	16.2	2.9%		IIe	82	196	53
138C2	Clarion loam, 5 to 9 percent slopes, moderately eroded	16.2	2.9%		IIIe	66	174	47
823	Ridgeport sandy loam, 0 to 2 percent slopes	13.9	2.5%		IIIe	38	136	37
95	Harps loam, 0 to 2 percent slopes	11.6	2.1%		IIw	64	171	46
203	Cylinder loam, 32 to 40 inches to sand and gravel, 0 to 2 percent slopes	10.5	1.9%		IIe	80	193	52
823B	Ridgeport sandy loam, 2 to 5 percent slopes	8.5	1.5%		IIIe	35	132	36
6	Okoboji silty clay loam, 0 to 1 percent slopes	6.5	1.2%		IIIw	59	165	45
828B	Zenor sandy loam, 2 to 5 percent slopes	6.5	1.2%		IIIe	46	147	40
829D2	Zenor-Storden complex, 9 to 14 percent slopes, moderately eroded	6	1.1%		IVe	28	123	33
308	Wadena loam, 32 to 40 inches to sand and gravel, 0 to 2 percent slopes	2.4	0.4%		IIe	73	184	50
62E	Storden loam, 14 to 18 percent slopes	1.7	0.3%		IVe	30	126	34
Weighted Average						75.3	187.2	49.5

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