



## LAND FOR SALE

WE ARE PLEASED TO PRESENT

### 75 Acres, m/l - Polk County, Iowa

**LOCATION:** Corner of NE 82nd Ave and NE 112th St. From I-80 / Mitchellville Exit, go north 2 miles. Property on east side.

**LEGAL DESCRIPTION:** N½ SW¼ Section 25 except the South 466' of the West 410' and except a 20' x 20' easement in southeast corner, all in Section 25, T-80-N, R-22-W (Franklin Twp.)  
Final legals to come from abstract.

**PRICE AND TERMS:**

- \$430,000 \$5,733/Acre
- 10% down, balance due in cash at closing.

**REAL ESTATE TAX:**

2011-2012 Tax Year: \$1,866  
Taxable Acres: 74.63  
Tax per Acre: \$25.01

**FSA DATA:**

Farm Number: 6664  
Crop Acres: 49.5

Base/Yields	Direct/Counter-Cyclical
Corn Base: 34.3	111/111
Bean Base 10.4	28/28

**LAND DESCRIPTION:** High quality cropland along frontage and northeast corner. Steep timber/grasslands in center of this tract.

**SOIL TYPES:** Cropland mostly Clarion (upland) and Spillville (lowland). See soil map on back for detail.

**CSR:** Cropland average 75.7 **SOURCE:** AgriData Inc.

**SERVICES:** **School District:** Bondurant Farrar **Telephone:** Bondurant/Altoona  
**Utilities:** Mid American Energy **Mail:** Mitchellville

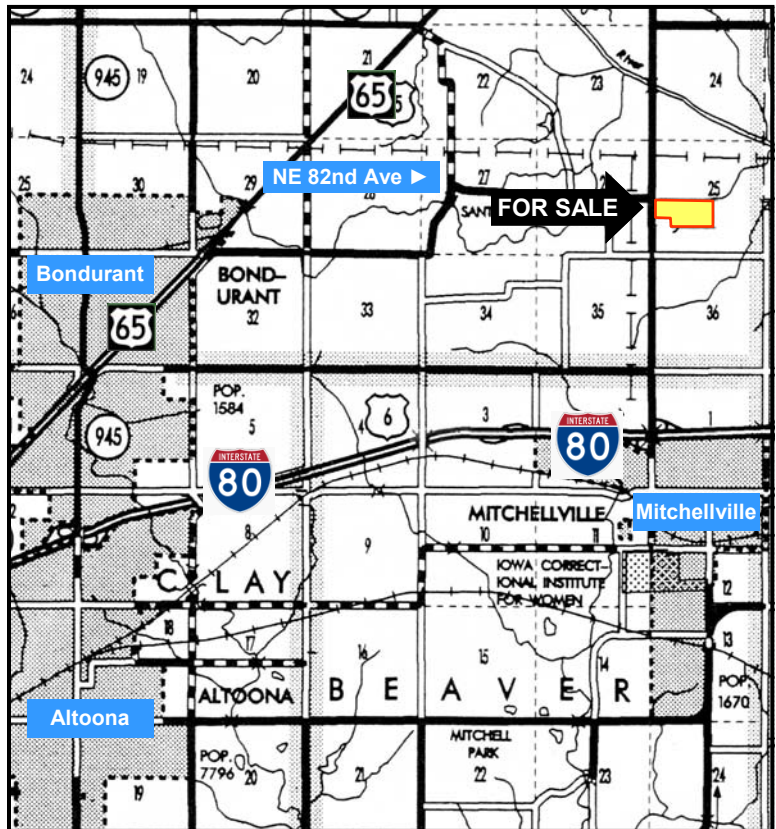
**IMPROVEMENTS:** 50' x 80' metal building—dirt floor. Property is not connected to Mid America. Owner uses a generator for electricity.

**DRAINAGE:** Terraces with tile on uplands

**WATER & WELL DATA:** Des Moines Waterworks line along west side of NE 112th Street. No wells.

**POSSESSION:** No leases—full possession at settlement

**COMMENTS:** Hard top road location just 2 miles north of I-80 \ Mitchellville Exit. Approximately 15 miles to I-80 / I-235 Interchange.



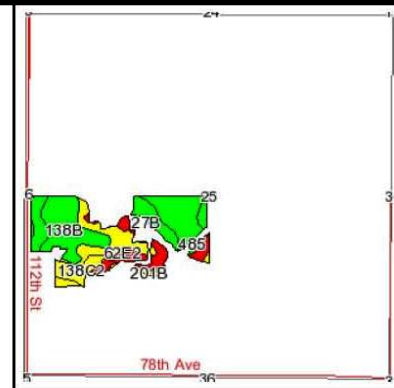
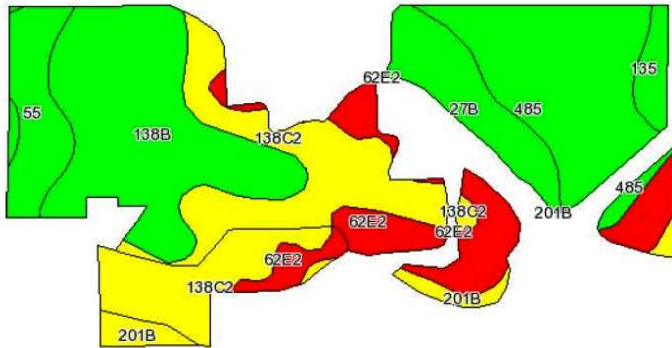
**For additional information, contact Bill Vogel**

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: Polk  
 Location: 025-080N-022W  
 Township: Franklin  
 Acres: 49.3  
 Date: 12/28/2011

**Hertz**  
 Farm Management, Inc.  
 Caring for You and Your Farm

Maps provided by:



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

Code	Soil Description	Acres	Percent of field	CSR Legend	Non-Irr Class	CSR	Corn	Soybeans
138B	Clarion loam, 2 to 5 percent slopes	12.1	24.7%		Ile	86	203	55
138C2	Clarion loam, 5 to 9 percent slopes, moderately eroded	11.6	23.4%		IIle	68	179	48
485	Spillville loam, 0 to 2 percent slopes, occasionally flooded	9.3	18.8%		IIw	92	211	57
62E2	Storden loam, 14 to 18 percent slopes, moderately eroded	6.5	13.2%		IVe	33	132	36
27B	Terril loam, 2 to 5 percent slopes	3.9	7.9%		Ile	86	203	55
55	Nicollet loam, 1 to 3 percent slopes	3.4	6.9%		I	94	214	58
201B	Coland, occasionally flooded-Terril complex, 2 to 5 percent slopes	1.4	2.8%		Ile	66	176	48
135	Coland clay loam, 0 to 2 percent slopes, occasionally flooded	1.1	2.2%		IIw	80	195	53
		<b>Weighted Average</b>				<b>75.7</b>	<b>189.1</b>	<b>51.1</b>

**WE ARE PLEASED TO OFFER THESE SERVICES**

**Sales • Acquisition • Auctions • Investment Analysis • Exchanging • Farm and Ranch Management • Appraisals**