



**We are Pleased to
Present for Sale
69.0 Acres m/l
Cedar County, Iowa**

OWNER: Marcella A. Netolicky Estate.

FARM LOCATION: From West Branch: 8 miles north on Highway X30 and stay on the hard surface road as it curves to the east. The farm is located on the north side of the road just before the bridge.

From Tipton: 10 miles west on Highway F28. The farm is located on the north side of the road just west of the bridge.

LEGAL DESCRIPTION: Lot 1 Netolicky's First Addition to Cedar County, Iowa.

PRICE & TERMS: \$431,250.00 - \$6,250
~~\$465,750.00~~ — ~~\$6,750~~ per acre — 10% upon acceptance of offer and balance at closing.

TAXES: 2009 -2010, payable 2010-2011 — \$1,168.00 — net — \$17.00 per taxable acre. There are 68.69 taxable acres.

FSA INFORMATION:

Farm #3240 — Tract #6650	
Cropland	66.6 Acres
Corn Base	9.4 Acres
Direct and Counter Cyclical Corn Yield	133/133 Bushels/Acre
Oat Base	2.2 Acres
Direct and Counter Cyclical Oat Yield	67/67 Bushels/Acre

AVERAGE CSR:* ArcView Software indicates an average CSR of 61.1 on the cropland acres. The Cedar County Assessor indicates an average CSR of 60.02 on the entire farm.

FENCING AGREEMENT: The owner of this farm is required to maintain the fence around the perimeter of the 69 acres.

ACCESS EASEMENT: Access to this farm is provided by an access easement from the south.

BROKER'S COMMENTS: This is a good quality Cedar County farm located in a strong area!

*CSR is an index of soil productivity with a range from 5 to 100, the higher the index, the more productive the soil. All acres are more or less.

The information gathered for this brochure is from sources deemed reliable, but cannot be guaranteed by Hertz Real Estate Services or its staff. All acres are considered more or less.

A wide-angle photograph of a vast, flat, brown field, likely a dry lake bed or a harvested agricultural field. The ground is covered in dry, light-brown vegetation or soil. In the distance, a dark line of trees marks the horizon. The sky is a mix of blue and white, with scattered, fluffy clouds. The overall scene is desolate and open.



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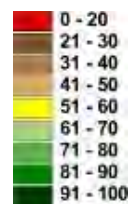
AERIAL MAP



Measured Tillable Acres	66.6	Average CSR	61.1	Corn Yield	Soybean Yield	Acres
Soil Label	Soil Name	CSR				
1315	Perks-Spillville complex, 0 to 2 p	34	134	36	0.14	
175B	Dickinson fine sandy loam, 2 to 5	56	164	44	22.74	
177	Saupe loam, 0 to 2 percent slope	64	174	47	43.29	
8041B	Sparta loamy fine sand, terrace,	40	142	38	0.38	

CSR: Calculated using ArcView 3.2 software

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WE ARE PLEASED TO OFFER THESE SERVICES

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FOR MORE INFORMATION EMAIL: MDOWNEY@MTV.HFMGT.COM OR TLOUWAGIE@MTV.HFMGT.COM

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