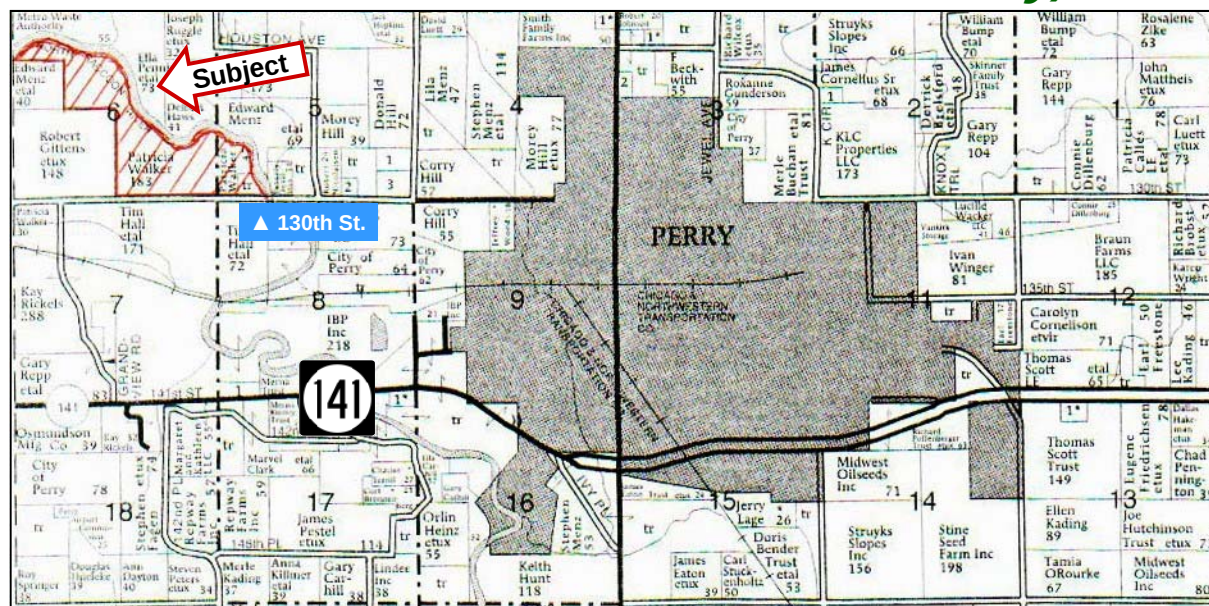




LAND FOR SALE

WE ARE PLEASED TO PRESENT

228.25 Taxable Acres - Dallas County, Iowa



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LOCATION: 1½ miles west of Perry on 130th St. (Park St.). Property lies just west of the Racoon River bridge on the north side of 130th St.

LEGAL DESCRIPTION: Irregular tract in NW¼, SW¼ NE¼ and SE¼ Section 6 and part of the SW¼ Section 5, all in Township 81 North, Range 28 West of the 5th p.m. (Spring Valley Twp.)

PRICE AND TERMS:

- \$495,000 \$2,169/Acre
- 10% down, balance due in cash at closing.

REAL ESTATE TAX:

Payable in 2011-2012: \$2,270
Taxable Acres: 228.25 (104 acres tax exempt as they are in the Forest Reserve)
Tax per non-exempt Acre: \$18.27

FSA DATA:

Farm Number 3027, Tract 4194
Crop Acres: 84.2 crop acres, but only 41.9 is farmed

Base/Yields	Direct	Counter-Cyclical
Corn Base: 41.9	127	127

LAND DESCRIPTION: Level bottomland on the North Racoon River

CROPLAND SOIL TYPES: Primary soils are Hanlon, Biscay and Ridgeport. See soil map on back for detail.

CSR: 66.0 on the 41.9 farmed acres per AgriData, Inc.

IMPROVEMENTS: None

POSSESSION: As agreed

COMMENTS: This property has 41.9 crop acres with the balance in timber, and offers hunting and recreational opportunities. There is approximately 3 miles of river frontage on the property. The timber is not leased for the 2011 deer hunting season.

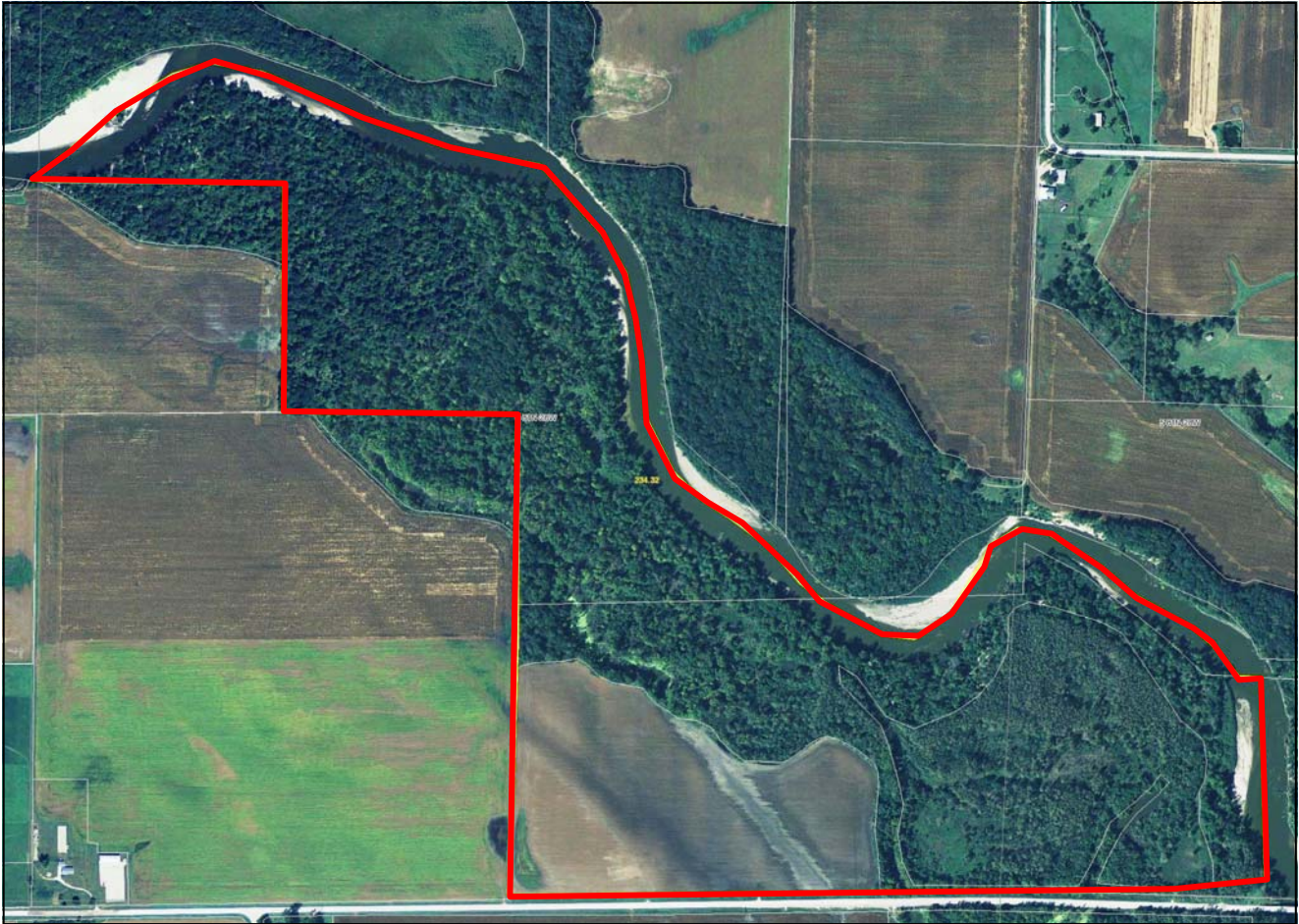
For additional information, contact Jerry Lage or Dave Nebel

415 South 11th • PO Box • Nevada, IA 50201
Telephone: 515-382-1500 or 1-800-593-5263

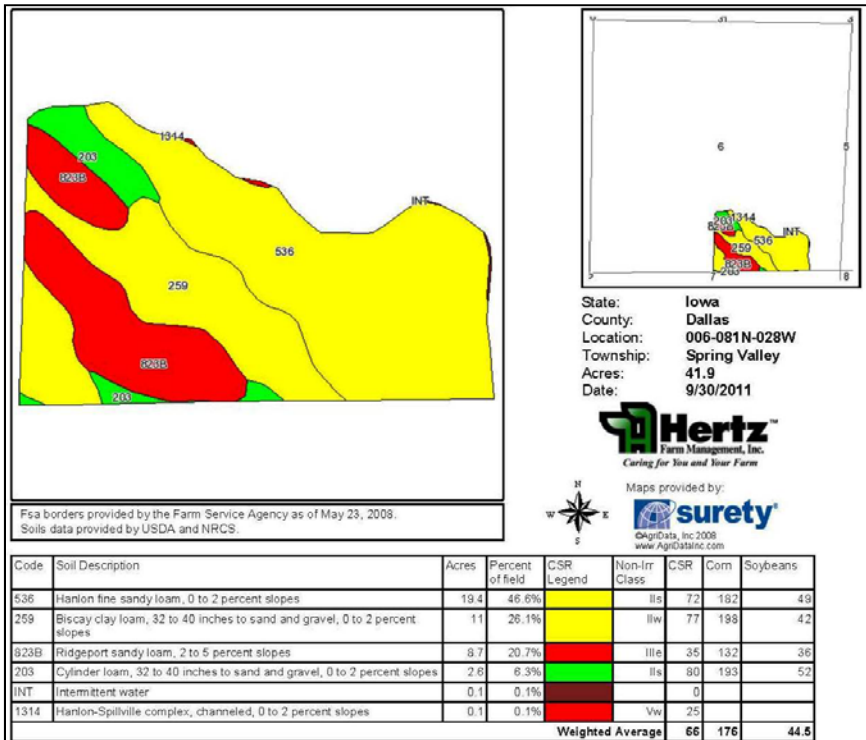
www.hfmgt.com

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AERIAL & SOIL MAPS



Drawn property borders are an approximate representation.



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