



LAND FOR SALE

WE ARE PLEASED TO PRESENT

26.12 Acres, m/l - Dallas County, Iowa

LOCATION: From Hwy. 141, go west 1½ miles on 150th St., then south 1 mile on Ranger Ave. Located 3 miles south of Woodward.

LEGAL DESCRIPTION: Parcel "A" of the E½ NW¼ Section 25, Township 81 North, Range 27 West of the 5th p.m. (Beaver Twp.)

PRICE AND TERMS:

- \$138,000 \$5,283/Acre
- 10% down, balance due in cash at closing.

REAL ESTATE TAX:

Taxes Payable 2011-2012: \$258.00
Taxable Acres: 26.12
Tax per Acre: \$9.88

FSA DATA:

Farm Number 5746, Tract 26643
Crop Acres: 21.6, which includes 5.0 Ac.
in CRP

Base/Yields	Direct	Counter-Cyclical
Corn Base: 15.3	113	113

CRP CONTRACT: 5.0 Ac. in CRP with annual payment of \$894.00 expiring 09/30/15

LAND DESCRIPTION: Level to medium rolling

SOIL TYPES: Primary soils are Wadena, Zenor-Storden, Coland and Spillville. See soil map on back for detail.

CSR: 64.3 on the tillable acres, including CRP, per AgriData, Inc.

SERVICES: **School District:** Woodward-Granger

Telephone: Woodward

Mail: Woodward

Trade Centers: Perry, Des Moines

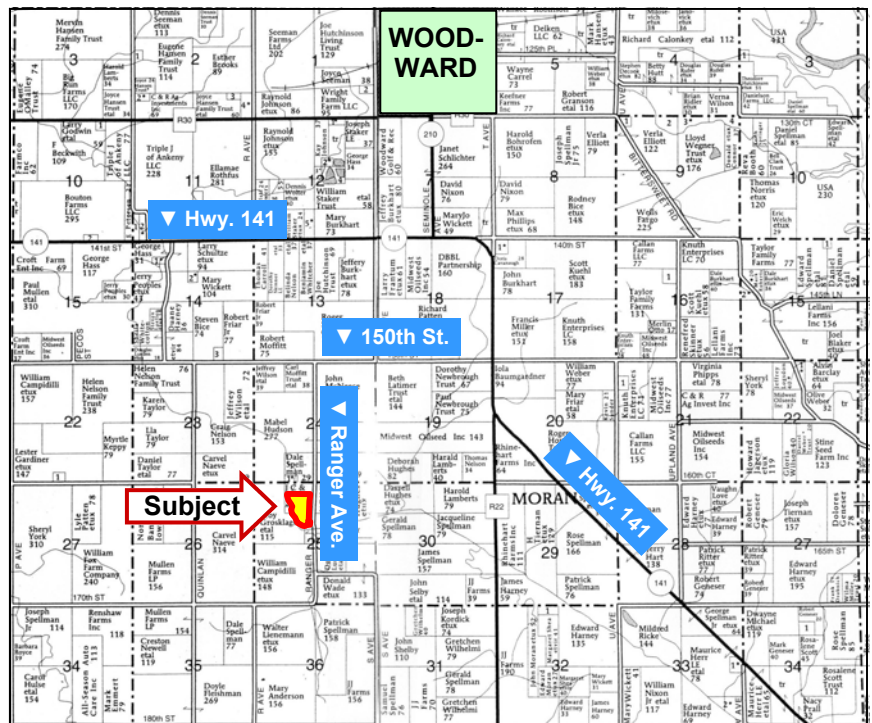
IMPROVEMENTS: None

DRAINAGE: Natural to Beaver Creek on the west

WATER & WELL DATA: No well, but a 2½" Xenia Rural Water line is on the west side of Ranger Ave.

POSSESSION: As agreed

COMMENTS: This would make a good rural residence site and has tillable land and CRP for income, plus over a quarter mile of Beaver Creek timbered frontage for hunting and recreation. An access drive will need to be installed. The current tenant uses an adjacent building site drive for access.



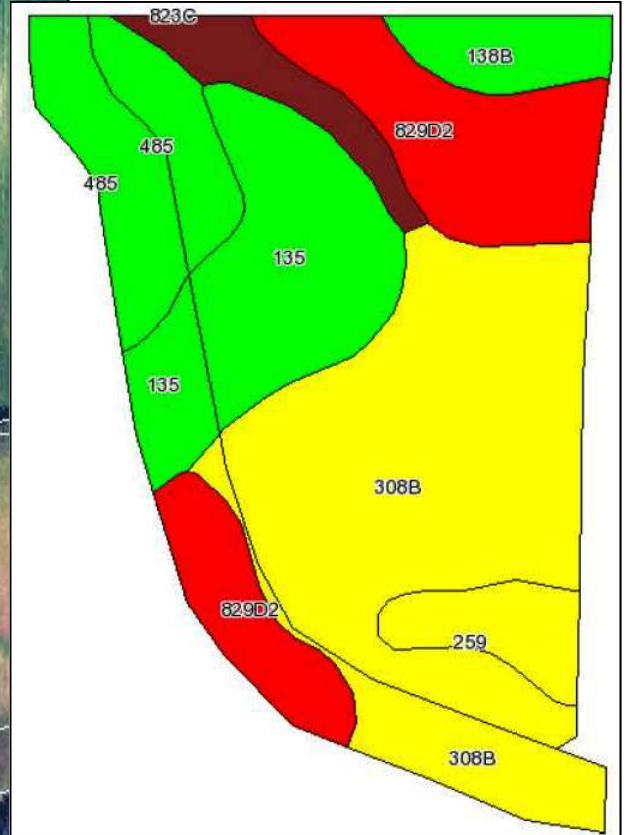
For additional information, contact Jerry Lage

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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



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
308B	Wadena loam, 32 to 40 inches to sand and gravel, 2 to 5 percent slopes	8.7	40.7%		Ile	68	177	48
829D2	Zenon-Storden complex, 9 to 14 percent slopes, moderately eroded	3.9	17.9%		IVe	28	123	33
135	Coland clay loam, 0 to 2 percent slopes	3.7	16.9%		IIw	80	193	52
485	Spillville loam, 0 to 2 percent slopes	2.5	11.6%		IIw	91	208	56
823C	Ridgeport sandy loam, 5 to 9 percent slopes	1	4.4%		IIIe	15	105	28
259	Biscay clay loam, 32 to 40 inches to sand and gravel, 0 to 2 percent slopes	0.9	4.3%		IIw	77	198	42
138B	Clarion loam, 2 to 5 percent slopes	0.9	4.2%		Ile	84	198	53
Weighted Average						64.3	172.3	46

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