



LAND FOR SALE

WE ARE PLEASED TO PRESENT

37.4 Acres, m/l - Grundy County, Iowa

LOCATION: Go 2 miles east of Grundy Center on Hwy. 175, then north on P Ave. Property lies north of the bike trail on the east side of P Ave.

LEGAL DESCRIPTION: W $\frac{1}{2}$ SW $\frac{1}{4}$, except railroad right-of-way and except Parcel "730A" and except Parcel "4-B" all in Section 9, Township 87 North, Range 16 West of the 5th p.m. (Washington Twp.)

PRICE AND TERMS:

- \$299,200 or \$8,000/Ac.
- 10% down, balance due in cash at closing.

REAL ESTATE TAX:

Taxes Payable in 2011-2012: \$508.00

Taxable Acres: 37.39

Tax per Acre: \$13.59

FSA DATA:

Farm Number: 5730

Crop Acres: 31.8 NHEL

Base/Yields	Direct	Counter-Cyclical
Corn Base: 15.8	134	134
Bean Base: 15.8	39	39

SOIL TYPES: Primary soils are Colo, Saude and Tama. See soil map on back for detail.

CSR: 81.0 per AgriData, Inc.

IMPROVEMENTS: None

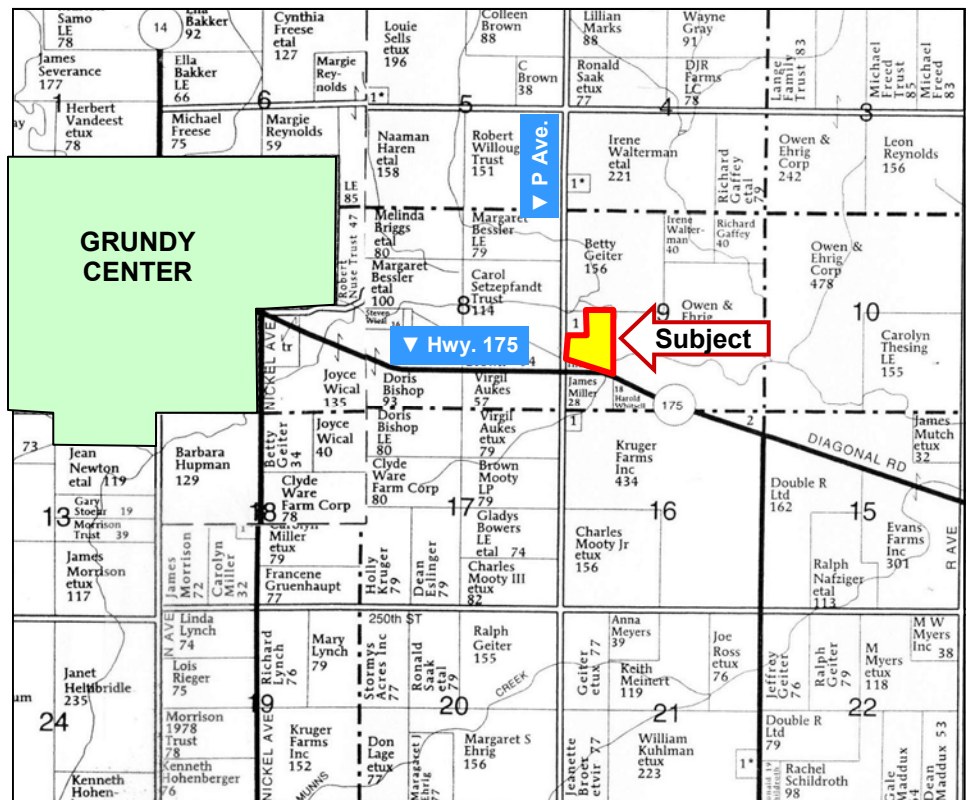
DRAINAGE: Natural, no recent tiling has been done.

WATER & WELL DATA: No well, Central Iowa Rural Water line on east side of P. Ave.

SCHOOL SYSTEM: Grundy Center

POSSESSION: As agreed.

COMMENTS: This tract of land has good quality farmland, recreational timber along Black Hawk Creek, easy bike trail access and would make a good building site for a rural residence.



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For additional information, contact Jerry Lage

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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:



Code	Soil Description	Acres	Percent of field	CSR Legend	Non-Irr Class	CSR	Corn	Soybeans
133	Colo silty clay loam, 0 to 2 percent slopes	19.2	60.1%		IIw	80	198	53
177B	Saude loam, 2 to 5 percent slopes	5.5	17.4%		IIe	60	171	46
T120	Tama silty clay loam, benches, 0 to 2 percent slopes	4.6	14.6%		I	100	225	61
T119	Muscatine silty clay loam, benches, 0 to 2 percent slopes	2.5	7.9%		I	100	225	61

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