



LAND FOR SALE

WE ARE PLEASED TO PRESENT

80 Acres, m/l - Story County, Iowa

LOCATION:

5 miles northwest of Colo. Property is located ¼ mile north of intersection at 190th St. (E-29) and 690th Ave.

LEGAL DESCRIPTION:

SW¼ NW¼ and NW¼ SW¼ of Section 17, Township 84 North, Range 21 West of the 5th P.M. (Sherman Twp.)

PRICE AND TERMS:

- \$800,000.00 \$10,000/Acre
- 10% down, balance due in cash at closing.

REAL ESTATE TAX:

Payable in 2011-2012: \$1,828

Taxable Acres: 78.0

Tax per Acre: \$23.44

FSA DATA:

Part of Farm #5299

Crop Acres: 79.3 NHEL

	Base	Direct and Counter-Cyclical Yields
Corn :	39.0 Ac. (est.)	134/164
Beans:	39.0 Ac. (est.)	40/48

Farm is participating in the USDA Average Crop Revenue Election (ACRE) program. Seller will provide required historical yield data to USDA.

LAND DESCRIPTION: Gently rolling cropland. Land is classified as non-highly erodible land (NHEL).

SOIL TYPES: Primary soils are Webster, Clarion, Nicollet and Canisteo. (See soil map on back for detail.)

CSR: 85.8 per AgriData, Inc.

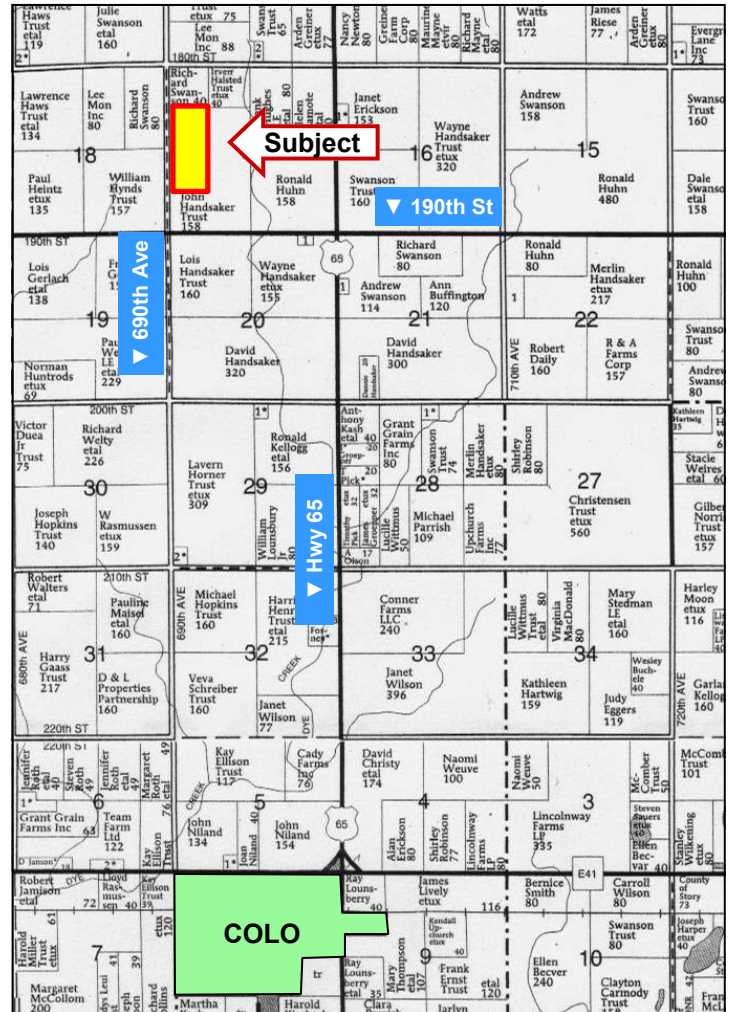
DRAINAGE: Natural drainage, some tile

IMPROVEMENTS: None

WATER & WELL DATA: No wells

POSSESSION: November 15, 2011 or upon completion of 2011 harvest.

COMMENTS: This is an excellent farm with an above average CSR.



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For additional information, contact **Dick Pringnitz**

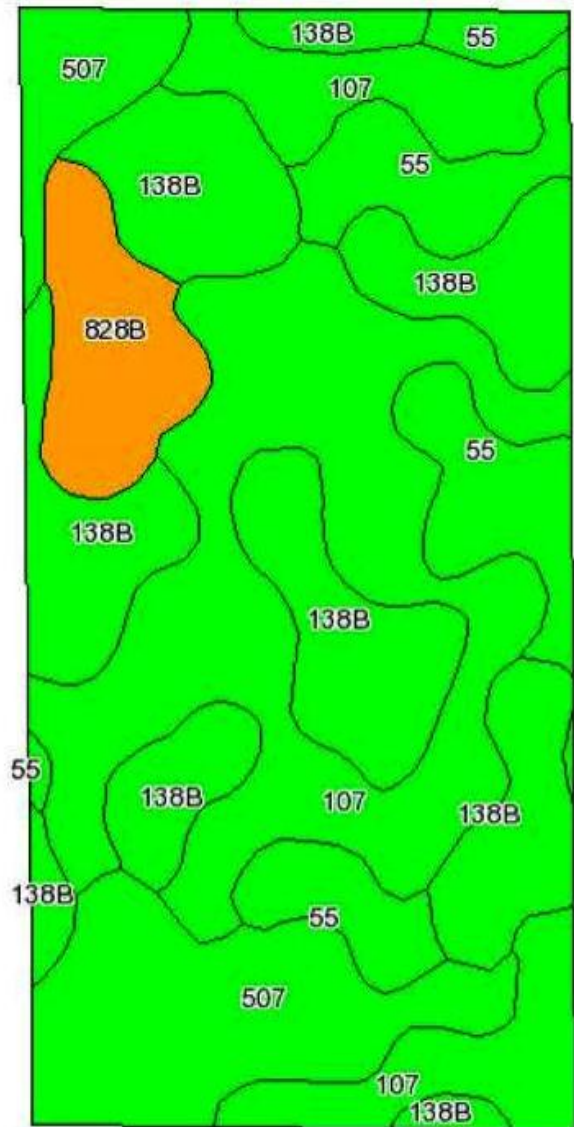
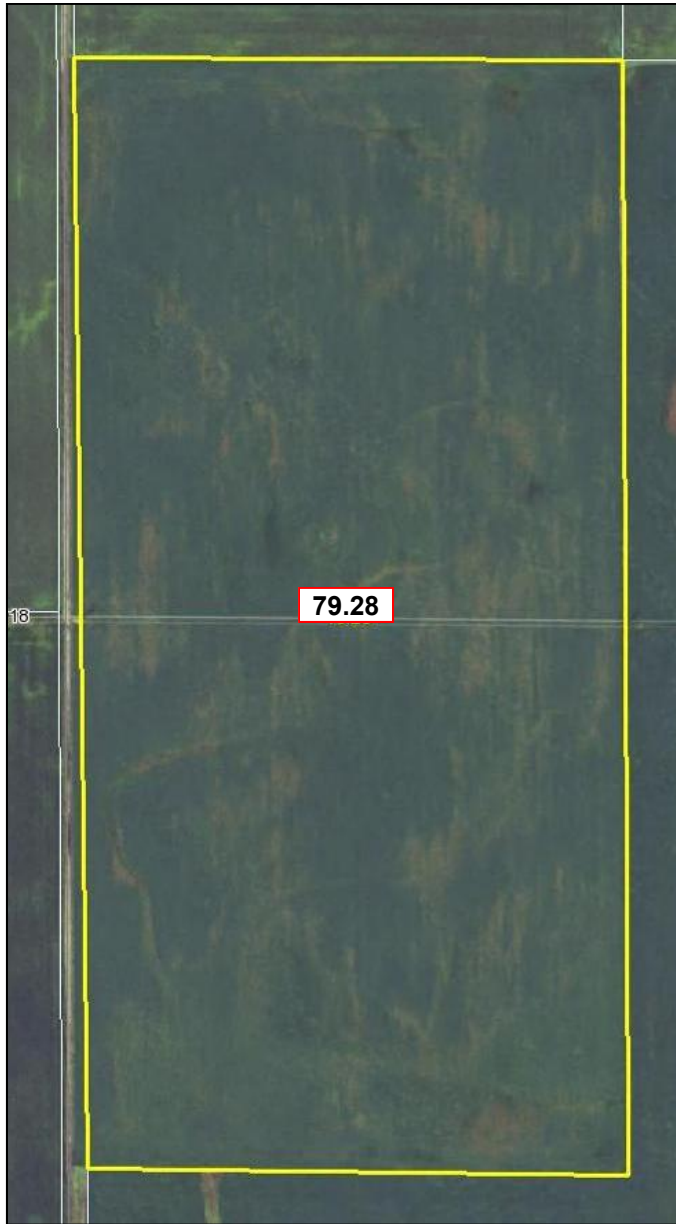
415 South 11th • PO Box • Nevada, IA 50201

Telephone: 515-382-1500

www.hfmgt.com

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AERIAL & SOIL MAPS



Code	Soil Description	Acres	Percent of field	CSR Legend	Non-Irr Class	CSR	Corn	Soybeans
107	Webster clay loam, 0 to 2 percent slopes	28.3	35.8%		IIw	89	210	57
138B	Clarion loam, 2 to 5 percent slopes	23.9	30.1%		IIe	86	206	56
507	Canisteo clay loam, 0 to 2 percent slopes	12.1	15.3%		IIw	84	203	55
55	Nicollet loam, 1 to 3 percent slopes	10.2	12.9%		I	94	217	59
828B	Zenon sandy loam, 2 to 5 percent slopes	4.8	6.0%		IIIe	52	160	43
Weighted Average						85.8	205.8	55.9



Maps provided by:



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

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