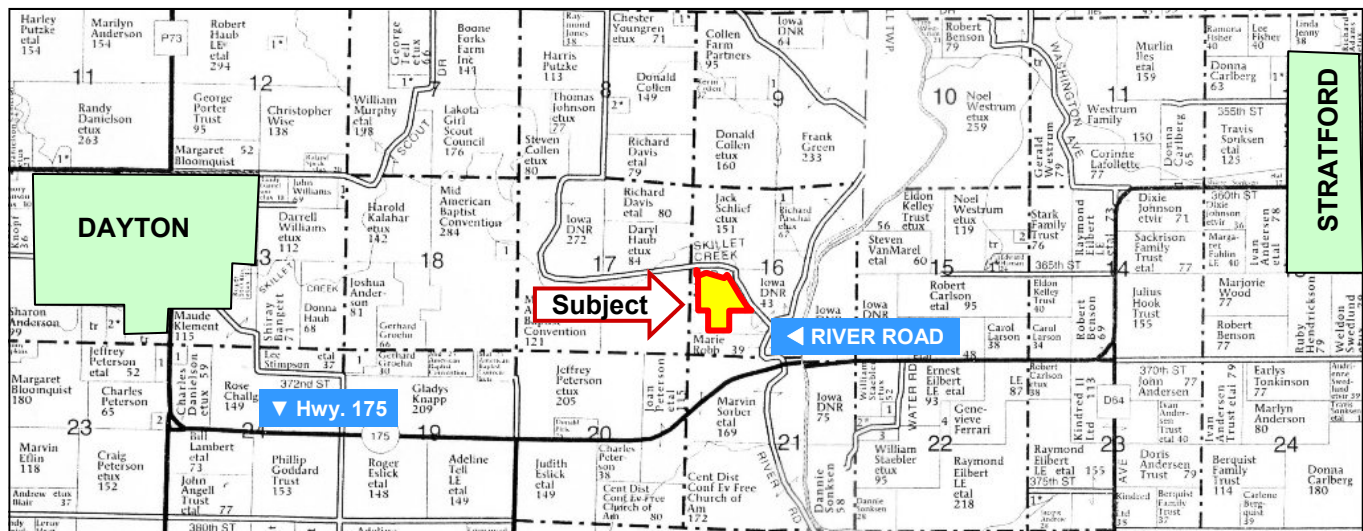


48 Acres, m/l - Webster County, Iowa



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ADDRESS: 3015 Skillet Creek Rd., Dayton, IA 50530

LOCATION: From Dayton, take Hwy. 175 east to River Rd. Go north on River Rd. ¼ mile. Property is on the west side of the road.

LEGAL DESCRIPTION: SE¼ Lots 3 and 4, and SW¼ NW¼ E 30' W330' S200' all in Section 16, Township 86 North, Range 27 West of the 5th p.m.

PRICE AND TERMS:

- \$120,000 \$2,500/Acre
- 10% down, balance due in cash at closing.

REAL ESTATE TAX:

Taxes payable in 2011-2012: \$378.00

Taxable Acres: 45.84

Tax per Acre: \$8.25

LAND DESCRIPTION: Level to steeply sloping

IMPROVEMENTS: Old ski lodge & lift - poor condition. Ski lift hardware still present, electrical boxes on top of ridge - being sold "AS IS WHERE IS"

WATER & WELL DATA: No well. Xenia Rural Water available.

POSSESSION: As agreed

COMMENTS: Great hunting tract for deer and turkey. One-half mile from pavement and Des Moines River. Small creek running along east side of property.



For additional information, contact Kyle Hansen

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

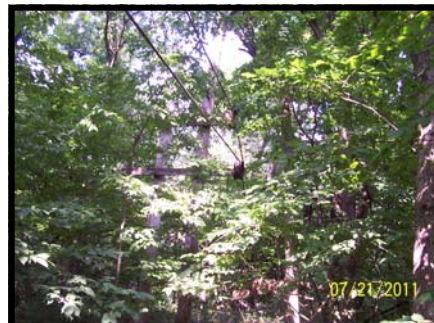
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AERIAL



Drawn borders are an approximate representation



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