



We are Pleased to Present for Sale

50 Acres (Parcel #1) Cedar County, Iowa

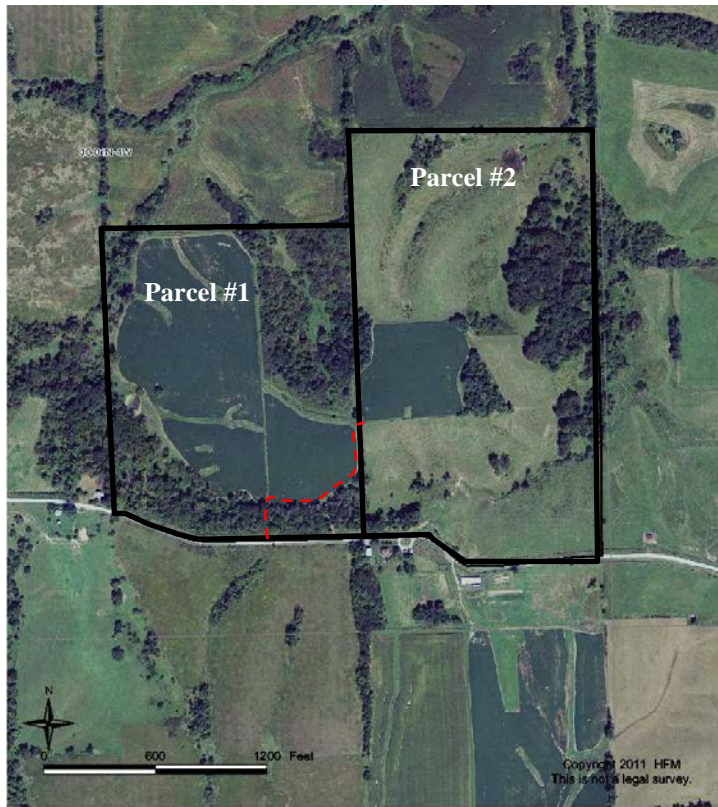
OWNERS:	Kurtis and Sharon Voparil.
LOCATION:	From West Branch: 7 miles north on Highway X30 to the curve, ½ mile west on 210 th Street. The farms are located on the north side of the road.
LEGAL DESCRIPTION:	That part of the W ½ of the SE ¼ lying north of the road of Section 30, Township 81 North, Range 4 West of the 5 th P.M., Cedar County, Iowa.
PRICE & TERMS:	\$262,500.00 - \$5,250 per acre – 5% upon acceptance of offer and balance in cash at closing.
POSSESSION:	Negotiable. Subject to a 2011 Cash Rent Lease.
TAXES:	2009-2010, payable 2010-2011 – \$668.00 – net – \$13.42 per taxable acre. There are 49.79 taxable acres.
AVERAGE CSR:*	ArcView Software indicates a CSR of 57.4 on the cropland acres.
CROPLAND ACRES:	There are approximately 25.5 cropland acres on this farm.
BUILDINGS:	None.
EASEMENT:	Sellers reserve a 40 foot access easement to provide access to Parcel #2.
DRIVEWAY:	The Seller at Seller's expense to put in a new driveway to this parcel.
SOLID WASTE:	There is some old metal in a ravine in the east central part of this farm.
BROKER'S COMMENTS:	This is an attractive rural Cedar County property that includes a mixture of mature timber and rolling crop ground. This would make an ideal site to build a home or an attractive property for recreational hunting.

*CSR is an index of soil productivity with a range from 5 to 100, the higher the index, the more productive the soil

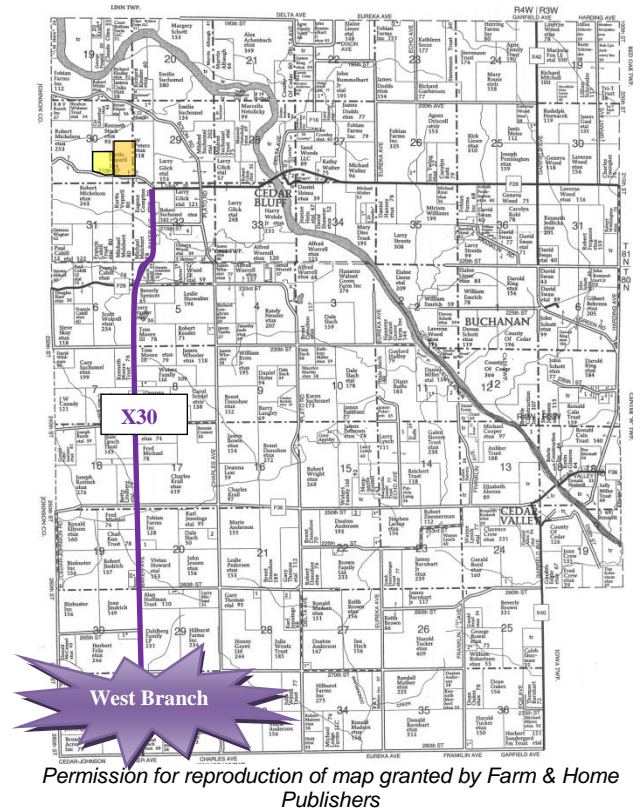


The information gathered for this brochure is from sources deemed reliable, but cannot be guaranteed by Hertz Real Estate Services or its staff. All acres are considered more or less.

Aerial Map



Plat Map

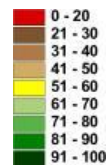


CSR: Calculated using ArcView 3.2 software

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Measured Tillable Acres	25.5	Average CSR	57.4		
			Corn Yield	Soybean Yield	Acres
Soil Label	Soil Name	CSR			
163C2	Fayette silt loam, 5 to 9 percent s	68	180	49	8.09
163D3	Fayette silty clay loam, 9 to 14 pe	56	164	44	8.99
163E3	Fayette silty clay loam, 14 to 18 p	46	150	41	7.80
729B	Ackmore-Nodaway complex, 2 tc	83	200	54	0.61



WE ARE PLEASED TO OFFER THESE SERVICES

APPRAISALS ✦ REAL ESTATE SALES ✦ FARM MANAGEMENT

FOR MORE INFORMATION EMAIL: TLOUWAGIE@MTV.HFMGT.COM

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