



# LAND FOR SALE

## WE ARE PLEASED TO PRESENT

**199.5 Acres, m/l - Story County, Iowa**

**LOCATION:** Take County Road S63 east of Cambridge to 593rd Ave. Property is on the north side of S63 and west side of 593rd Ave.

**GENERAL LEGAL DESCRIPTION:** W½ NW¼; SE¼ NW¼; 9.5 ac. in the SW corner of SW¼ NE¼ (to be surveyed); E½ NW¼ SW¼; Lots 1 & 2 North of RR ROW in NE¼ SW¼; and NW¼ SE¼, all in Section 22, Township 82 North, Range 23 West of the 5th p.m. (Union Township)

### PRICE AND TERMS:

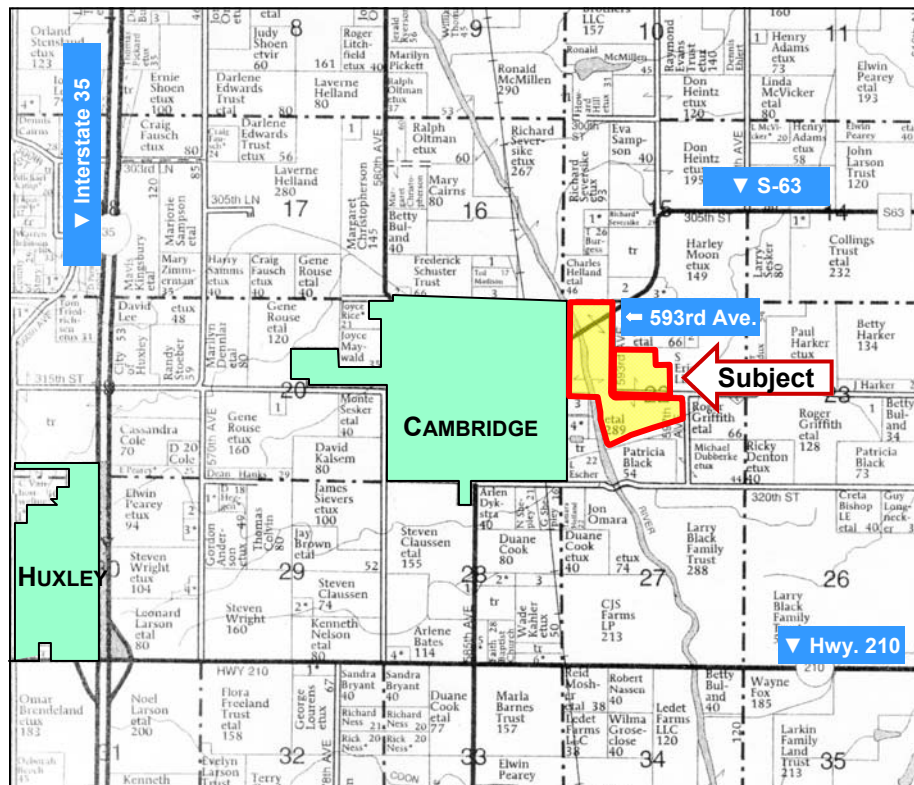
- \$1,040,000.00 \$5,213/Acre
- 10% down, balance due in cash at closing.

### REAL ESTATE TAX:

Tax Payable in 2010-2011: \$4,163.00  
Taxable Acres: 174.6  
Tax per Acre: \$23.84

### FSA DATA:

Farm Number: 1775  
Crop Acres: 165.9



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| Base/Yields     | Direct | Counter-Cyclical |
|-----------------|--------|------------------|
| Corn Base: 85.5 | 118    | 117              |
| Bean Base: 80.4 | 27     | 32               |

**LAND DESCRIPTION:** Bottomland divided by Skunk River Channel

**SOIL TYPES:** Primary soils are Coland, Spillville and Dickinson. See soil map on back for detail.

**CSR:** 78.1 per AgriData Inc.

**SERVICES:** **School District:** Ballard  
**Telephone:** Cambridge  
**Mail:** Cambridge

**IMPROVEMENTS:** None

**DRAINAGE:** Drainage District Skunk River #103

**WATER & WELL DATA:** None

**POSSESSION:** 10% down payment. Closing and possession as agreed, subject to existing lease which expires March 1, 2012

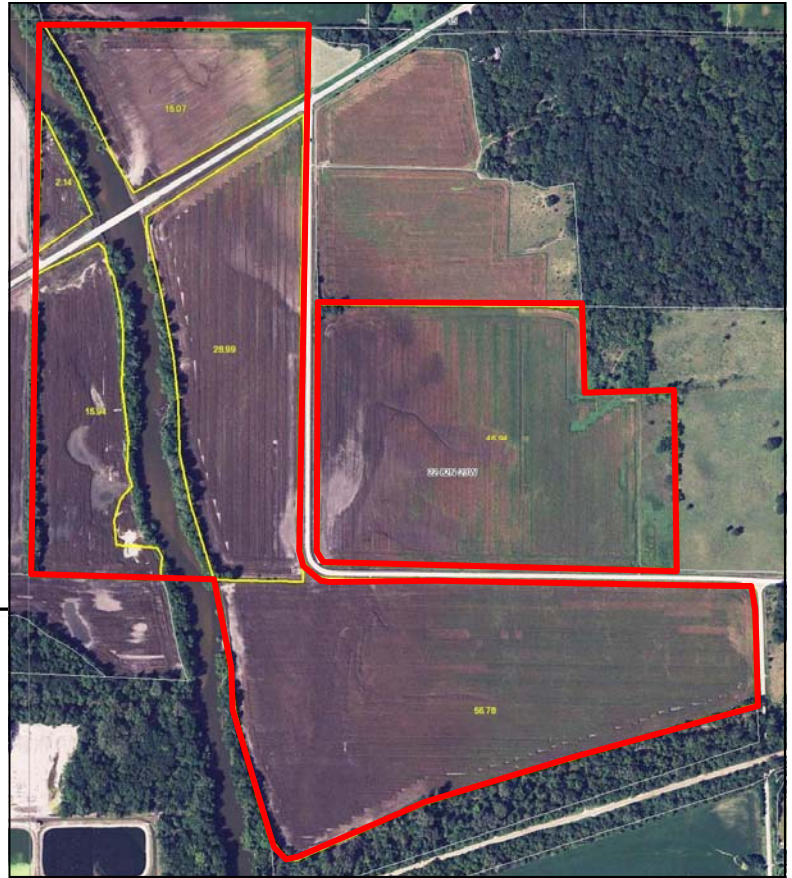
**COMMENTS:** Conservation Reserve Contract cancelled on 04/21/11. Cash leased for 2011 crop year.

**For additional information, contact Bill Vogel**

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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.

State: Iowa  
County: Story  
Location: 022-082N-023W  
Township: Union  
Acres: 165.9  
Date: 4/22/2011



Maps provided by:



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| Code             | Soil Description                                 | Acres | Percent of field | CSR Legend | Non-Irr Class | Irr Class | CSR  | Corn  | Soybeans |
|------------------|--------------------------------------------------|-------|------------------|------------|---------------|-----------|------|-------|----------|
| 135              | Coland clay loam, 0 to 2 percent slopes          | 56.6  | 34.1%            |            | IIw           |           | 84   | 203   | 55       |
| 485              | Spillville loam, 0 to 2 percent slopes           | 4.7   | 28.4%            |            | IIw           |           | 92   | 214   | 58       |
| 175              | Dickinson fine sandy loam, 0 to 2 percent slopes | 23.8  | 14.4%            |            | IIIs          |           | 63   | 176   | 47       |
| 1178             | Waukee variant loam, 0 to 2 percent slopes       | 13.6  | 8.2%             |            | I             |           | 87   | 207   | 56       |
| 136B             | Ankeny fine sandy loam, 2 to 5 percent slopes    | 11.4  | 6.9%             |            | IIIs          |           | 58   | 168   | 45       |
| 41B              | Sparta loamy fine sand, 2 to 5 percent slopes    | 7.8   | 4.7%             |            | IVs           | IIe       | 42   | 147   | 40       |
| 62F              | Storden loam, 18 to 25 percent slopes            | 3.8   | 2.3%             |            | VIe           |           | 13   | 108   | 29       |
| 54               | Zook silty clay loam, 0 to 2 percent slopes      | 1.8   | 1.1%             |            | IIw           |           | 73   | 189   | 51       |
| 236F             | Lester loam, 18 to 25 percent slopes             | 0.1   | 0.0%             |            | VIe           |           | 23   | 121   | 33       |
| Weighted Average |                                                  |       |                  |            |               |           | 78.1 | 195.4 | 52.8     |

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