

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: W1/2 NW1/4; SE1/4 NW1/4; 9.5 ac. in the SW corner of SW1/4 NE1/4 (to be surveyed); E½ NW¼ SW¼; Lots 1 & 2 North of RR ROW in NE1/4 SW1/4; and NW1/4 SE1/4, all in Section 22, Township 82 North, Range 23 West of the 5th p.m. (Union Township)

PRICE AND TERMS:

\$1.040.000.00 \$5.213Acre 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

415 South 11th • PO Box • Nevada, IA 50201 Telephone: 515-382-1500 www.hfmqt.com

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.

Listing 000-3117

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:

Surety

Surety

April and property

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%		llw		84	203	55
485	Spillville loam, 0 to 2 percent slopes	47	28.4%		llw		92	214	58
175	Dickinson fine sandy loam, 0 to 2 percent slopes	23.8	14.4%		Ills		63	176	47
1178	Waukee variant loam, 0 to 2 percent slopes	13.6	8.2%		- 1		87	207	56
136B	Ankeny fine sandy loam, 2 to 5 percent slopes	11.4	6.9%	ì	Ille		58	168	45
41B	Sparta loamy fine sand, 2 to 5 percent slopes	7.8	4.7%		IVs	lle	42	147	40
62F	Storden loam, 18 to 25 percent slopes	3.8	2.3%	Ų.	Vle		13	108	29
54	Zook silty clay loam, 0 to 2 percent slopes	1.8	1.1%		llw		73	189	51
236F	Lester loam, 18 to 25 percent slopes	0.1	0.0%		Vle		23	121	33
	Weighted Average						78.1	195.4	52.8