



LAND FOR SALE

WE ARE PLEASED TO PRESENT

184.3 Acres, m/l - Story County, Iowa

LOCATION: From Zearing: Take either Hwy. 65 or 710th Ave. south two miles to County Road E-23. Go east on E-23 (160th St.) to 720th Ave. Property is located at the southeast corner of the intersection of E23(160th St.) and 720th Ave.

LEGAL DESCRIPTION: NW Fr $\frac{1}{4}$ Section 2, Township 84 North, Range 21 West of the 5th p.m. (Sherman Township)

PRICE AND TERMS:

- \$1,680,000 \$9,115/Acre
- 10% down, balance due in cash at closing.

REAL ESTATE TAX:

Payable 2010-2011: \$3,524.00

Taxable Acres: 176.1

Tax per Acre: \$20.01

FSA DATA:

Farm Number: 6231

Tracts 2181 and 2930

Crop Acres: 178.1

Base/Yields	Direct	Counter-Cyclical
Corn Base: 137.5	118	129
Bean Base: 40.6	37	45

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

CSR: 86.55 per County Assessor
86.9 per AgriData, Inc.

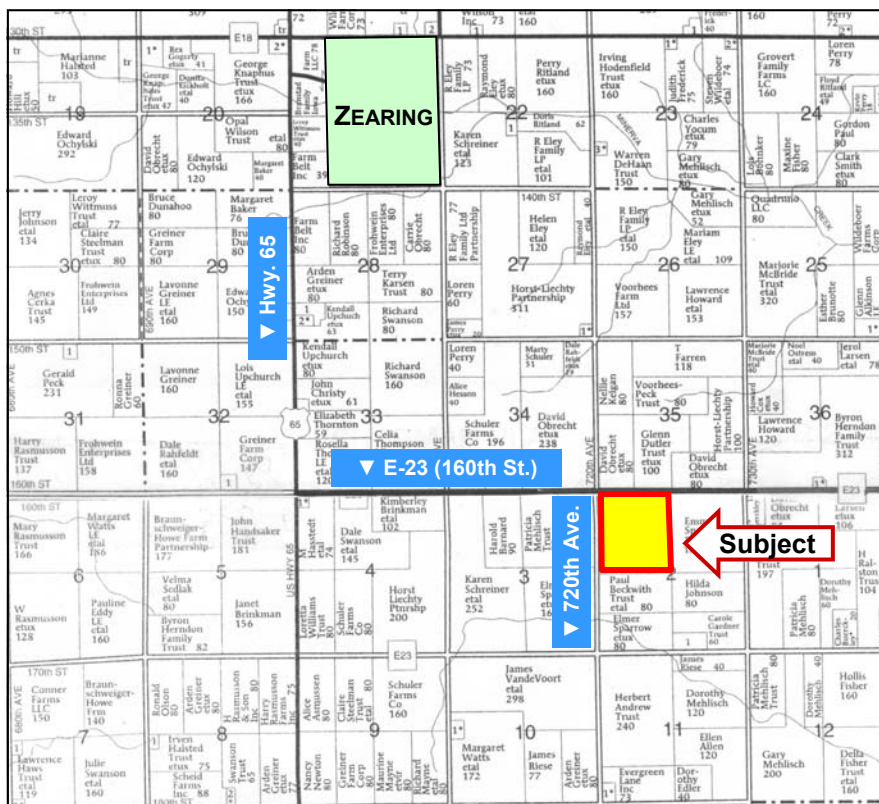
SERVICES: **School District:** Colo Nesco
Electric Utility: Alliant Energy

IMPROVEMENTS: Two drying bins - 33' diameter, 22' tall @ 14,000 Bu. each
One storage bin - 27' diameter, 19' tall @ 7,500 Bu.
Small (open to south) pole building and double crib building built in 1950's

DRAINAGE: See tile map on back.

POSSESSION: As negotiated. Farm is custom operated for 2011 growing season.

WIND TURBINES: Three wind turbines paid \$13,464 in January 2011 for calendar year 2010. Annual payments are adjusted by inflation rate.



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For additional information, contact Bill Vogel

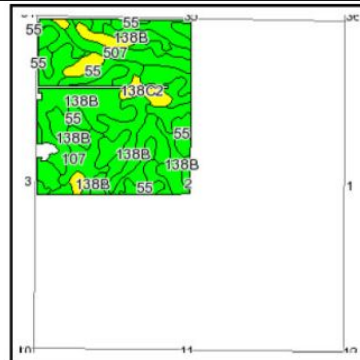
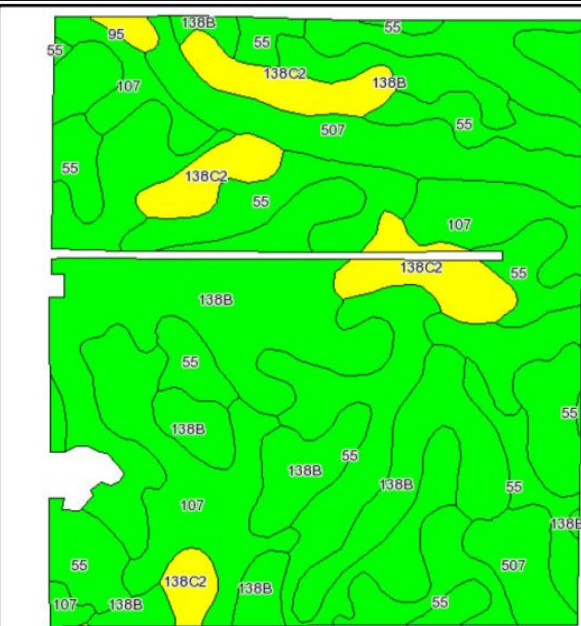
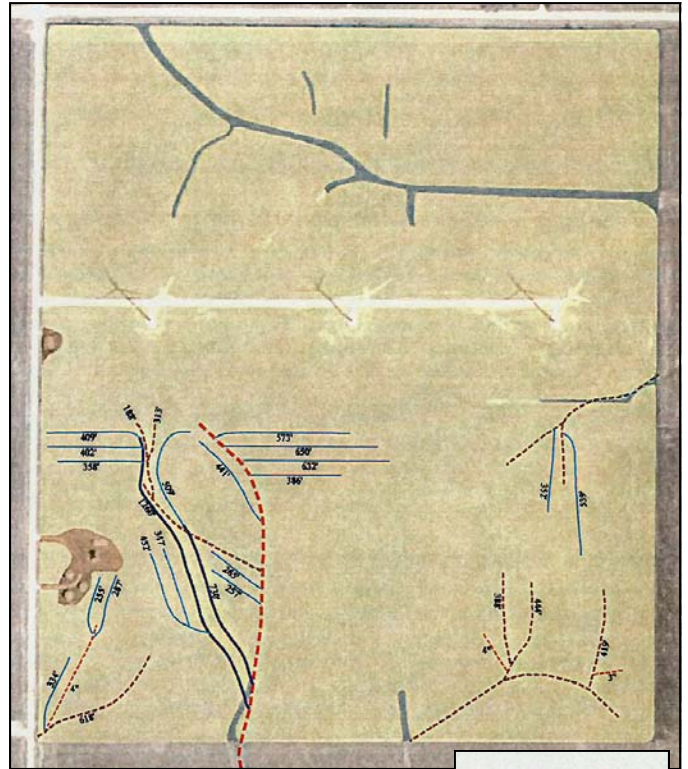
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The information in this brochure is from sources deemed to be reliable but it cannot be guaranteed by Hertz Real Estate Services, Inc. or its staff.

AERIAL & SOIL MAPS



Tile Legend	
—	4" New
—	5" New
---	3-4" Existing
---	5" Existing
---	6" Existing

State: Iowa
 County: Story
 Location: 002-084N-021W
 Township: Sherman
 Acres: 175.2
 Date: 2/10/2011



Maps provided by:



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

Code	Soil Description	Acres	Percent of field	CSR Legend	Non-Irr Class	CSR	Corn	Soybeans
138B	Clanion loam, 2 to 5 percent slopes	60.8	34.7%		IIe	86	206	56
55	Nicollet loam, 1 to 3 percent slopes	44.7	25.5%		I	94	217	59
107	Webster clay loam, 0 to 2 percent slopes	37.6	21.5%		IIw	89	210	57
507	Canisteo clay loam, 0 to 2 percent slopes	16.6	9.5%		IIw	84	203	55
138C2	Clanion loam, 5 to 9 percent slopes, moderately eroded	14.7	8.4%		IIIe	68	182	49
95	Harps loam, 1 to 3 percent slopes	0.8	0.4%		IIw	66	179	48
Weighted Average						86.9	207.3	56.3

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