



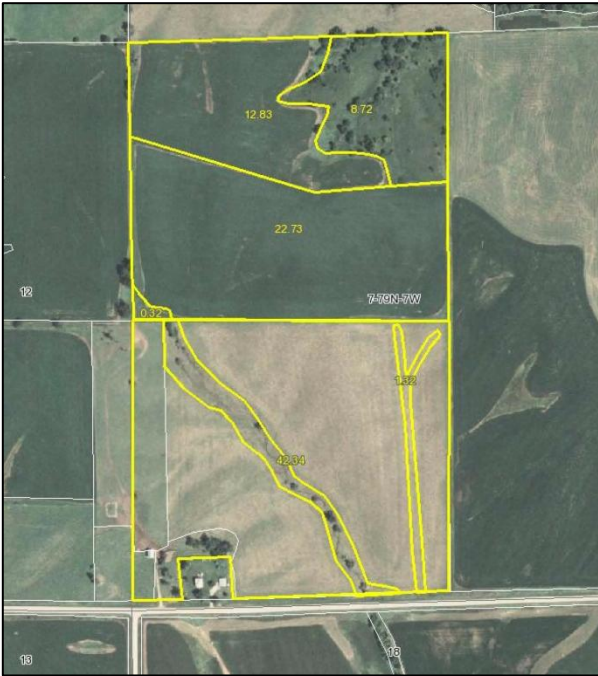
**We are Pleased to
Present for Sale
89 Acres m/l
Johnson County, Iowa**

LOCATION:	From Iowa City: 6 miles west on IOWV Road SW. The farm is located on the north side of the road at the intersection of IOWV Road SW and Green Castle Avenue SW.														
LEGAL DESCRIPTION:	The West 90 Acres of the SW ¼ of Section 7, Township 79 North, Range 7 West of the 5 th P.M., Johnson County, Iowa, except the house and 1 acre.														
PRICE & TERMS:	\$467,250 - \$5,250 per acre - 10% upon acceptance of offer and balance at closing.														
POSSESSION:	Negotiable.														
TAXES:	2009-2010, payable 2010-2011 – \$1,440 – net – \$16.30 per taxable acre. There are 88.07 taxable acres.														
SCHOOL DISTRICT:	Clear Creek/Amana Community School District.														
FSA INFORMATION:	<table><tr><td>Farm #1592 – Tract #8188</td><td></td></tr><tr><td>Cropland</td><td>72.4 Acres</td></tr><tr><td>Corn Base</td><td>35.3 Acres</td></tr><tr><td>Direct and Counter Cyclical Corn Yield</td><td>117/117 Bushels/Acre</td></tr><tr><td>Soybean Base</td><td>4.6 Acres</td></tr><tr><td>Direct and Counter Cyclical Soybean Yield</td><td>41/41 Bushels/Acre</td></tr></table> <p>There are currently 72.4 acres considered cropland by the Johnson County, FSA Office. Of these acres, 35.5 acres have been in a corn/soybean rotation and the remaining 36.9 acres have been in pasture and certified as grass. This farm is classified as highly erodible land (HEL) according to the Johnson County NRCS.</p>			Farm #1592 – Tract #8188		Cropland	72.4 Acres	Corn Base	35.3 Acres	Direct and Counter Cyclical Corn Yield	117/117 Bushels/Acre	Soybean Base	4.6 Acres	Direct and Counter Cyclical Soybean Yield	41/41 Bushels/Acre
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AVERAGE CSR:*	ArcView Software indicates a CSR of 59.4 on the tillable acres.														
BUILDINGS:															
Livestock Barn:	Steel roof.														
WELL:	There is a drilled well located near the windmill.														
RESERVED ITEMS:	The tenants reserve all gates and panels.														
BROKER'S COMMENTS:	This farm is ideally located along a hard surfaced road and offers a mixture of cropland, pasture and some timber.														

**CSR is an index of soil productivity with a range from 5 to 100, the higher the index, the more productive the soil. All acres are more or less.*

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.

MAPS & PICTURES



FSA Aerial



GIS Map



Barn



Pasture and Cropland



Pasture and Cropland



Pasture and Cropland

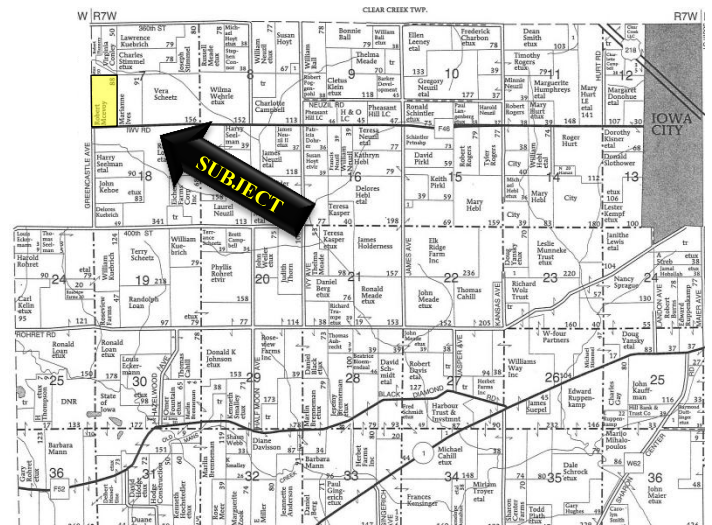
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Aerial Map



Plat Map

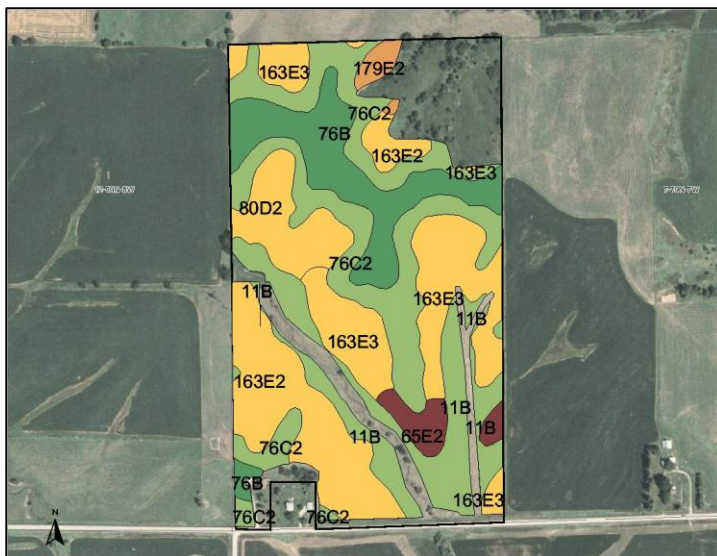
Union Township
T79N-R7W
Johnson County, Iowa



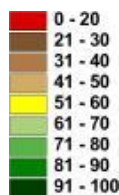
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CSR: Calculated using ArcView 3.2 software

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Measured Tillable Acres	72.4	Average CSR	59.4	Corn Yield	Soybean Yield	Acres
Soil Label	Soil Name	CSR				
11B	Colo-Ely complex, 2 to 5 percent	70	177	48	10.85	
163E2	Fayette silt loam, 14 to 18 percent	48	147	40	12.16	
163E3	Fayette silty clay loam, 14 to 18 percent	45	143	39	13.34	
179E2	Gara loam, 14 to 18 percent slope	33	127	34	1.00	
65E2	Lindley loam, 14 to 18 percent slope	28	120	32	1.71	
76B	Ladoga silt loam, 2 to 5 percent slope	85	197	53	10.44	
76C2	Ladoga silt loam, 5 to 9 percent slope	65	170	46	17.07	
80D2	Clinton silt loam, 9 to 14 percent slope	50	150	41	5.30	
993E2	Gara-Armstrong loams, 14 to 18 percent slope	25	116	31	0.47	



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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REID: 010-1200-10-01-11

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