



**We are Pleased to
Present for Sale
68 Acres m/l
Cedar County, Iowa**

OWNER:	Ronald Thursby														
LOCATION:	From Lisbon: One mile east on Hwy 30, three miles south on Adams Avenue. The farm is located on the east side of the road.														
LEGAL DESCRIPTION:	The W ½ of the NE ¼ of Section 31, Township 82 North, Range 4 West of the 5 th P.M., Cedar County, Iowa; Except Lot A & Parcel C.														
PRICE & TERMS:	\$340,000.00 - \$5,000 per acre - 10% upon acceptance of offer and balance at closing.														
POSSESSION:	Negotiable. Subject to 2011 Cash Rent Lease.														
TAXES:	2009-2010, payable 2010-2011 – Estimated \$1,258.00 – Net - \$19.32 per taxable acre. There are 65.11 taxable acres.														
SCHOOL DISTRICT:	Lisbon Community School District.														
FSA INFORMATION:	<table><tr><td>Farm #2548 – Tract #6303</td><td></td></tr><tr><td>Cropland</td><td>60.5 Acres (includes 4.7 acres CRP)</td></tr><tr><td>Corn Base</td><td>36.1 Acres</td></tr><tr><td>Direct and Counter Cyclical Corn Yield</td><td>116/116 Bu/Acre</td></tr><tr><td>Soybean Base</td><td>18.9 Acres</td></tr><tr><td>Direct and Counter Cyclical Soybean Yield</td><td>40/40 Bu/Acre</td></tr></table>			Farm #2548 – Tract #6303		Cropland	60.5 Acres (includes 4.7 acres CRP)	Corn Base	36.1 Acres	Direct and Counter Cyclical Corn Yield	116/116 Bu/Acre	Soybean Base	18.9 Acres	Direct and Counter Cyclical Soybean Yield	40/40 Bu/Acre
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CONSERVATION RESERVE PROGRAM (CRP):	There are 4.7 acres enrolled in the CRP Program at \$149.13 per acre with a total annual payment of \$701. This contract expires September 30, 2020.														
CORN SUITABILITY RATING (CSR):*	The average CSR per ArcView Software indicates a CSR of 61.5 on the cropland acres.														
BROKER’S COMMENTS:	This is a good income producing farm located in a strong area!														

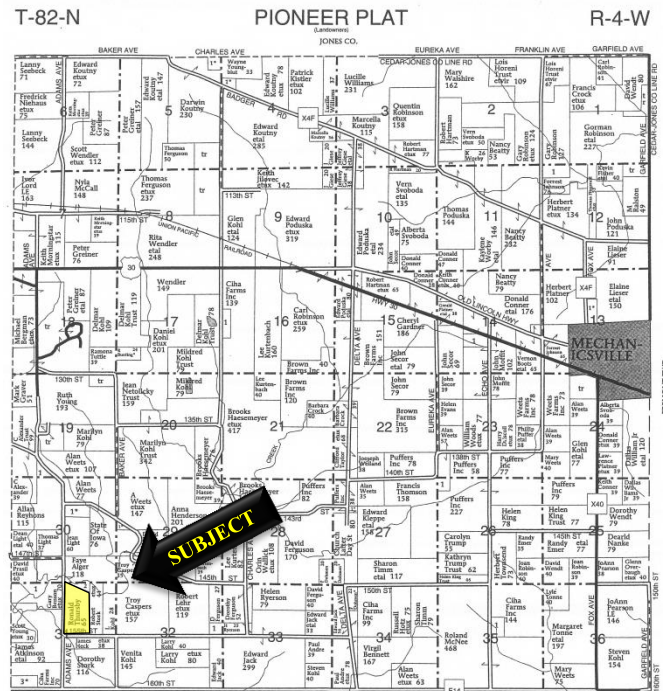
**CSR is an index of soil productivity with a range from 5 to 100, the higher the index, the more productive the soil.*

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



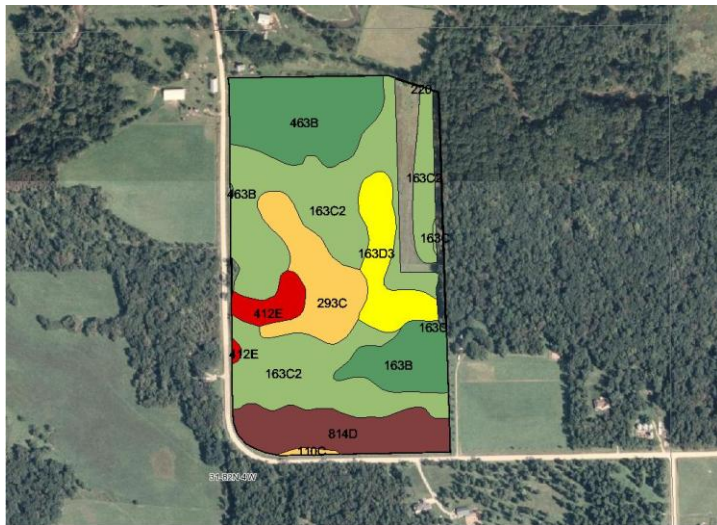
Plat Map



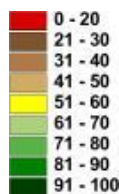
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CSR: Calculated using ArcView 3.2 software

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Measured Tillable Acres		60.5	Average CSR		61.5	Soybean	
Soil Label	Soil Name	CSR	Corn Yield		Yield	Acres	
110C	Lamont fine sandy loam, 2 to 9 p	44	147		40	0.24	
163B	Fayette silt loam, 2 to 5 percent s	85	203		55	4.47	
163C	Fayette silt loam, 5 to 9 percent s	70	183		49	0.08	
163C2	Fayette silt loam, 5 to 9 percent s	68	180		49	26.12	
163D3	Fayette silty clay loam, 9 to 14 pe	56	164		44	4.76	
220	Nodaway silt loam, 0 to 2 percent	85	203		55		
293C	Fayette-Chelsea-Tell complex, 5	45	149		40	6.35	
412E	Emeline loam, 9 to 18 percent sli	5	95		26	2.04	
462C	Downs silt loam, terrace, 5 to 9 p	75	189		51		
463B	Fayette silt loam, terrace, 2 to 5 p	85	203		55	9.44	
814D	Rockton loam, 5 to 14 percent sli	26	123		33	6.96	



WE ARE PLEASED TO OFFER THESE SERVICES

APPRAISALS ✱ REAL ESTATE SALES ✱ FARM MANAGEMENT

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