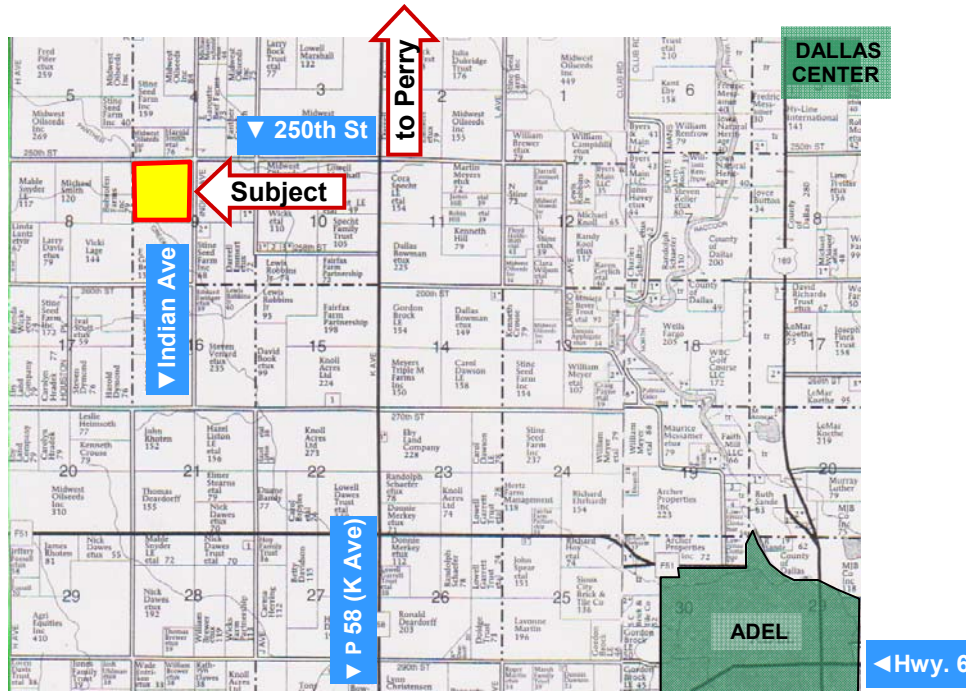




## LAND FOR SALE

WE ARE PLEASED TO PRESENT

160 Acres, m/l - Dallas County, Iowa



Map reproduced with permission of Farm & Home Publishers, Ltd.

**LOCATION:** 2 miles west of Adelsburg on Hwy. 6, 5 miles north on P58, then 1½ miles west on 250th St.

**LEGAL DESCRIPTION:** NW¼ Section 9, T-79-N, R-28-W of the 5th P.M., (Colfax Twp.)

### PRICE AND TERMS:

- \$1,237,500 \$7,734/Acre
- 10% down, balance due in cash at closing.

### FSA DATA:

Farm Number: 6277, Tract 27026  
Crop Acres: 151.6 HEL

	Base	Direct/Counter-Cyclical Yields
Corn	72.8	115/140
Beans	53.8	34/40

Two CRP Contracts:

- 7.4 Ac. at \$1,262 annually exp. 2014 (CP-21)
- 4.8 Ac. at \$657 annually exp. 2018 (CP-10 & CP-2)

### REAL ESTATE TAX:

Taxes Payable in 2010-2011 \$3,218  
Taxable Acres: 155.25  
Tax per Acre: \$20.73

**LAND DESCRIPTION:** Mostly level to gently sloping with drainage ditch diagonally across southwest corner.

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

**CSR:** 83.9 **SOURCE:** Agri Data

**DRAINAGE:** Natural plus tile—no tile maps available

**POSSESSION:** As agreed subject to very good 2011 cash rent lease

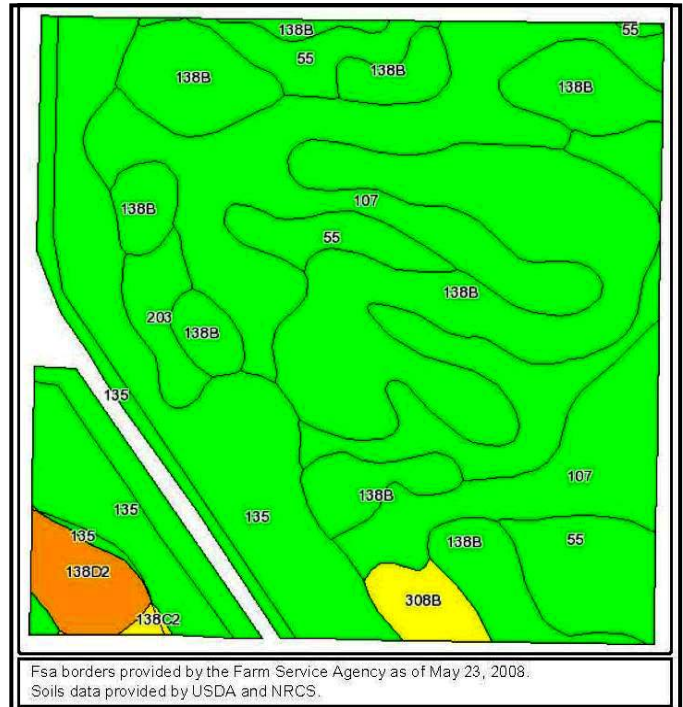
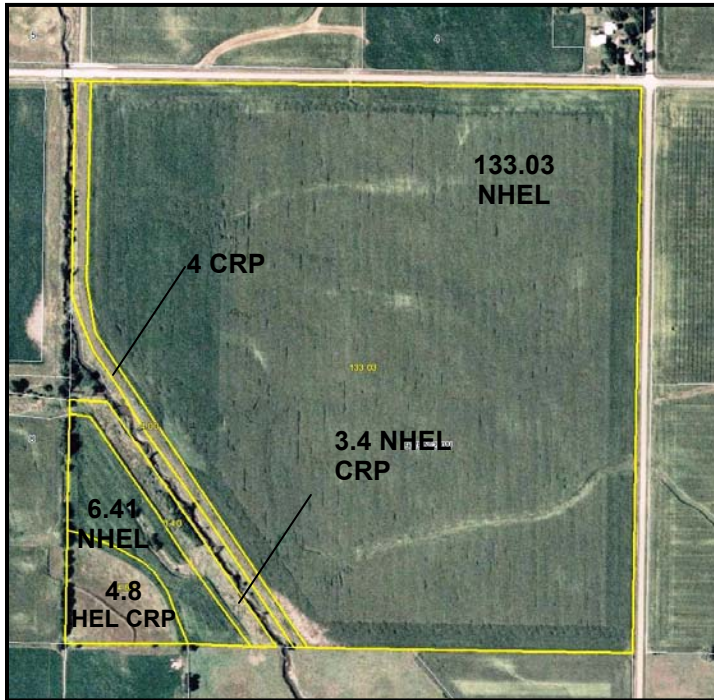
**For additional information, contact Marv Huntrods**

415 South 11th • PO Box 500 • Nevada, IA 50201  
Telephone: 515-382-1500

[www.hfmgt.com](http://www.hfmgt.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.

# AERIAL & SOIL MAPS



Code	Soil Description	Acres	Percent of field	CSR Legend	Non-Irr Class	CSR	Corn	Soybeans
138B	Clarion loam, 2 to 5 percent slopes	49.6	32.7%		Ile	84	198	53
107	Webster silty clay loam, 0 to 2 percent slopes	35	23.1%		IIw	87	202	55
135	Coland clay loam, 0 to 2 percent slopes	33.9	22.3%		IIw	80	193	52
55	Nicollet loam, 1 to 3 percent slopes	23.2	15.3%		I	92	209	56
138D2	Clarion loam, 9 to 14 percent slopes, moderately eroded	3.9	2.6%		IIIe	56	161	43
203	Cylinder loam, 32 to 40 inches to sand and gravel, 0 to 2 percent slopes	3.1	2.0%		IIIs	80	193	52
308B	Wadena loam, 32 to 40 inches to sand and gravel, 2 to 5 percent slopes	2.7	1.8%		Ile	68	177	48
138C2	Clarion loam, 5 to 9 percent slopes, moderately eroded	0.3	0.2%		IIIe	66	174	47
Weighted Average						83.9	198	53.3

State: **Iowa**  
 County: **Dallas**  
 Location: **009-079N-028W**  
 Township: **Colfax**  
 Acres: **151.6**  
 Date: **1/13/2011**



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