



**340 Tower Park Drive P.O. Box 2396
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WE ARE PLEASED TO PRESENT

70.1 ACRES M/L BUCHANAN COUNTY, IOWA

OWNER: James & Ann Stainbrook

LOCATION: Approximately ½ mile south of Brandon on west side of Dugan Avenue

LEGAL: N 35 acres NE ¼ SE ¼ Exc Com NE Cor W 547.42' SE 262.44 SE 90.83' SE 216.51' SE 358.56' N 697.37' POB, AND the NW ¼ SE ¼ (W/ Forest Reserve), all in Section 33, Township 87 North, Range 10 West of the 5th P.M., Buchanan County, IA.

PRICE/TERMS: \$318,000 (\$4,536 per acre)
10% with offer and balance in cash at closing

RE TAXES: 2009-2010, payable 2010-2011, \$1,074 on 58.1 net acres. (Additional 12.0 acres is in Forest Reserve and therefore is property tax exempt.)

POSSESSION: Negotiable

SCHOOL DIST: Independence Community Schools

FSA INFO: #1523

Crop	Base Acres Est	DP Yield	CCP Yield
Corn	46.9	117	117
Soybeans	10.8	40	40

Total Cropland 57.7

AVERAGE CSR: 65 Per AgriData on cropland only.

FOREST RESERVE: 12.0 acres currently enrolled in Forest Reserve.

The information gathered for this brochure is from sources deemed reliable, but cannot be guaranteed by Hertz Farm Management, Inc. or its staff. TR# 050-0600

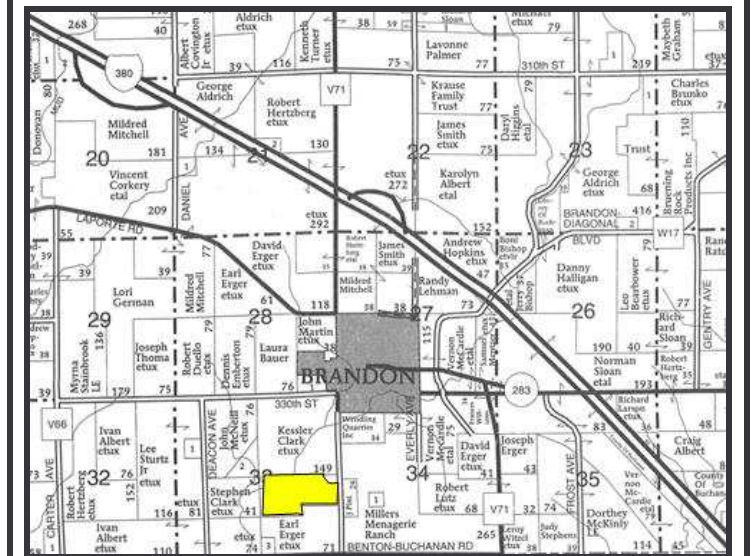
BUILDINGS: None

WELL: None

WETLANDS: A wetlands determination has recently been requested, but not yet completed by NRCS.

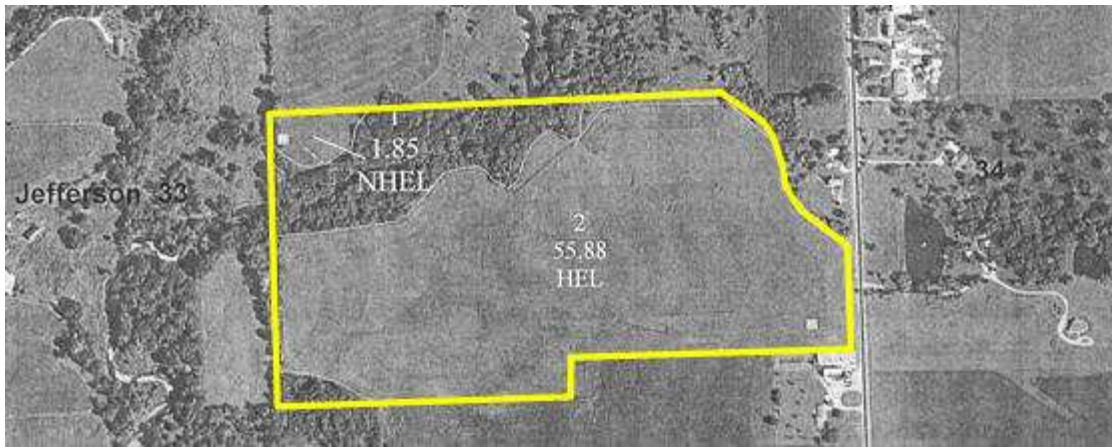
HIGHLY ERODIBLE CLASSIFICATION: As shown on FSA aerial map, field 2 consisting of 1.85 acres is designated as Highly Erodible Land (HEL) and field 1 consisting of 55.88 acres is designated as Non-Highly Erodible Land (NHEL).

COMMENTS: Lease is open for the 2011 crop year. Mostly tillable farm, however, also includes a nice timber and creek in northwest corner of the farm.



Permission for reproduction of map granted by Farm & Home Publisher

AERIALS



SOIL MAP – CROPLAND ONLY

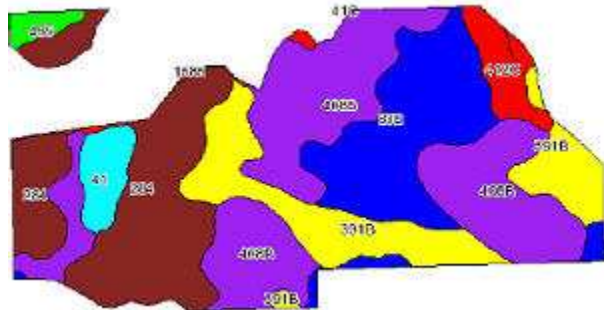
State: Iowa
County: Buchanan
Location: 033-087N-010W
Township: Jefferson
Acres: 57.7
Date: 11/17/2010



Maps provided by:



Average CSR = 65



Code	Soil Description	Acres	Percent of field	CSR Legend	Non-Irr Class	Irr Class	CSR	Corn	Soybeans
408B	Olth fine sandy loam, 2 to 5 percent slopes	18.1	31.3%		Ile		67	170	48
284	Flagler sandy loam, 0 to 2 percent slopes	12.9	22.3%		Ils		50	154	42
838	Kenyon loam, 2 to 5 percent slopes	10.3	17.8%		Ile		86	202	55
391B	Cyde-Floyd complex, 1 to 4 percent slopes	8.4	14.6%		Ila		78	189	51
412C	Sogn loam, 2 to 6 percent slopes	1.0	1.7%		Vlls		13	104	28
41	Sparta loamy fine sand, 0 to 2 percent slopes	1.0	1.7%		IVs	Ils	45	147	40
177	Saupe loam, 0 to 2 percent slopes	1.7	3.0%		Ils		63	171	46
485	Spillville loam, 0 to 2 percent slopes	0.8	1.4%		Ila		92	210	57
1565	Spillville-Coland complex, channeled, 0 to 2 percent slopes	0.7	1.1%		Vla		5	83	20
Weighted Average							65	173.7	47.2

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