



**340 Tower Park Drive P.O. Box 2396
Waterloo, IA 50704-2396
Ph: 319-234-1949 • Fax: 319-234-2060**

WE ARE PLEASED TO PRESENT

**40 Acres m/l
Chickasaw County, Iowa**

OWNER: John Moore

LOCATION: ½ mile Southwest of Bassett, Iowa

LEGAL: Approx. 40 acres in NE SW and NW SE
Section 8, T-95N, R-14W, Chickasaw County, Iowa.

PRICE/TERMS: \$100,000 (\$2,500 per acre)
10% with offer and balance in cash at closing.

RE TAXES: 2009-2010 payable 2010-2011 - \$282 net,
estimated on 40 taxable acres, \$7.04 per acre.

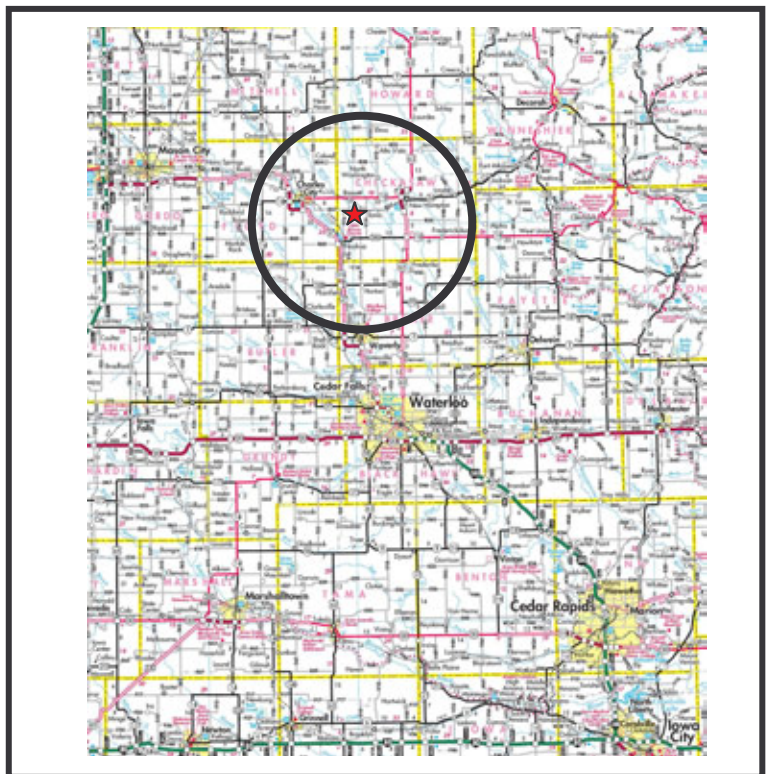
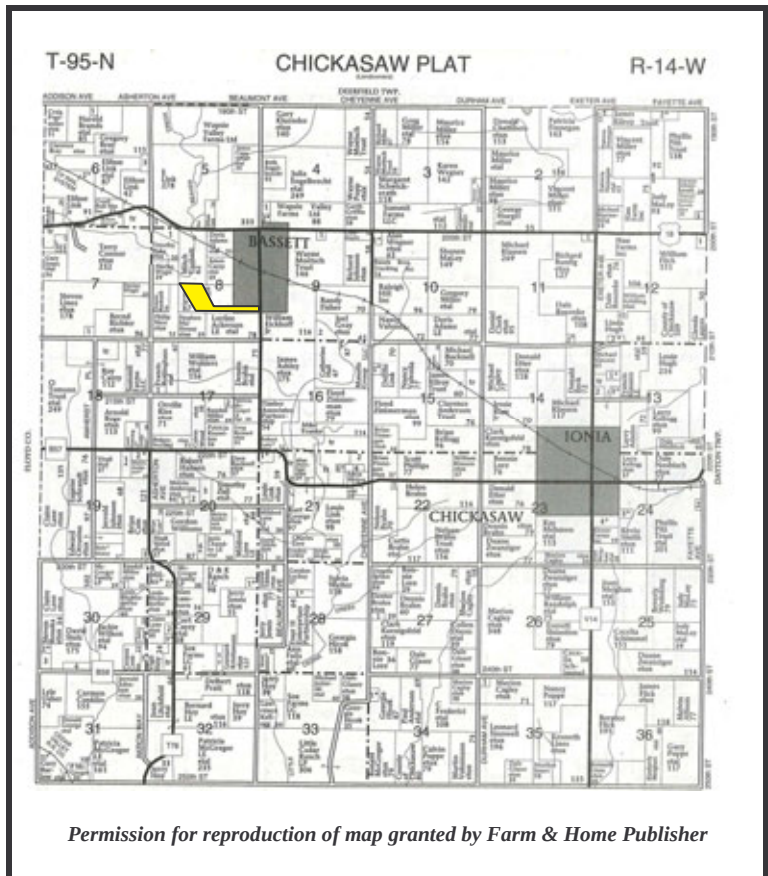
POSSESSION: Negotiable

SCHOOL DIST: Charles City Community Schools

AVERAGE CSR: 29.2 Per AgriData

COMMENTS: Recreational property including timber
and Little Cedar River.

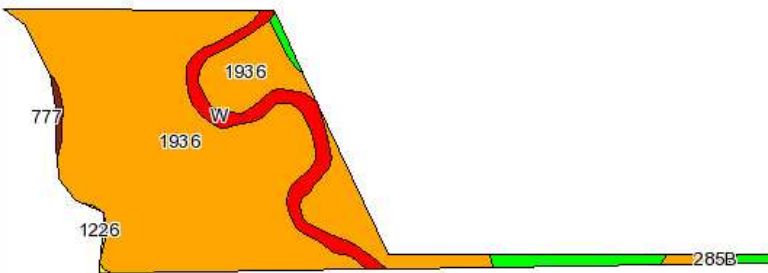
*The information gathered for this brochure is from sources
deemed reliable, but cannot be guaranteed by Hertz Farm
Management, Inc. or its staff. TR#050-0596*



AERIAL



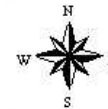
SOILS MAP



State: Iowa
 County: Chickasaw
 Location: 008-095N-014W
 Township: Chickasaw
 Acres: 40.3
 Date: 11/16/2010



Maps provided by:



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Code	Soil Description	Acres	Percent of field	CSR Legend	Non-Irr Class	Irr Class	CSR	Corn	Soybeans
1936	Spillville-Udfluvents complex, channeled, 0 to 2 percent slopes	35.2	87.2%		Vw		25	120	32
W	Water	3.3	8.3%				0		
485	Spillville loam, 0 to 2 percent slopes	1.4	3.6%		IIw		91	209	56
777	Wapsie loam, 0 to 2 percent slopes	0.2	0.5%		IIIs		57	163	44
285B	Burkhardt sandy loam, 2 to 5 percent slopes	0.1	0.2%		IIle	Ile	25	120	32
1226	Lawler loam, 24 to 40 inches to sand and gravel, 0 to 2 percent slopes	0.1	0.2%		IIIs		71	182	49
Weighted Average							25.6	113.6	30.3