



# LAND FOR SALE

WE ARE PLEASED TO PRESENT

## 240 Acres, m/I - Guthrie County, Iowa

**LOCATION:** Located approximately 4 miles northeast of Menlo on the east side of Talon Ave.

**ADDRESS:** 3034 Talon Ave., Menlo, IA 50164

**LEGAL DESCRIPTION:** NW¼ and N½ SW¼ all in Section 12, Township 78 North, Range 31 West of the 5th P.M. (Beaver Twp.)

### PRICE AND TERMS:

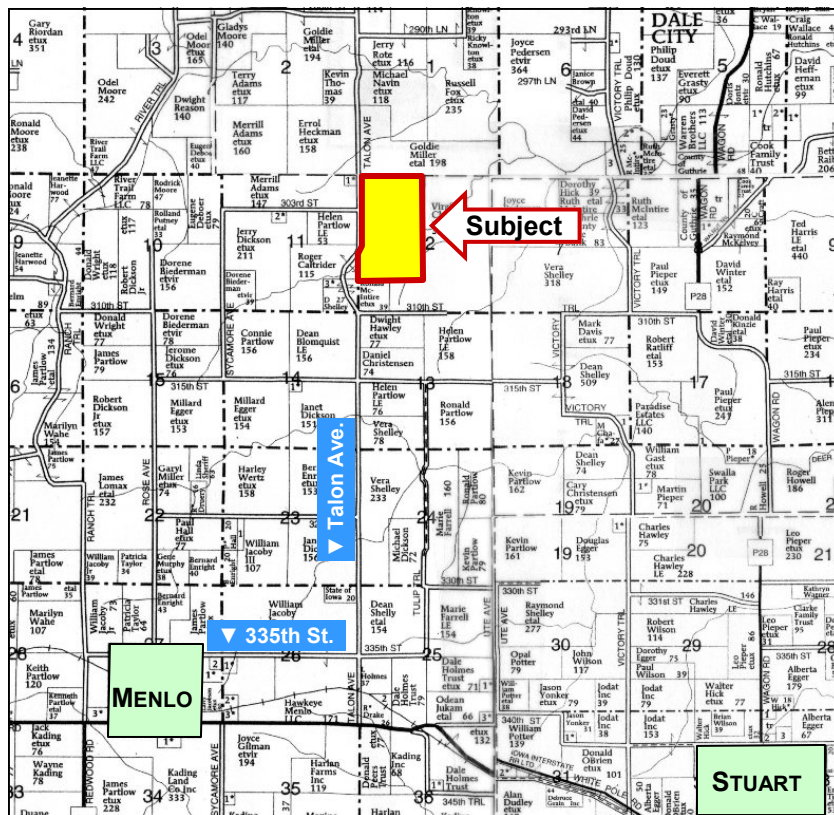
- \$528,000.00 \$2,200/Acre
- 10% down, balance due in cash at closing.

### REAL ESTATE TAX:

Taxes Payable 2010-2011: \$3,292.00  
Taxable Acres: 237  
Tax per Acre: \$13.89

### FSA DATA:

Farm Number: 242  
Crop Acres: 15.6 (been in pasture for years)  
Base/Yields Direct Counter-Cyclical  
Corn Base: 15.6 88 88



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**CRP CONTRACT:** 158.6 acres under CRP contract through October 1, 2017. Paying \$118.83/acre, or \$18,846.00 annually.

**SOIL TYPES:** Primary soils are Ladoga, Gara-Armstrong, Sharpsburg and Colo-Judson. See soil map on back for detail.

**CSR:** 47.5 on CRP Acres

**SOURCE:** AgriData, Inc. 2008

### IMPROVEMENTS:

- One story farm dwelling. 600 sq. ft. Partially finished basement. LP furnace/Central air. Tenant pays modest monthly rent and takes care of most maintenance. Septic system replaced in July 2010
- Frame barn used for machine storage.

**WATER & WELL DATA:** Xenia Rural Water at Bouton, IA. Single well on premises gives limited supply for outside use only.

**POSSESSION:** As negotiated

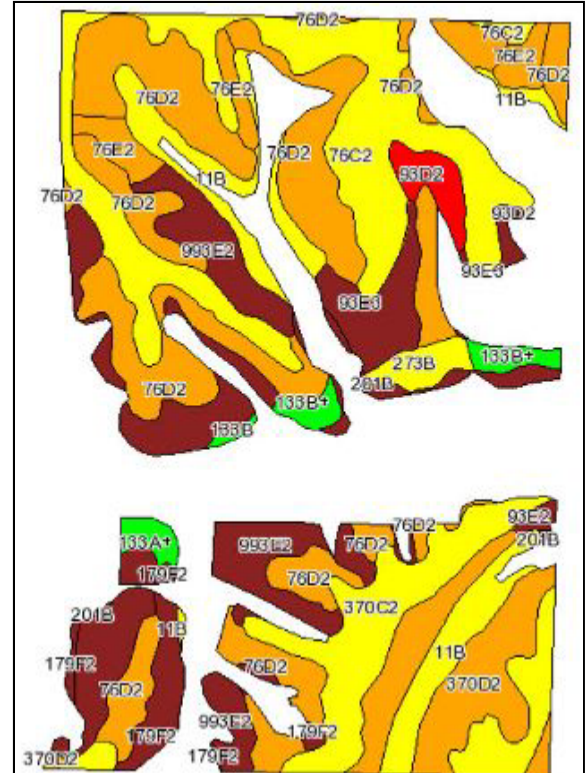
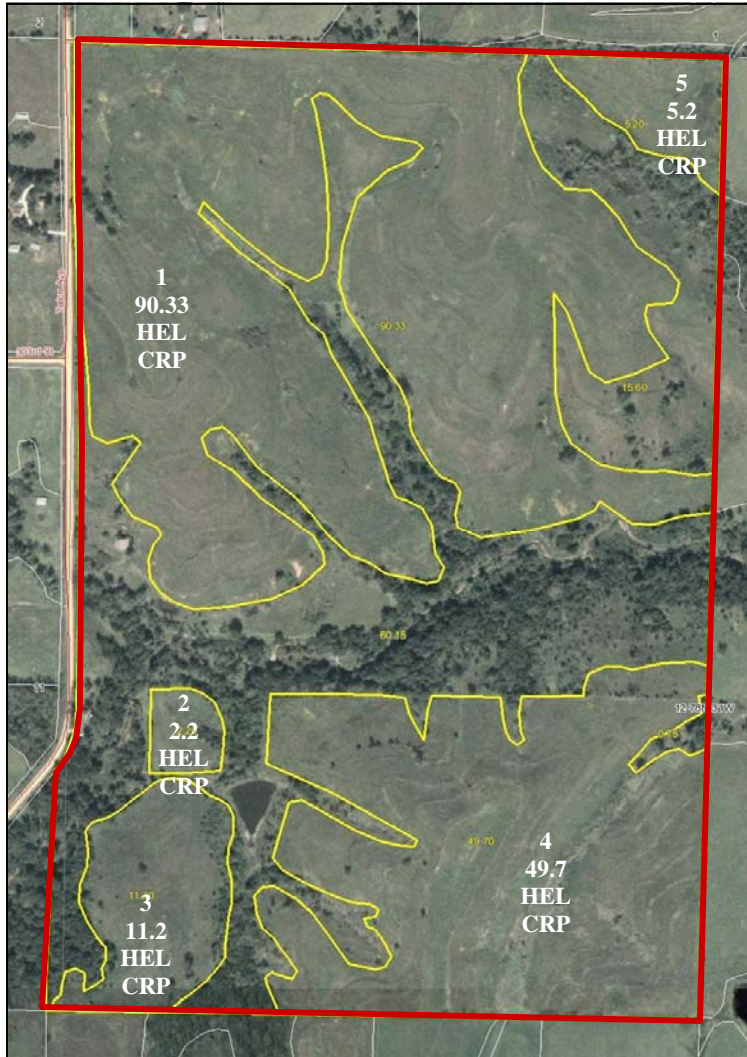
**COMMENTS:** Some of the Conservation Reserve Program (CRP) acreage was reseeded in Spring 2010.

**For additional information, contact Bill Vogel**

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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



State: Iowa  
County: Guthrie  
Location: 012-078N-031W  
Township: Beaver  
Acres: 158.6  
Date: 6/15/2010

**Hertz**  
Farm Management, Inc.  
Caring for You and Your Farm



Maps provided by  
**surety**  
AgriData, Inc. 2008  
www.AgridataInc.com

Code	Soil Description	Acres	Percent of field	CSR Legend	Non-Irr Class	CSR	Corn	Soybeans
76D2	Ladoga silt loam, 9 to 14 percent slopes, moderately eroded	39.9	25.1%		IIIe	52	149	40
76C2	Ladoga silt loam, 5 to 9 percent slopes, moderately eroded	26.7	16.8%		IIIe	62	163	44
993E2	Gara-Armstrong loams, 14 to 18 percent slopes, moderately eroded	23.7	15.0%		VIe	10	93	25
370C2	Sharpsburg silty clay loam, 5 to 9 percent slopes, moderately eroded	16.7	10.5%		IIIe	67	169	46
370D2	Sharpsburg silty clay loam, 8 to 14 percent slopes, moderately eroded	13	8.2%		IIIe	57	156	42
11B	Colo-Judson complex, 2 to 5 percent slopes	11.4	7.2%		IIe	68	171	46
93E3	Shelby-Adair complex, 14 to 18 percent slopes, severely eroded	5.8	3.6%		VIe	5	86	23
76E2	Ladoga silt loam, 14 to 18 percent slopes, moderately eroded	4.4	2.8%		IYe	42	136	37
179F2	Gara loam, 18 to 25 percent slopes, moderately eroded	4.1	2.6%		VIIe	13	97	26
93D2	Shelby-Adair complex, 8 to 14 percent slopes, moderately eroded	2.4	1.5%		IIIe	25	113	31
133B+	Colo silt loam, overwash, 2 to 5 percent slopes	2.4	1.5%		IIW	81	188	51
201B	Olmitz-Colo complex, channelled, 2 to 7 percent slopes	2.1	1.3%		IIW	5	134	46
273C	Olmitz loam, 5 to 8 percent slopes	2.1	1.3%		IIIe	57	156	42
273B	Olmitz loam, 2 to 5 percent slopes	2.1	1.3%		IIe	72	176	48
133A+	Colo silt loam, overwash, 0 to 2 percent slopes	1.2	0.8%		IIW	85	194	52
93E2	Shelby-Adair complex, 14 to 18 percent slopes, moderately eroded	0.5	0.3%		Ve	10	93	25
133B	Colo silty clay loam, 2 to 5 percent slopes	0.3	0.2%		IIW	81	188	51
Weighted Average						47.5	143.7	38.9

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