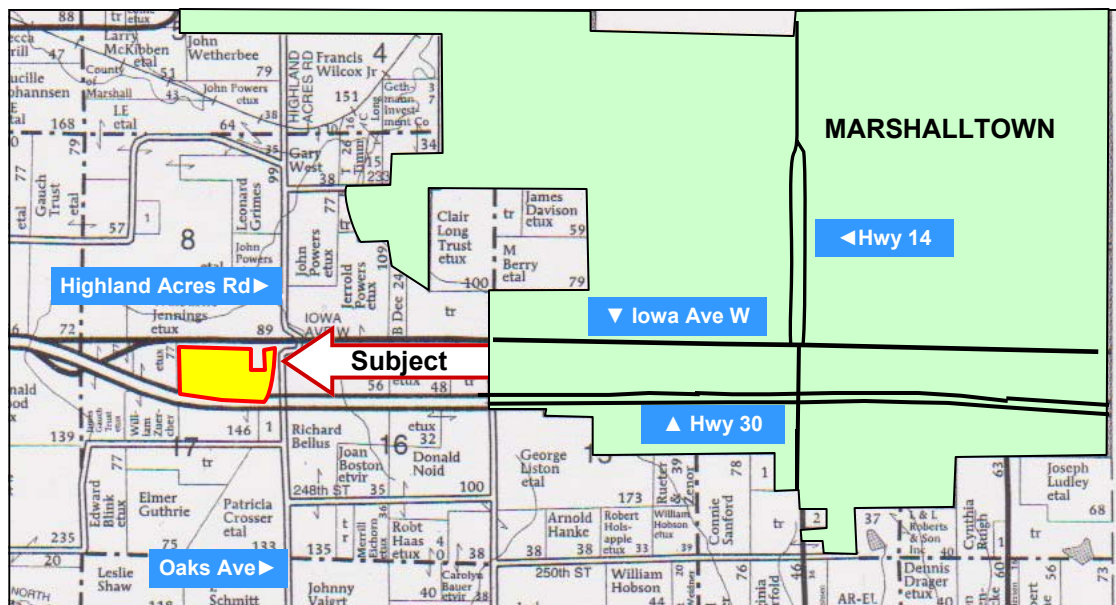




LAND FOR SALE
WE ARE PLEASED TO PRESENT

49.7 Acres, m/l - Marshall County, Iowa



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

LOCATION: West of Marshalltown on the south side of Old Hwy. 30 (Iowa Ave. W).

LEGAL DESCRIPTION: Tax Parcels 1117200001 and 1117200008, located in the NE $\frac{1}{4}$ Section 17, T-83-N, R18-W of the 5th P.M. (Timber Creek Township)

PRICE AND TERMS:

- \$200,000 \$4,024/Acre
- 10% down, balance due in cash at closing.

REAL ESTATE TAX:

2008-2009 Tax Year: \$932

Taxable Acres: 49.7

Tax per Acre: \$18.75

FSA DATA:

Farm Number: 5048

Crop Acres: 40.6

Corn Base: estimated at 38.7

Yields: Direct/Counter-Cyclical
104/104

There is no soybean base.

SOIL TYPES: Primary soils are Tama and Kilduff. See soil map on back for detail.

CSR: On 40.6 crop acres — 61.8

SOURCE: AgriData, Inc. 2008

SERVICES: **School District:** Marshalltown
Utilities: Central Iowa Water Association

IMPROVEMENTS: None

DRAINAGE: Good natural drainage plus supplemental private tile

WATER & WELL DATA: Rural water on north side of old Hwy. 30 (Iowa Ave W).

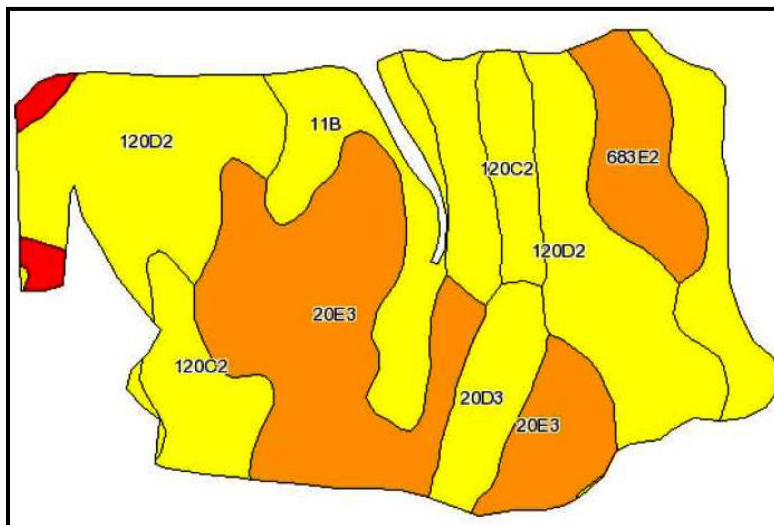
POSSESSION: December 15, 2010 subject to existing lease; sellers may reserve the right to delay closing until March 15, 2011

COMMENTS: Current operator has enrolled the farm in the Conservation Security Program (CSP) and that contract can be transferred or terminated.

For additional information, contact Dave Nebel or Jerry Lage
415 South 11th St. • PO Box • Nevada, IA 50201
Telephone: 515-382-1500
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



FSA borders provided by the Farm Service Agency as of May 23, 2008. Soils data provided by USDA and NRCS.



Maps provided by:



40.6 Cropland Ac., m/l—Average CSR—61.8

Code	Soil Description	Acres	Percent of field	CSR Legend	Non-Irr Class	CSR	Corn	Soybeans
120D2	Tama silty clay loam, 9 to 14 percent slopes, moderately eroded	13.3	32.7%		IIIe	68	185	50
20E3	Killduff silty clay loam, 14 to 18 percent slopes, severely eroded	11.1	27.3%		VIe	50	161	43
11B	Colo-Ely complex, 2 to 5 percent slopes	6.6	16.2%		IIIe	68	185	50
120C2	Tama silty clay loam, 5 to 9 percent slopes, moderately eroded	4.1	10.1%		IIIe	78	198	53
683E2	Liscomb loam, 14 to 18 percent slopes, moderately eroded	2.8	6.9%		IVe	48	158	43
20D3	Killduff silty clay loam, 9 to 14 percent slopes, severely eroded	2.2	5.4%		IVe	60	174	47
24E2	Shelby loam, 14 to 18 percent slopes, moderately eroded	0.5	1.3%		IVe	38	144	39
Weighted Average						61.8	176.6	47.6

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