



LAND FOR SALE

WE ARE PLEASED TO PRESENT

60 Acres, m/l - Jasper County, Iowa

LOCATION: Located ½ mile east of Highway 330 on F17, then 1 mile south on W. 122nd St. N.

LEGAL DESCRIPTION: NW¼ NW¼ and E½ SW¼ NW¼ all in Section 27, Township 81 North, Range 21 West of the 5th p.m. (Clear Creek Twp.)

PRICE AND TERMS:

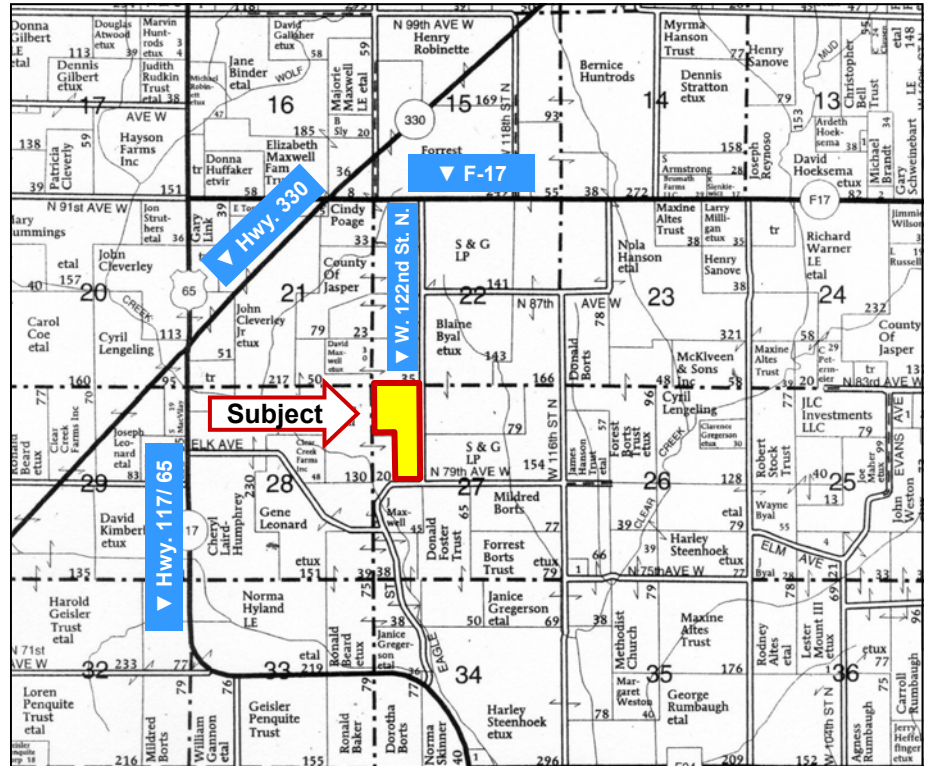
- \$192,000 \$3,200/Acre
- 10% down, balance due in cash at closing.

REAL ESTATE TAX:

Tax Payable in 2009-2010: \$468.00
Taxable Acres: 23.0*
*34.5 acres of Timber in Forest Reserve
Tax per Acre: \$20.35

FSA DATA:

Farm Number 3774, Tract Number 6037
Crop Acres: 17.8 (HEL)



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Base/Yields	Direct	Counter-Cyclical
Corn Base: 11.7	113	113
Bean Base: 5.7	37	37

LAND DESCRIPTION: Gently sloping to moderately steep.

SOIL TYPES: Primary soils are Clarion, Hayden, Sparta & Terril. See soil map on back for detail.

CSR: 58.6 on tillable acres **SOURCE:** AgriData, Inc.

SERVICES: **School District:** Colfax-Mingo
Mail: Mingo
Trade Centers: Des Moines, Newton and Marshalltown

IMPROVEMENTS: None

POSSESSION: As agreed upon, subject to 2010 lease on tillable acres.

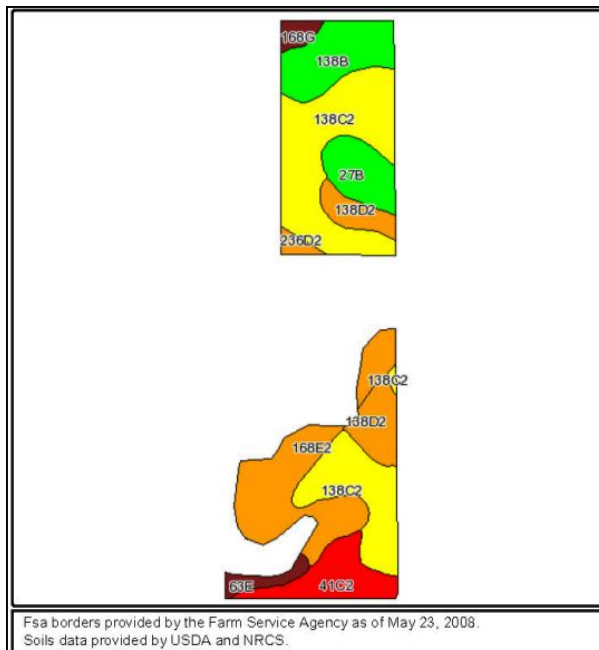
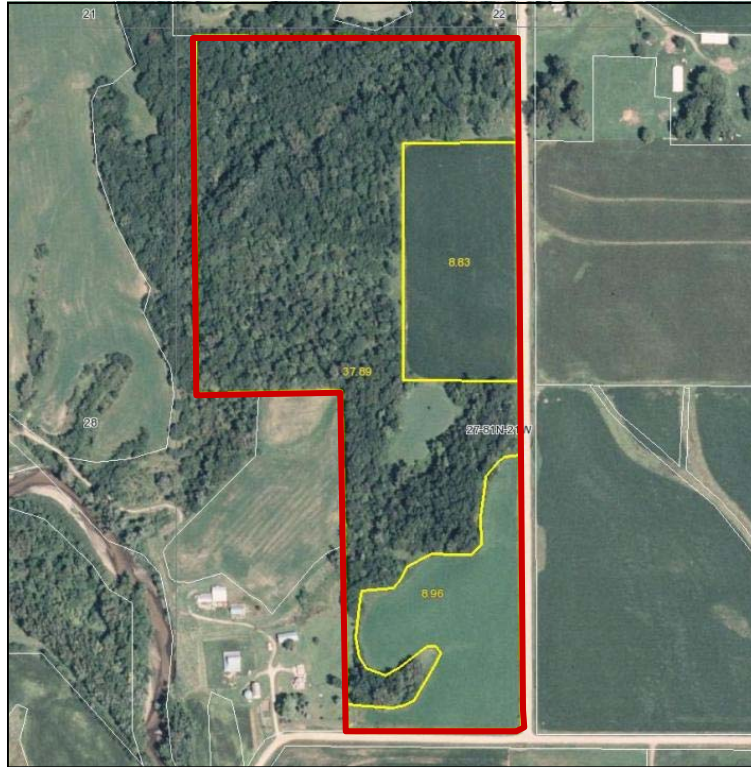
COMMENTS: Owner is willing to split. There is potential for 3 buildable tracts. Good deer & turkey hunting property.

For additional information, contact Marv Huntrods

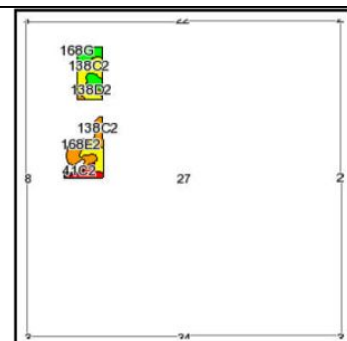
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The information in this brochure is from sources deemed to be reliable but it cannot be guaranteed by Hertz Real Estate Services, Inc. or its staff.

AERIAL & SOIL MAPS



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



State: Iowa
County: Jasper
Location: 027-081N-021W
Township: Clear Creek
Acres: 17.8
Date: 5/27/2010



Maps provided by:
surety
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Code	Soil Description	Acres	Percent of field	CSR Legend	Non-Irr Class	CSR	Corn	Soybeans
138C2	Clanion loam, 5 to 9 percent slopes, moderately eroded	6.7	37.2%		IIIe	68	176	46
168E2	Hayden loam, 14 to 18 percent slopes, moderately eroded	3.6	20.2%		IVe	42	130	35
138B	Clanion loam, 2 to 5 percent slopes	2	11.4%		IIe	86	189	49
138D2	Clanion loam, 9 to 14 percent slopes, moderately eroded	1.7	9.3%		IIIe	58	165	43
41C2	Sparta loamy fine sand, 5 to 9 percent slopes, moderately eroded	1.6	9.1%		IVs	25	83	
27B	Terril loam, 2 to 5 percent slopes	1.3	7.4%		IIe	87	186	49
63E	Chelsea loamy fine sand, 14 to 25 percent slopes	0.4	2.4%		VIIe	5		
168G	Hayden loam, 25 to 40 percent slopes	0.3	1.6%		VIIe	13		
236D2	Lester loam, 9 to 14 percent slopes, moderately eroded	0.2	1.2%		IIIe	50	154	40
Weighted Average						58.6	151.8	37.9

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