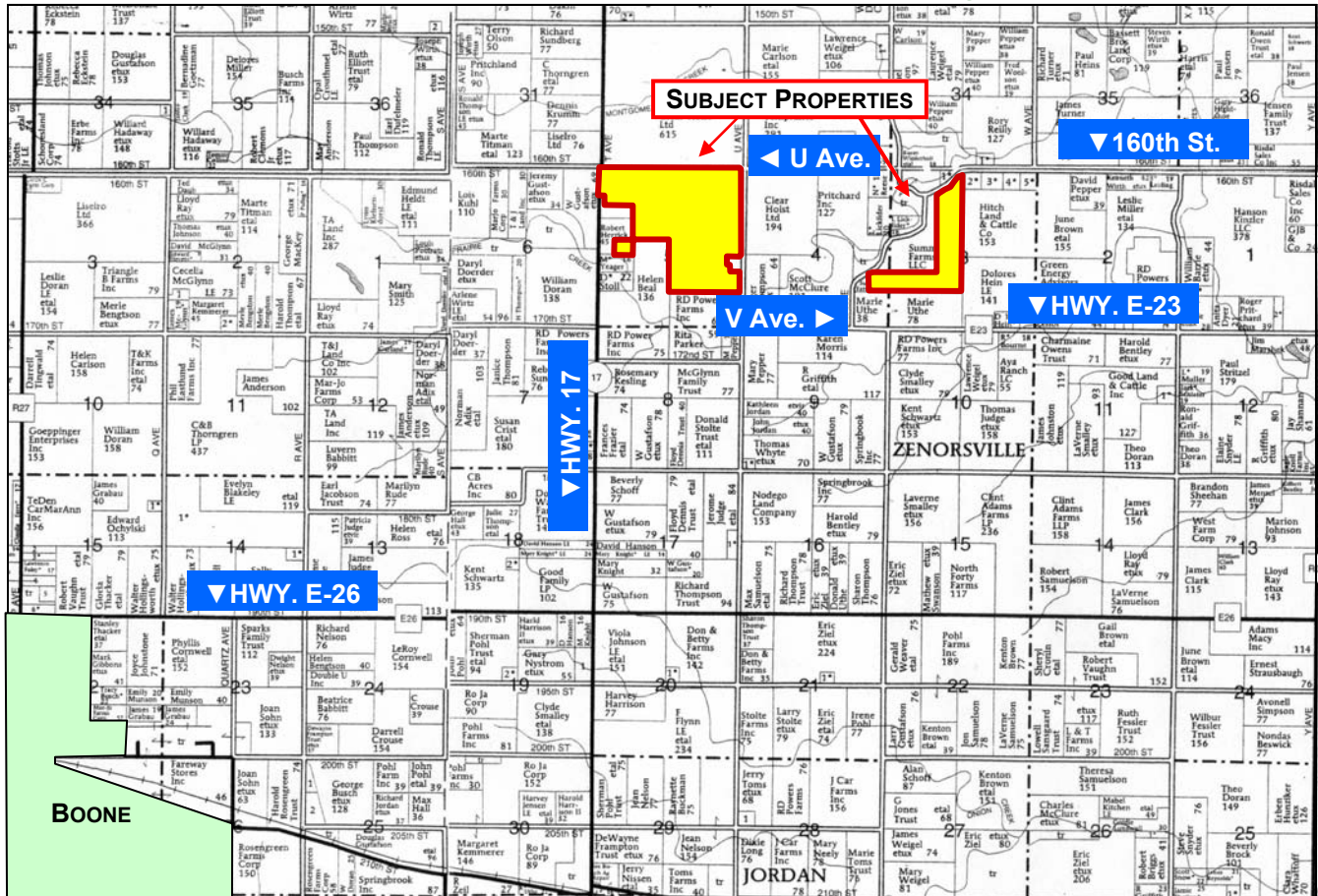




LAND FOR SALE

WE ARE PLEASED TO PRESENT

532 Acres, m/l - Boone County, Iowa



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

LOCATION: Located 6 miles northeast of Boone with access from Hwy. 17, U Ave., V Ave. and 160th St. (See Township plat for exact location and roads)

LEGAL DESCRIPTION: Parts of Sections 3, 4 and 5 all in Township 84 North, Range 25 West of the 5th p.m., Boone County, Iowa. Exact legal to be taken from abstract.

PRICE AND TERMS:

- \$3,458,000.00 \$6,500/Acre
- 10% down, balance due in cash at closing.

REAL ESTATE TAX: *Estimated, subject to survey
2008-2009 Tax Year, Payable in 2009-2010: \$9,554.00*
Taxable Acres: 532 Tax per Acre: \$17.96*

FSA DATA: Farm Number 6043* *Estimated, subject to survey. FSA will determine cropland and base acres.

Tracts:	2192	2539	6492*	TOTAL
Crop Acres:	125.9	263.3	133.5	522.7
Corn Base:	74.3	158.3	66.8	229.4
Corn Yields:	117/117	119/119	119/143	
Bean Base:	50.9	104.2	66.7	221.8
Bean Yields:	34/34	36/36	35/42	

LAND DESCRIPTION: Undulating to gently rolling.

SOIL TYPES: Primary soils are Clarion, Webster, Nicollet and Canisteo. See soil maps on back for detail.

CSR: 82.3 on West Field; 84.3 on East Field **SOURCE:** AgriData, Inc. and ArcView

TRADE CENTERS: Boone and Ames

BUILDINGS: None

DRAINAGE: Generally good natural drainage, plus tile with some maps available.

WATER & WELL DATA: No wells. Rural water available along Hwy. 17 and V. Ave.

POSSESSION: As may be agreed, subject to an excellent cash rent lease for 2010.

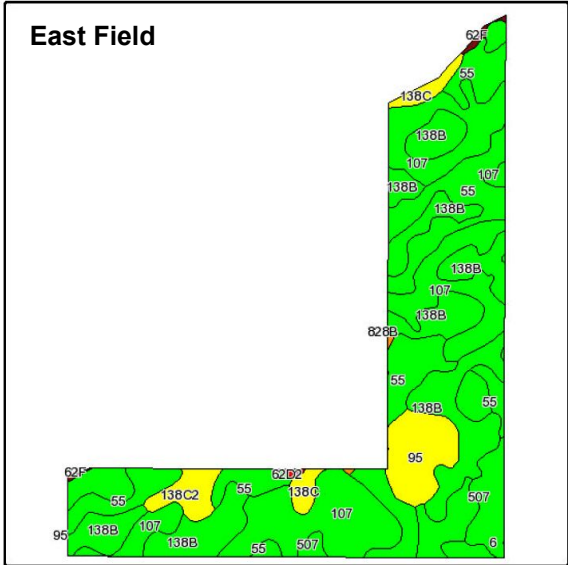
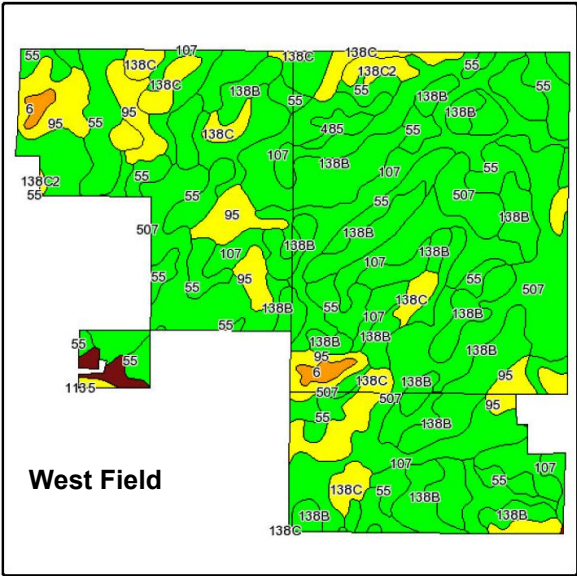
COMMENTS: Excellent quality cropland in the heart of Central Iowa with access to ethanol plants and co-ops originating grain trains.

For additional information, contact Randy Hertz:

415 South 11th • 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:
surety
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West Field

Code	Soil Description	Acres	Percent of field	CSR Legend	Non-Irr Class	CSR	Corn	Soybeans
138B	Clarion loam, 2 to 5 percent slopes	87	22.4%		Ile	84	204	55
507	Canisteo silty clay loam, 0 to 2 percent slopes	79.5	20.4%		Ilw	82	202	55
107	Webster silty clay loam, 0 to 2 percent slopes	79.3	20.4%		Ilw	87	208	56
55	Nicollet loam, 1 to 3 percent slopes	74	19.0%		I	92	215	58
95	Harps loam, 0 to 2 percent slopes	27.6	7.1%		Ilw	64	177	48
138C	Clarion loam, 5 to 9 percent slopes	26.7	6.9%		IIle	69	184	50
138C2	Clarion loam, 5 to 9 percent slopes, moderately eroded	5	1.3%		IIle	66	180	49
6	Okoboji silty clay loam, 0 to 1 percent slopes	3.1	0.8%		IIIw	58	169	46
829E2	Zenor-Storden complex, 14 to 25 percent slopes, moderately eroded	2.5	0.6%		VIe	11	106	29
485	Spillville loam, 0 to 2 percent slopes	2.5	0.6%		Ilw	91	214	58
90	Okoboji mucky silt loam, 0 to 1 percent slopes	1.3	0.3%		IIIw	61	173	47
27C	Terril loam, 5 to 9 percent slopes	0.6	0.2%		IIle	69	184	50
1135	Coland clay loam, channeled, 0 to 2 percent slopes	0.1	0.0%		Vw	25		
Weighted Average						82.3	201.9	54.6

East Field

Code	Soil Description	Acres	Percent of field	CSR Legend	Non-Irr Class	CSR	Corn	Soybeans
107	Webster silty clay loam, 0 to 2 percent slopes	43.2	32.4%		Ilw	87	208	56
138B	Clarion loam, 2 to 5 percent slopes	38.3	28.7%		Ile	84	204	55
55	Nicollet loam, 1 to 3 percent slopes	30.8	23.1%		I	92	215	58
95	Harps loam, 0 to 2 percent slopes	8.1	6.1%		Ilw	64	177	48
507	Canisteo silty clay loam, 0 to 2 percent slopes	5.5	4.1%		Ilw	82	202	55
138C2	Clarion loam, 5 to 9 percent slopes, moderately eroded	3.5	2.6%		IIle	66	180	49
138C	Clarion loam, 5 to 9 percent slopes	3.1	2.3%		IIle	69	184	50
62F	Storden loam, 18 to 25 percent slopes	0.5	0.4%		VIe	7	100	27
62D2	Storden loam, 9 to 14 percent slopes, moderately eroded	0.2	0.2%		IIle	38	142	38
828B	Zenor sandy loam, 2 to 5 percent slopes	0.2	0.1%		IIle	46	153	41
Weighted Average						84.3	204.4	55.2

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