



LAND FOR SALE

We Are Pleased to Present

151 Acres, m/l

Richland Township - Franklin County, Iowa

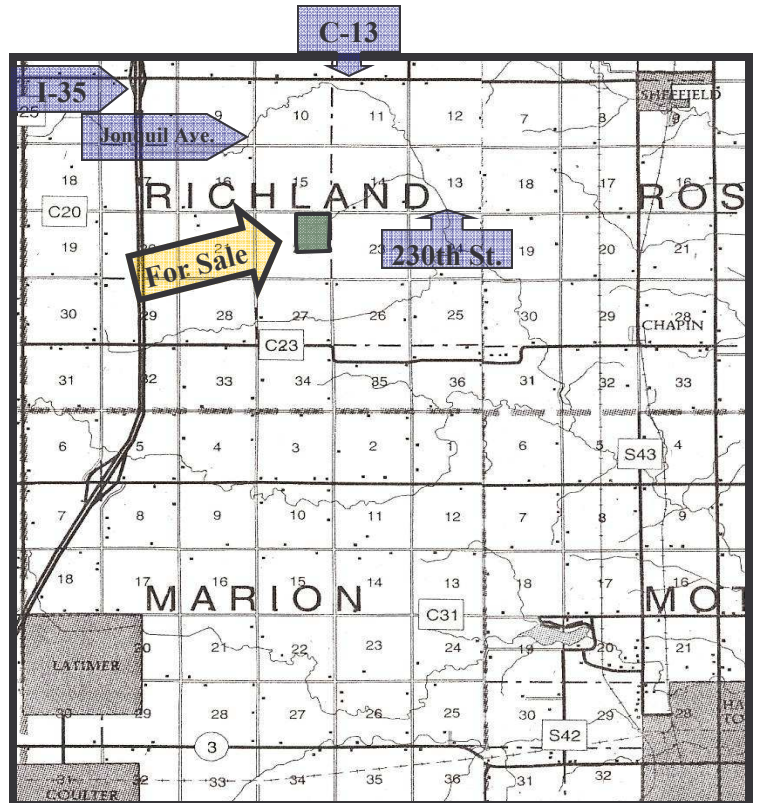
LOCATION: Four miles Southeast of the I-35 and Sheffield exit, or 6 miles Southwest of Sheffield or 20 miles Southwest of Mason City, Iowa.

LEGAL DESCRIPTION: NE 1/4, except the hog confinement unit, Section 22, Township 93 North, Range 21, West of the 5th P.M., Richland Township, Franklin County, Iowa.

PRICE/TERMS: \$800,000 - \$5,298/Acre
10% Down with balance due in cash at closing.

POSSESSION: Possession is subject to 2010 cash rent lease which expires March 1, 2011. Seller to terminate lease by the September 1, 2010, deadline.

REAL ESTATE TAXES: Payable in 2009-10
151.69 Taxable Acres - \$3,388 or \$22.34/Acre



FSA DATA: FSA Farm Number: 3057 Cropland Acres: 143.0 Classified All HEL
Direct Payment Counter Cyclical

<u>Crop</u>	<u>Base Acres</u>	<u>Yield</u>	<u>Payment Yield</u>
Corn	81.5	121 Bu./Ac.	121 Bu./Ac.
Beans	61.3	37 Bu./Ac.	37 Bu./Ac.

SOIL TYPES: Primary soils are Clarion, Nicollet, Webster, Canisteo and Terril. CSR of 79.3 See soil map on back for details.

TOPOGRAPHY/DRAINAGE: Level to strongly sloping. Farm is located in Drainage District #52. A 12- and 22-inch main present. The southwest corner was pattern tiled in 2000. Tile maps available upon request.

OTHER: Conservation Plan and Manure Easement are available upon request. Manure easement expires in 2016. There are no improvements located on the property.

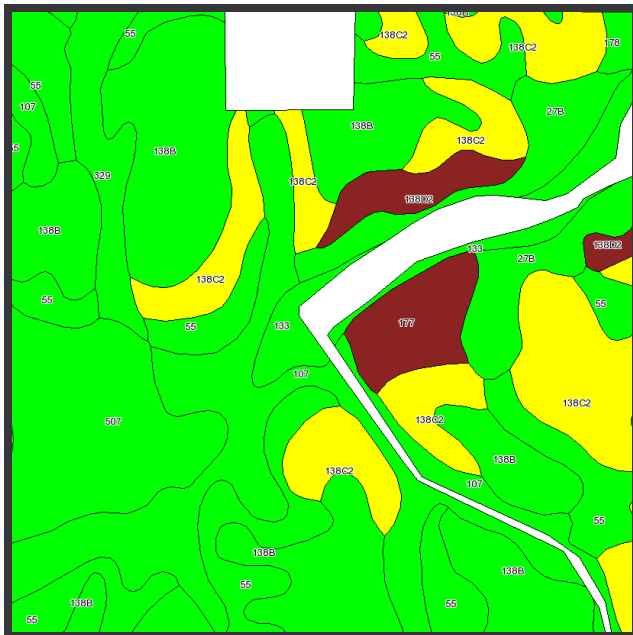
For additional information, contact Cal Dickson at PH: 641-423-9531 E-Mail: cdickson@mc.hfmgt.com
2800 4th Street SW, PO Box 1568, Mason City, IA 50402-1568 Website: www.hfmgt.com

The information gathered for this brochure is from sources deemed reliable, but cannot be guaranteed by Hertz Real Estate Services or its staff.

FSA AERIAL PHOTO



SOIL MAP & KEY



Code	Soil Description	Acres	Percent	CSR
			of Field	
138B	Clarion Loam, 2-5% Slope	33.8	23.5%	82
138C2	Clarion Loam, 5-9% Slope	24.7	17.3%	65
55	Nicollet Loam, 1-3% Slope	23.2	16.3%	89
107	Webster Silty Clay Loam, 0-2% Slope	21.1	14.8%	84
507	Canisteo Silty Clay Loam, 0-2% Slope	13.3	9.3%	79
27B	Terril Loam, 2-5% Slope	9.2	6.4%	86
329	Webster-Nicollet Complex, 1-3% Slope	4.8	3.4%	86
133	Colo Silty Clay Loam, 0-2% Slope	4.4	3.1%	80
177	Saude Loam, 0-2% Slope	4.3	3.0%	63
138D2	Clarion Loam, Moderately Eroded, 9-14% Slope	3.4	2.4%	55
178	Waukee Loam, 0-2% Slope	0.8	0.5%	79
Weighted Average				79.3
		143.0		

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