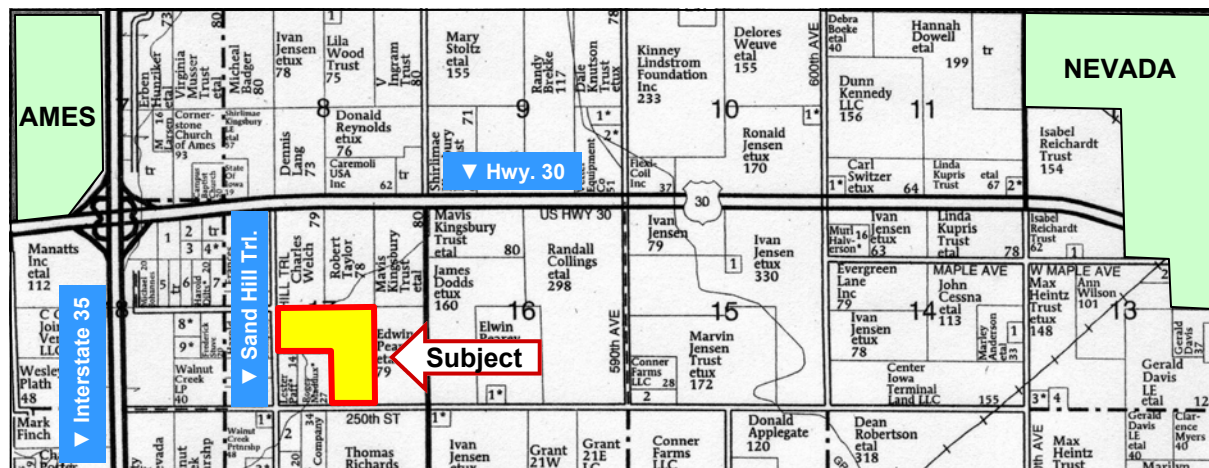




LAND FOR SALE

WE ARE PLEASED TO PRESENT

120 Acres, m/l - Story County, Iowa



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

LOCATION: Located 1½ miles southeast of Ames or 3½ miles southwest of Nevada. From the Interstate 35-Highway 30 exit go east ¾ mile and turn south on Sand Hill Trail. Property is on east side of road.

PROPERTY ADDRESS: 24656 Sand Hill Trail, Ames, IA 50010

LEGAL DESCRIPTION: W½ SE¼ and NE¼ SW¼ Section 17, Township 83 North, Range 23 West of the 5th P.M. (Grant Twp.)

PRICE AND TERMS:

- \$720,000 \$6,000/Acre
- 10% down, balance due in cash at closing.

REAL ESTATE TAX:

2008-2009 Tax Year: \$2,752.00
Taxable Acres: 118.05
Tax per Acre: \$23.31

FSA DATA:

Farm Number: 429
Crop Acres: 106.8

Base/Yields	Direct	Counter-Cyclical
Corn Base: 69.1	113	113
Bean Base: 27.9	35	39

CRP CONTRACT: 9.8 acres in CRP. Annual payment of \$1,789 expires 9/30/17. Payment currently paid to tenant.

LAND DESCRIPTION: Farm is made up of 5 fields that are level to moderately sloping.

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

CSR: 87.8

SOURCE: AgriData, Inc. 2008

SERVICES: School District: Ames

Utilities: Consumer's Energy

LP: Heartland Coop-
Rented Tank

Telephone: Qwest

Mail: Ames

Trade Centers: Ames & Nevada

IMPROVEMENTS: 2002 Modular home. New Septic 2002. Several outbuildings in poor to fair condition.

DRAINAGE: Tile and natural drainage. No tile maps available.

WATER & WELL DATA: Central Iowa Water. Capped wells.

POSSESSION: Farm leased for 2010. As agreed upon.

COMMENTS: Property also has ¼ mile frontage on 250th St., ¼ west of County R-70. Seller currently lives in home. Need to purchase home of choice before they move out.

For additional information, contact Randy Hertz or Kyle Hansen

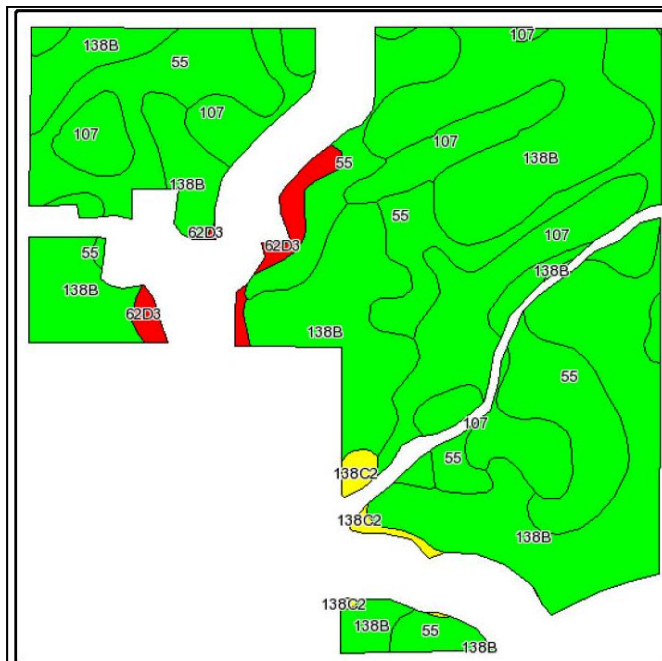
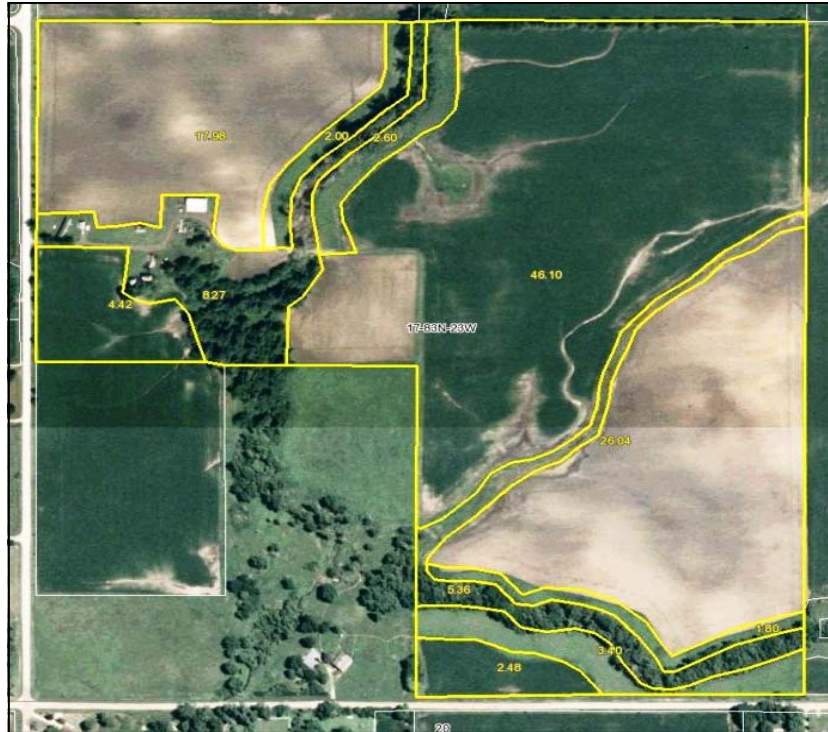
415 South 11th • PO Box • Nevada, IA 50201

Telephone: 515-382-1500

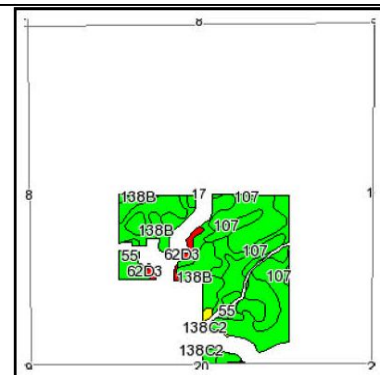
www.hfmgt.com

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.



State: Iowa
County: Story
Location: 017-083N-023W
Township: Grant
Acres: 97
Date: 2/23/2010



Maps provided by:



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www.AgridataInc.com

Code	Soil Description	Acres	Percent of field	CSR Legend	Non-Irr Class	CSR	Corn	Soybeans
138B	Clarion loam, 2 to 5 percent slopes	46.4	47.8%		Ile	86	206	56
55	Nicollet loam, 1 to 3 percent slopes	29.7	30.6%		I	94	217	59
107	Webster clay loam, 0 to 2 percent slopes	17.9	18.5%		IIw	89	210	57
62D3	Storden loam, 9 to 14 percent slopes, severely eroded	2	2.1%		IVe	39	143	39
138C2	Clarion loam, 5 to 9 percent slopes, moderately eroded	1	1.0%		IIIe	68	182	49
Weighted Average						87.8	208.5	56.7

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