



## ACREAGE FOR SALE

WE ARE PLEASED TO PRESENT

*20 Acres, m/l - Marshall County, Iowa*

**LOCATION:** Located 1/2 mile north of St. Anthony on S-57.

**ADDRESS:** 1213 150th St., St. Anthony, IA

**LEGAL DESCRIPTION:** S½ SW¼ SW¼ Section 28, Township 85 North, Range 20 West (Liberty Twp.)

**PRICE AND TERMS:**

- \$89,000
- 10% down, balance due in cash at closing.

**REAL ESTATE TAX:**

2008-2009 Tax Year: \$806.00

Taxable Acres: 18.26

**LAND DESCRIPTION:** Sloping property presently seeded down.

**SOIL TYPES:** Primary soil is Clarion. See soil map on back for detail.

**CSR:** 70.3      **SOURCE:** AgriData, Inc. 2008

**SERVICES:** **School:** West Marshall      **Mail:** St. Anthony

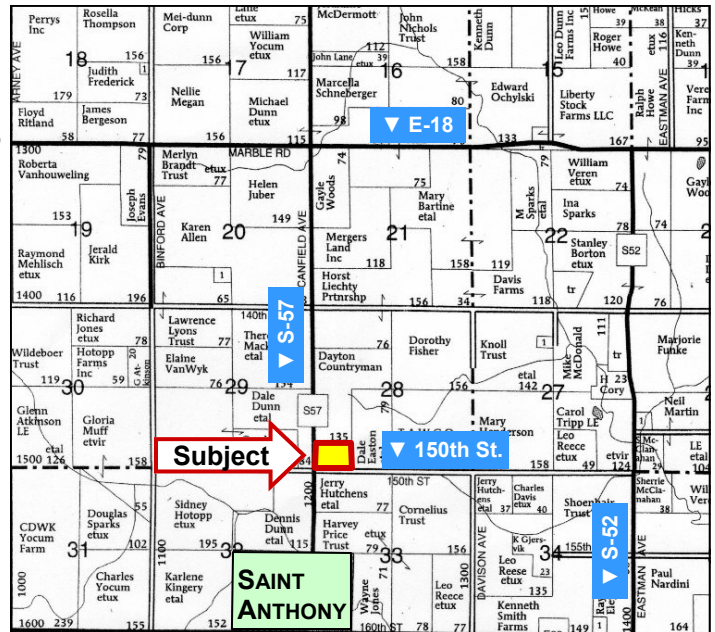
**IMPROVEMENTS:**

- 45' x 45' Machine Shed
- 20' x 58' Shed
- 10' x 18' Shed

**WATER & WELL DATA:** Rural water plus well (as is)

**POSSESSION:** As Agreed

**COMMENTS:** Nice upland acreage suitable for building site



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**For additional information, contact Marv Huntrods**

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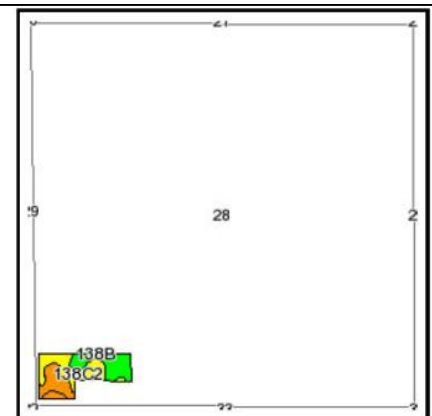
[www.hfmgt.com](http://www.hfmgt.com)

*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: Marshall  
Location: 028-085N-020W  
Township: Liberty  
Acres: 13.6  
Date: 2/23/2010



Maps provided by:



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Code	Soil Description	Acres	Percent of field	CSR Legend	Non-Irr Class	CSR	Corn	Soybeans
138C2	Clarion loam, 5 to 9 percent slopes, moderately eroded	5.3	39.0%		IIIe	68	185	50
138B	Clarion loam, 2 to 5 percent slopes	4.5	33.1%		Ile	86	209	56
138D2	Clarion loam, 9 to 14 percent slopes, moderately eroded	3.1	23.0%		IIIe	58	171	46
62D2	Storden loam, 9 to 14 percent slopes, moderately eroded	0.7	4.8%		IIIe	42	150	41
Weighted Average						70.3	187.9	50.6

**WE ARE PLEASED TO OFFER THESE SERVICES**

**Sales • Acquisition • Auctions • Investment Analysis • Exchanging • Farm and Ranch Management • Appraisals**