



**We are Pleased to
Present for Sale**

**Parcel #1 – 66 Acres
Parcel #2 – 66 Acres
Delaware County, Iowa**

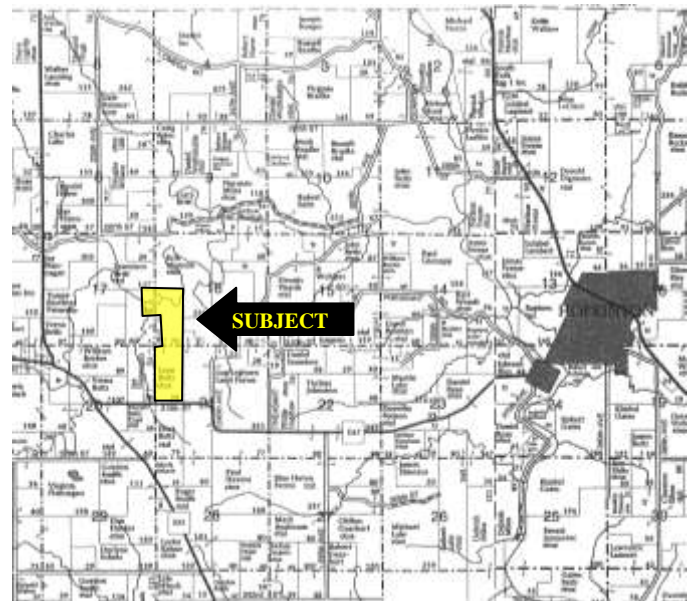
Parcel #1

- OWNER:** Leon and Sharon Beitz
- LOCATION:** From Hopkinton: 4 miles west on Highway B47. The farm is located on the north side of the road.
- LEGAL DESCRIPTION:** That part of the NE $\frac{1}{4}$ SE $\frac{1}{4}$ of Section 17 and that part of the NW $\frac{1}{4}$ SW $\frac{1}{4}$ of Section 16, Township 87 North, Range 4 West of the 5th P.M., Delaware County, Iowa. Exact legal description and acres will be determined by a survey.
- PRICE & TERMS:** \$198,000.00 - \$3,000 per acre – 10% upon acceptance of offer and balance in cash at closing.
- POSSESSION:** Negotiable.
- TAXES:** 2008-2009, payable 2009-2010 – \$0.00. All of the acres are enrolled in the Forest Reserve Program and are exempt from property taxes.
- ACCESS:** Access will be provided by an easement along the east side of the existing Beitz farm.
- SOLID WASTE:** There is an old junk site on this farm which has been there for years.
- BROKER'S COMMENTS:** This is a unique opportunity to purchase an attractive timber property in rural Delaware County. Buck Creek crosses this property which provides water for wildlife. There is an abundance of deer, turkey and other wildlife that live in and around this property

Aerial Map



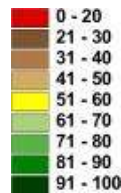
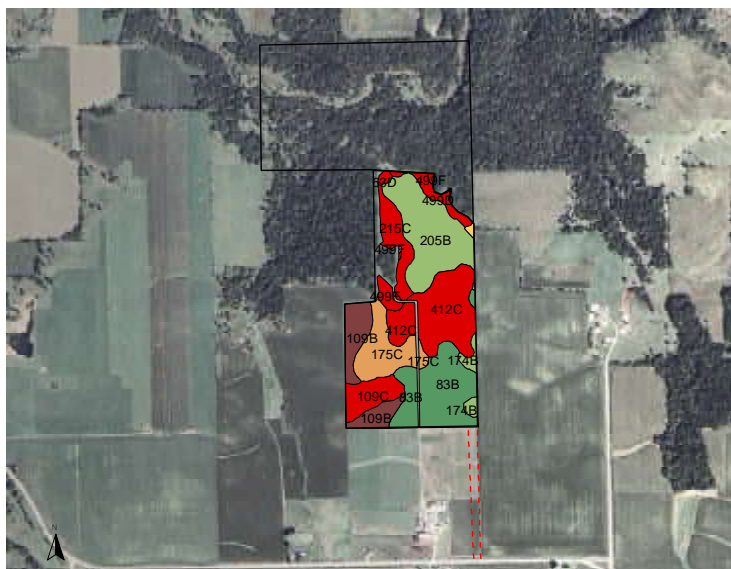
Plat Map



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CSR: Calculated using ArcView 3.2 software

CSR is an index of soil productivity with a range from 5 to 100, the higher the index, the more productive the soil.



| | | | | | | |
|-------------------------|---|-------------|------|------------|---------------|-------|
| Measured Tillable Acres | 62.0 | Average CSR | 43.2 | Corn Yield | Soybean Yield | Acres |
| Soil Label | Soil Name | CSR | | | | |
| 109B | Backbone fine sandy loam, 2 to 5 percent slopes | 25 | 122 | 33 | 5.66 | |
| 109C | Backbone fine sandy loam, 5 to 14 percent slopes | 15 | 108 | 29 | 3.84 | |
| 174B | Bolan loam, 2 to 5 percent slopes | 70 | 183 | 49 | 1.22 | |
| 175C | Dickinson fine sandy loam, 5 to 14 percent slopes | 40 | 142 | 38 | 6.49 | |
| 205B | Whalan loam, 30 to 40 inches to surface | 64 | 174 | 47 | 13.03 | |
| 207B | Whalan loam, 20 to 30 inches to surface | 48 | 153 | 41 | 0.17 | |
| 215C | Goss loam, 2 to 9 percent slopes | 20 | 115 | 31 | 3.95 | |
| 412C | Sogn loam, 2 to 9 percent slopes | 13 | 106 | 29 | 12.06 | |
| 499D | Nordness silt loam, 5 to 14 percent slope | 5 | 95 | 26 | 1.82 | |
| 499F | Nordness silt loam, 14 to 25 percent slope | 5 | 95 | 26 | 1.41 | |
| 63D | Chelsea loamy fine sand, 9 to 14 percent slope | 11 | 103 | 28 | 0.32 | |
| 83B | Kenyon loam, 2 to 5 percent slope | 86 | 204 | 55 | 12.03 | |

WE ARE PLEASED TO OFFER THESE SERVICES

APPRAISALS ✱ REAL ESTATE SALES ✱ FARM MANAGEMENT

FOR MORE INFORMATION EMAIL: TLOUWAGIE@MTV.HFMGT.COM

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