



LAND FOR SALE

WE ARE PLEASED TO PRESENT

194.4 Acres, m/l - Story County, Iowa

LOCATION: Located approx. 5 miles north of Ames; 3 miles south of Story City. From Ames, go north on Hwy. 69 to 150th St., then east 3 miles, south on Pleasant Valley Dr. Property on east side of road.

LEGAL DESCRIPTION: (Exact legal to be taken from abstract) All land east of County Rd in NE NE and Lot 1 east of road SE NE all in Section 31-T85N-R23W; Lots 1 & 6 east of Interstate NE SE except Parcel B, NW SW except west of County Rd, SW SW except west of County Rd, E½ SW west of Interstate and SW NW except Interstate and except NE SW NW east of Interstate, all in Section 32-T85N-R23W. (Howard Twp.)

PRICE AND TERMS:

- \$524,880 \$2,700/Acre
- 10% down, balance due in cash at closing.

REAL ESTATE TAX:

2008-2009 Tax Year: \$1,674.00

Taxable Acres: 142.91 Tax per Acre: \$11.71

FSA DATA:

Farm Number: 4541

Crop Acres: 142.7

Base/Yields	Direct	Counter-Cyclical
Corn Base: 73.3	138	138
Bean Base: 51.2	33	33
Oats Base: 1.0	65	65

CRP: 7.7 acres in CRP. Contract has annual income of \$924.00 through 9/30/2013.

LAND DESCRIPTION: Level to gradually sloping ¼ mile east of Skunk River. Areas of farm subject to flooding

SOIL TYPES: Primary soils are Coland, Flagler, Biscay. See soil map on back for detail.

CSR: 63.2 on the 121.2 crop acres

SOURCE: AgriData, Inc. 2008 and ArcView

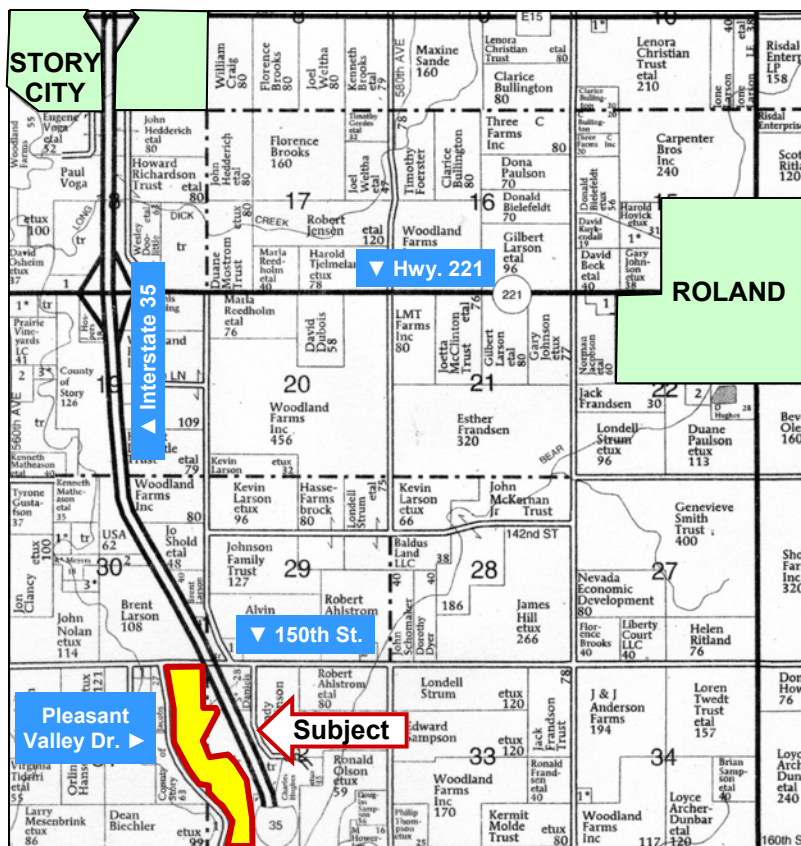
TRADE CENTERS: Story City, Ames, Roland, Gilbert

IMPROVEMENTS: None

DRAINAGE: Some tile; no maps provided

POSSESSION: As agreed. Full possession available 2010. Buyer to reimburse Seller for fall tillage.

COMMENTS: Farm is a mix-use bottomland farm with CRP, timber and crop acres. Farm is enrolled in the ACRE program



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For additional information, contact Kyle Hansen or Dick Pringnitz

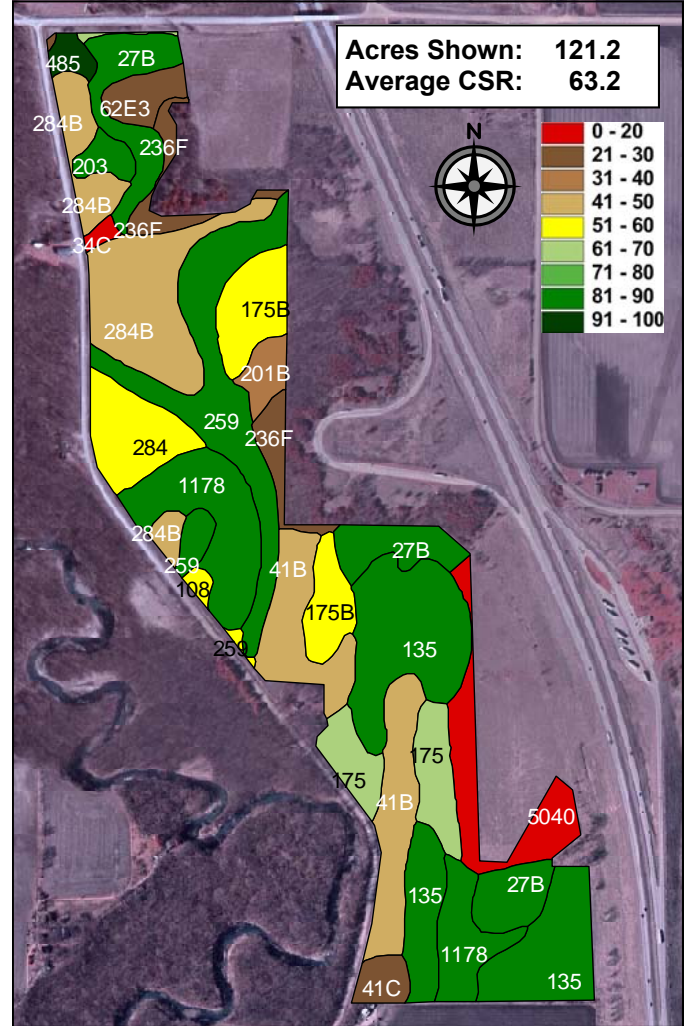
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The information in this brochure is from sources deemed to be reliable but it cannot be guaranteed by Hertz Real Estate Services, Inc. or its staff.

AERIAL & SOIL MAPS



Soil Label	Soil Name	CSR	Corn Yield	Soybean Yield	Capability Class	% Slope	Acres
135	COLAND	84	203	55	2W	0-2%	21.30
284B	FLAGLER	47	153	41	3E	2-5%	14.13
259	BISCAY 32-40" TO SAND G	81	199	54	2W	0-2%	13.28
1178	WAUKEE VARIANT	87	207	56	1	0-2%	12.06
41B	SPARTA	42	147	40	4S	2-5%	11.99
27B	TERRIL	86	206	56	2E	2-5%	11.29
175B	DICKINSON	58	168	45	3E	2-5%	7.23
175	DICKINSON	63	176	47	3S	0-2%	5.93
5040	ORTHENTS LOAMY	0			.	N/A	5.83
284	FLAGLER	52	160	43	3S	0-2%	5.25
236F	LESTER	23	121	33	6E	18-25%	3.69
62E3	STORDEN	28	128	35	6E	14-18%	2.21
201B	COLAND-TERRIL COMPLEX	40	144	39	2W	1-5%	1.71
41C	SPARTA	26	125	34	4S	5-9%	1.56
203	CYLINDER 32-40" TO SAND GRAVEL	82	201	54	1	0-2%	1.37
485	SPILLVILLE	92	214	58	2W	0-2%	1.06
108	WADENA 24-32" TO SAND GRAVEL	57	167	45	2S	0-2%	0.65
34C	ESTHERVILLE	14	109	29	4E	2-9%	0.44
138C2	CLARION	68	182	49	3E	5-9%	0.19
1585	SPILLVILLE-COLAND CHanneled	25			5W	0-2%	0.07

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