



**We are Pleased to
Present for Sale
111 Acres
Delaware County, Iowa**

LOCATION: From Ryan: 3 ½ miles north on Highway 13. The farm is located on the west side of the road.

LEGAL DESCRIPTION: NE ¼ SW ¼ and N ½ SE ¼ except house and buildings, Section 25, Township 88 North, Range 6 West of the 5th P.M., Delaware County, Iowa.

PRICE & TERMS: \$610,500 - \$5,500 per acre – 10% upon acceptance of offer and balance in cash at closing.

POSSESSION: Negotiable.

TAXES: 2008-2009, payable 2009-2010 – Estimated at \$2,442 – net – \$22.00 per taxable acre. There are 111.4 estimated taxable acres.

FSA INFORMATION:	Farm #1316 – Tract #190	<u>ESTIMATED</u>
	Cropland	106.2 Acres
	Corn Base	61.5 Acres
	Direct and Counter Cyclical Corn Yield	127/136 Bushels/Acre
	Soybean Base	44.7 Acres
	Direct and Counter Cyclical Soybean Yield	43/51 Bushels/Acre

Approximately 4.1 acres of cropland have been certified as grass. Some of these acres may be converted back into a corn/soybean rotation.

AVERAGE CSR:* ArcView Software indicates a CSR of 76.7 on the entire farm. The Delaware County Assessor indicates an average CSR of 76.9 on the entire farm.

SCHOOL DISTRICT: West Delaware Community School District.

BUILDINGS: None.

ACCESS: A new access will need to be installed off of Highway 13 to this farm. We have received preliminary approval from the Iowa Department of Transportation (IDOT) for this access. It will need to be located in the southeast portion of the farm. The Buyer to be responsible for the installation of this driveway.

COST SHARE: The Sellers have received Cost Share money in the amount of \$1,800 from the Delaware County NRCS to repair a waterway in the northwest portion of the farm. Due to the wet fall, this project could not get completed. This Cost Share can be assigned to the Buyer at closing. The total estimated cost for the waterway work is \$2,301.50. The \$1,800 represents 75% Cost Share of the estimated cost.

BROKER'S COMMENTS: Excellent Investment Quality Farm or add-on with good soils located in a strong area.

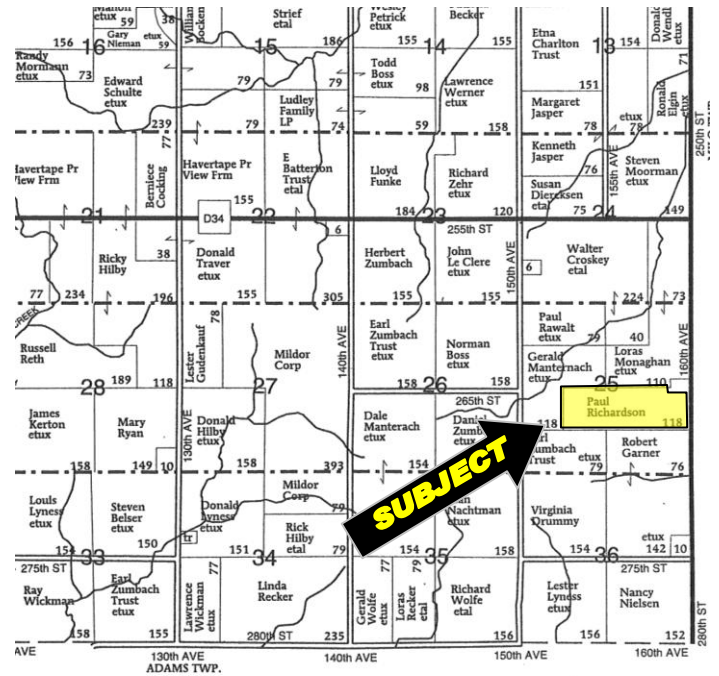
**CSR is an index of soil productivity with a range from 5 to 100, the higher the index, the more productive the soil.*

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

Aerial Map



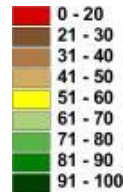
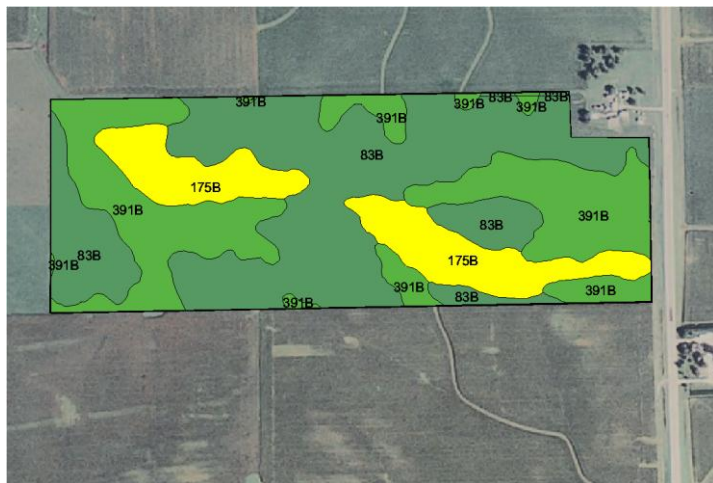
Plat Map



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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	111.0	Average CSR	76.7		
			Corn	Soybean	
Soil Label	Soil Name	CSR	Yield	Yield	Acres
175B	Dickinson fine sandy loam, 2 to	55	162	44	18.89
391B	Clyde-Floyd complex, 1 to 4 pe	74	188	51	37.27
83B	Kenyon loam, 2 to 5 percent slc	86	204	55	54.84

WE ARE PLEASED TO OFFER THESE SERVICES

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FOR MORE INFORMATION EMAIL: [MV REAL ESTATE](mailto:info@mvrealestate.com)

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Farm #1316

Tract #190



0 195 390 780 Feet
1 inch equals 660 feet



Legend

Field Boundary

Wetland Determination Wetland Determination Identifiers

- Restricted Use
- Limited Restrictions
- Exempt from Conservation Compliance Provisions

Prepared by Delaware Co FSA

Date Printed: October 06, 2009

Disclaimer: Wetland identifiers do not represent the size, shape or specific determination of the area. Refer to your original determination (CPA-026 and attached maps) for exact wetland boundaries and determinations or contact NRCS.

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