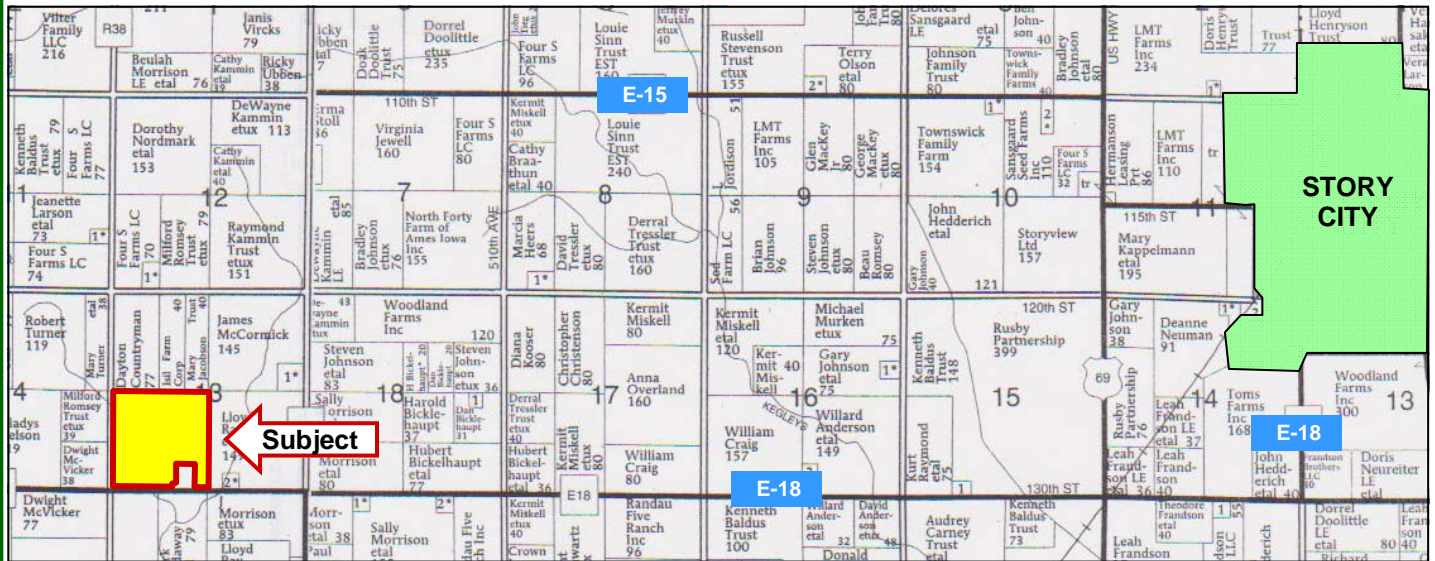




## LAND FOR SALE

WE ARE PLEASED TO PRESENT

152 Acres, m/l - Boone County, Iowa



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

**LOCATION:** 6 miles southwest of Story City on E-18

### LEGAL DESCRIPTION:

SW $\frac{1}{4}$ , except acreage site, Section 13, T-85-N, R-25-W of 5th P.M., Boone County, (Harrison Twp.) Exact legal to be taken from abstract

### PRICE AND TERMS:

- ~~\$805,600~~ ~~\$5,300/Acre~~ **PRICE REDUCED!**  
\$782,800 \$5,150/Acre
- 10% down, balance due in cash at closing.

### REAL ESTATE TAX:

Est. 2009-2010 Tax Year: \$3,206  
Est. Taxable Acres: 148.23  
Est. Tax per Acre: \$21.63

### FSA DATA:

Farm Number: 1027 / 2691  
Est. Crop Acres: 141.4 NHEL

Base/Yields	Direct	Counter-Cyclical
Corn Base: 67.6	117	149
Bean Base: 67.6	34	41

CRP contract for 2.1 ac @ \$201.77 matures 9/30/2022  
CRP contract for 2.2 ac @ \$190.54 matures 9/30/2017

**LAND DESCRIPTION:** Level to gently rolling

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

**CSR: 79.2 SOURCE: Agri Data, Inc.**

### SERVICES:

**School District:** Roland/Story

**Utilities:** Xenia Rural Water available south of E-18

**Trade Centers:** Story City, Boone, Ames

**IMPROVEMENTS:** None

**DRAINAGE:** A creek cuts through the southwest corner of the farm, natural drainage, waterways plus tile, no maps were available.

**WATER & WELL DATA:** None

**POSSESSION:** As agreed, subject to lease

**COMMENTS:** There is a gas line easement that crosses diagonally across the farm. Selling "AS IS, WHERE IS"

**For additional information, contact Kyle Hansen**

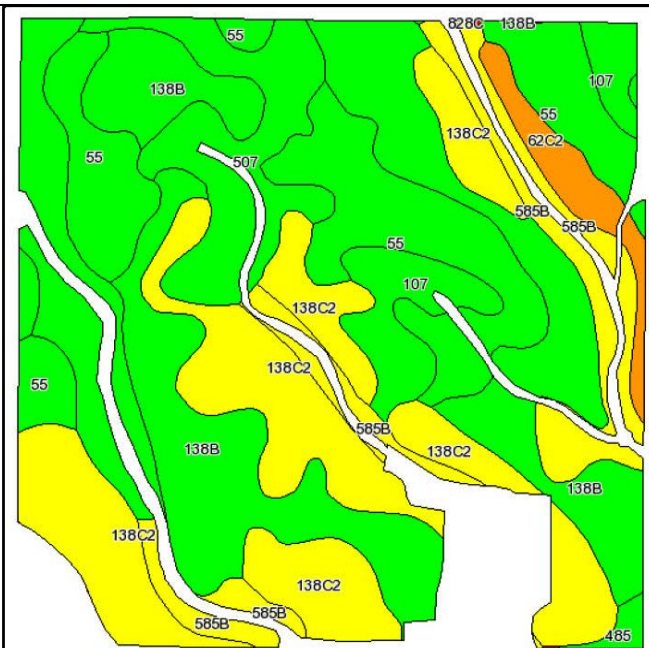
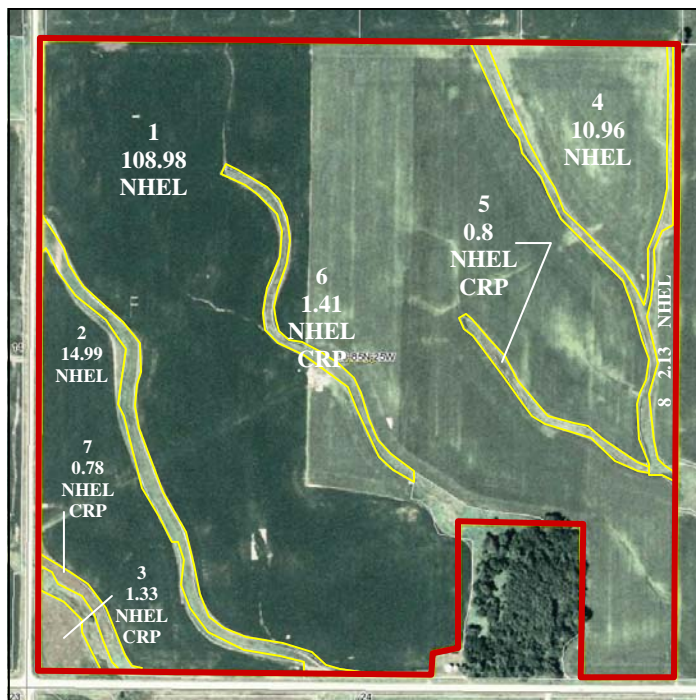
415 South 11th • PO Box 500 • Nevada, IA 50201

Telephone: 515-382-1500

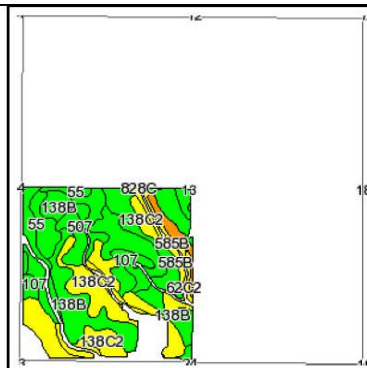
[www.hfmgt.com](http://www.hfmgt.com)

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: Boone  
Location: 013-085N-025W  
Township: Harrison  
Acres: 137.1  
Date: 9/21/2009

**Hertz**  
Farm Management, Inc.  
Caring for You and Your Farm

Maps provided by:



**surety**  
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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	37.3	27.2%		Ile	84	204	55
138C2	Clarion loam, 5 to 9 percent slopes, moderately eroded	33	24.0%		IIle	66	180	49
55	Nicollet loam, 1 to 3 percent slopes	25	18.2%		I	92	215	58
107	Webster silty clay loam, 0 to 2 percent slopes	15.4	11.2%		IIw	87	208	56
507	Canisteo silty clay loam, 0 to 2 percent slopes	11	8.0%		IIw	82	202	55
585B	Coland-Spillville complex, 2 to 5 percent slopes	10.9	7.9%		Ile	70	186	50
62C2	Storden loam, 5 to 9 percent slopes, moderately eroded	3.8	2.8%		IIle	53	163	44
485	Spillville loam, 0 to 2 percent slopes	0.7	0.5%		IIw	91	214	58
Weighted Average						79.2	197.6	53.4

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