



**We are Pleased to
Present for Sale
101 Acres
Jones County, Iowa**

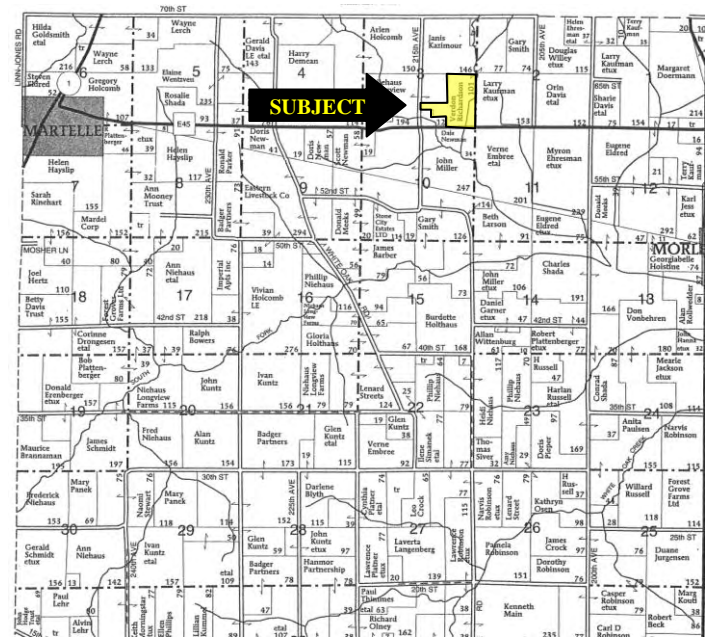
OWNER:	James and Karen Richardson	
LOCATION:	From Martelle: 3 ½ miles east on Highway E45. The farm is located on the north side of the road.	
LEGAL DESCRIPTION:	E ½ SE ¼ and that part of the SW ¼ SE ¼ Section 3, Township 83 North, Range 4 West of the 5 th P.M., Jones County, Iowa.	
PRICE & TERMS:	\$424,200.00 - \$4,200 per acre – 10% upon acceptance of offer and balance in cash at closing.	
POSSESSION:	Negotiable.	
TAXES:	2008-2009, payable 2009-2010 – \$1,672.00 – net – \$16.62 per taxable acre. There are 100.6 taxable acres.	
SCHOOL DISTRICT:	Anamosa Community School District.	
FSA INFORMATION:	Farm #385 – Tract #1028	<u>Estimated</u>
	Cropland	91 Acres
	Corn Base	61 Acres
	Direct and Counter Cyclical Corn Yield	122/122 Bushels/Acre
	Soybean Base	18.2 Acres
	Direct and Counter Cyclical Soybean Yield	41/41 Bushels/Acre
This farm is considered highly erodible land (HEL) and a conservation system is actively being applied.		
AVERAGE CSR:*	ArcView Software indicates a CSR of 62.4 on the cropland acres. The Jones County Assessor indicates an average CSR of 63.9 on the entire farm.	
BUILDINGS:	None	
EASEMENT:	Sellers reserve a 30' wide easement over the southwest corner of the farm to gain access to a small crop field.	
BROKER'S COMMENTS:	This is a good income producing farm located in a strong area on a hard-surfaced road!	

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



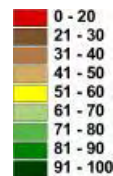
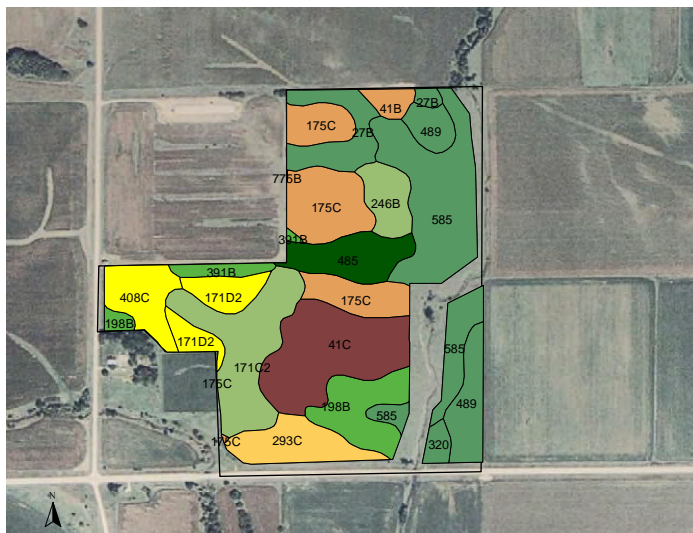
Plat Map



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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	91.7	Average CSR	62.4		
Soil Label	Soil Name	CSR	Corn Yield	Soybean Yield	Acres
171C2	Bassett loam, 5 to 9 percent slop	63	169	46	9.95
171D2	Bassett loam, 9 to 14 percent slc	53	156	42	3.93
175C	Dickinson fine sandy loam, 5 to 9	40	138	37	12.18
198B	Floyd loam, 1 to 4 percent slopes	75	185	50	6.05
246B	Curran silt loam, 2 to 5 percent s	70	179	48	3.19
27B	Terril loam, 2 to 5 percent slopes	87	201	54	4.92
293C	Chelsea-Lamont-Fayette comple	41	139	38	4.96
320	Arenzville silt loam, 0 to 2 perc	83	196	53	0.98
391B	Clyde-Floyd complex, 1 to 4 perc	73	183	49	1.46
408C	Olin fine sandy loam, 5 to 9 perc	52	154	42	4.41
41B	Sparta loamy fine sand, 1 to 5 pe	40	138	37	1.26
41C	Sparta loamy fine sand, 5 to 9 pe	25	118	32	11.57
485	Spillville loam, 0 to 2 percent slop	92	208	56	4.90
489	Ossian silt loam, 0 to 2 percent s	85	199	54	5.78
585	Spillville-Coland complex, 0 to 2	86	200	54	16.17
775B	Billet sandy loam, 2 to 5 percent	51	153	41	0.01

WE ARE PLEASED TO OFFER THESE SERVICES

APPRAISALS ✦ REAL ESTATE SALES ✦ FARM MANAGEMENT

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

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