



LAND FOR SALE

WE ARE PLEASED TO PRESENT

116.2 Acres, m/l - Story County, Iowa

LOCATION: Located ½ mile south of Zearing on Hwy. 65. Farm is on the west side of the road.

LEGAL DESCRIPTION: SE¼ SE¼ of Section 20 and N½ NE¼ of Section 29, except Parcel B in NE¼ NE¼ of said Section 29, all in Township 85 North, Range 21 West of the 5th P.M. (Lincoln Twp.)

PRICE AND TERMS:

- \$682,260 \$6,000/Acre
- 10% down, balance due in cash at closing.

REAL ESTATE TAX:

Payable in 2009-2010: \$2,088.00

Taxable Acres: 113.71

Tax per Acre: \$18.36

FSA DATA:

Farm Number: 5543

Crop Acres: 114.5

	Base	Direct and Counter-Cyclical Yields
Corn:	72.5	113/113
Beans:	36.6	34/34

FARM YIELD HISTORY:

	2004	2005	2006	2007	2008	5-Year Average
Corn-Bu/Ac	—	220	—	199	195	204.7
Soybeans-Bu/Ac	53	—	59	—	—	56.0

LAND DESCRIPTION: Gently rolling cropland. Land is classified as NHLE.

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

CSR: 86.3 according to AgriData, Inc./Arcview • 85.1 according to Story County Assessor

SERVICES: School District: Colo-Nesco Telephone: Zearing Mail: Zearing

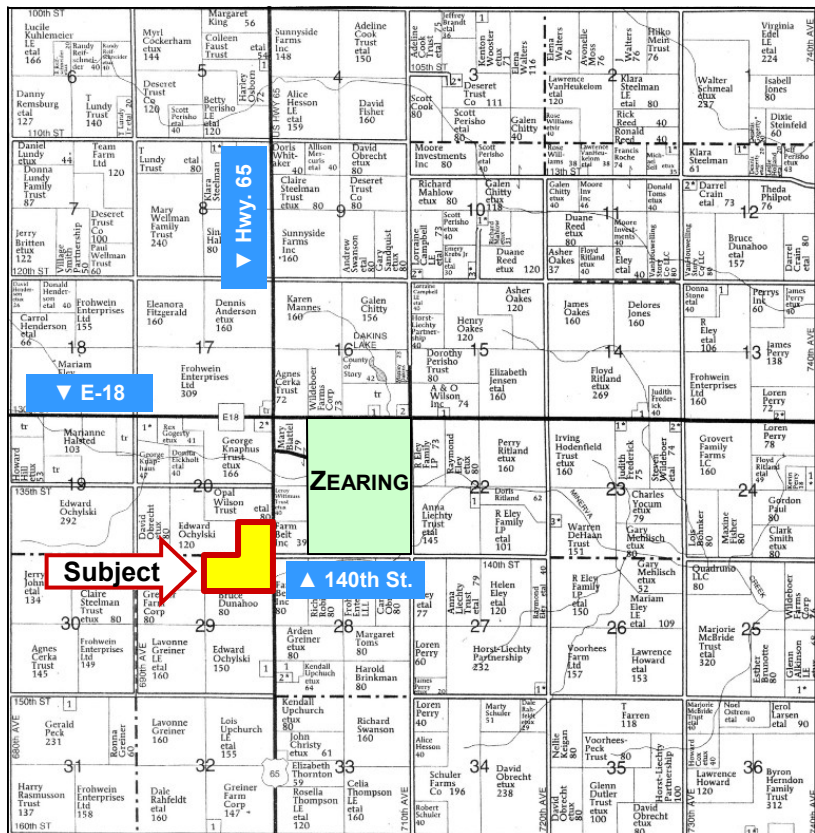
IMPROVEMENTS: None

DRAINAGE: Natural drainage and some tile. Grass waterways.

WATER & WELL DATA: No wells

POSSESSION: November 1, 2009 or upon completion of 2009 harvest.

COMMENTS: This is an excellent farm with an above-average CSR.



For additional information, contact Dick Pringnitz

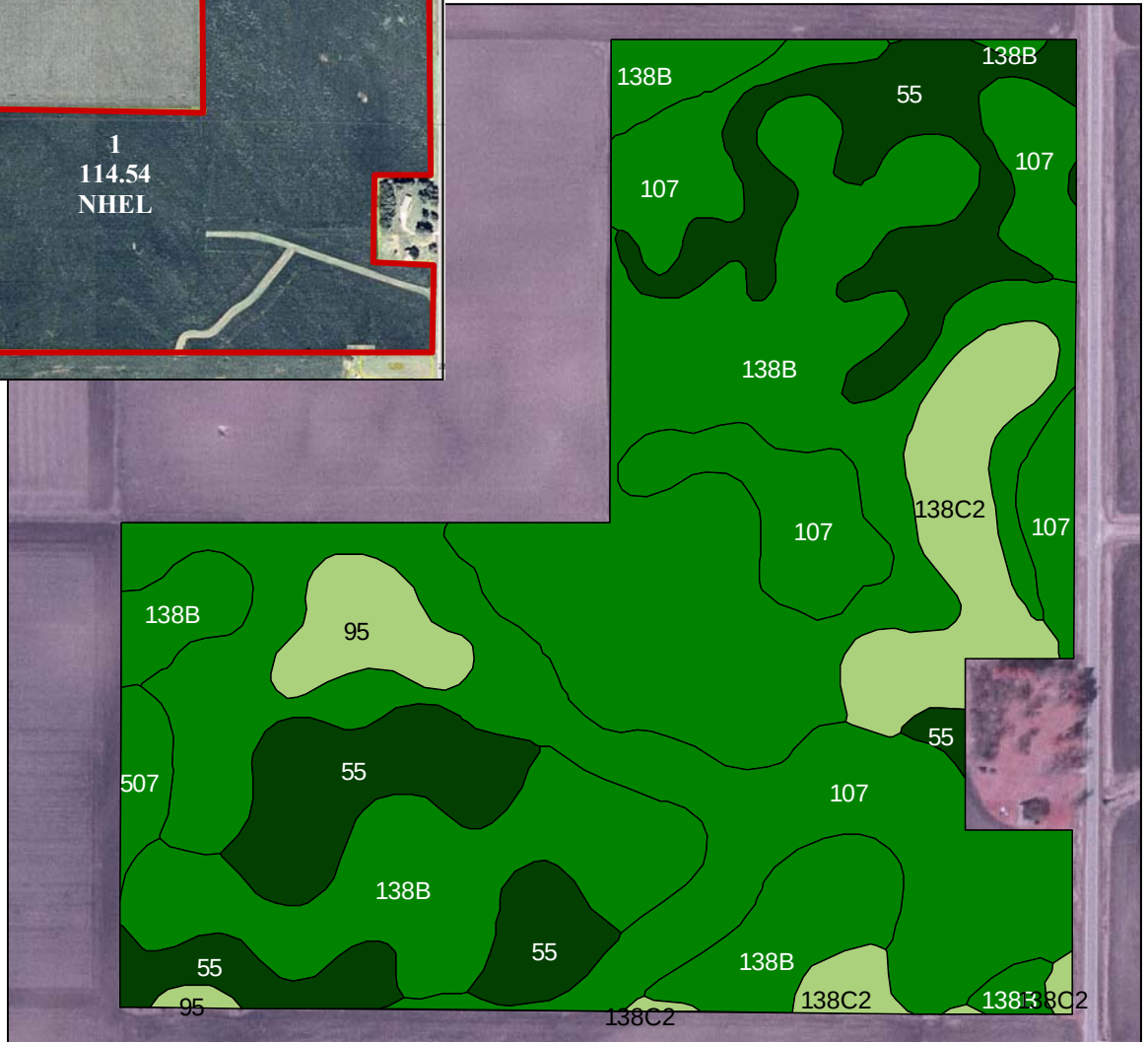
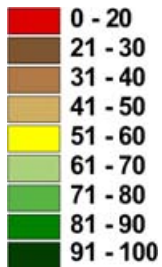
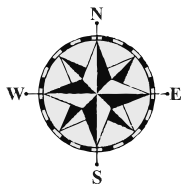
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The information in this brochure is from sources deemed to be reliable but it cannot be guaranteed by Hertz Real Estate Services, Inc. or its staff.

AERIAL & SOIL MAPS



Code	Soil Description	Acres	% of Field	Capability Class	% Slope	CSR	Corn Yield	Soybean Yield
138B	Clarion	47.19	41.1	Ile	2-5	86	206	56
107	Webster	35.02	30.5	IIlw	0-2	89	210	57
55	Nicollet	19.76	17.2	I	1-3	94	217	59
138C2	Clarion	8.16	7.1	IIIle	5-9	68	182	49
95	Harps	3.26	2.8	IIlw	1-3	66	179	48
507	Canisteo	1.34	1.2	IIlw	0-2	84	203	55
Weighted Average						86.3	206.4	56

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