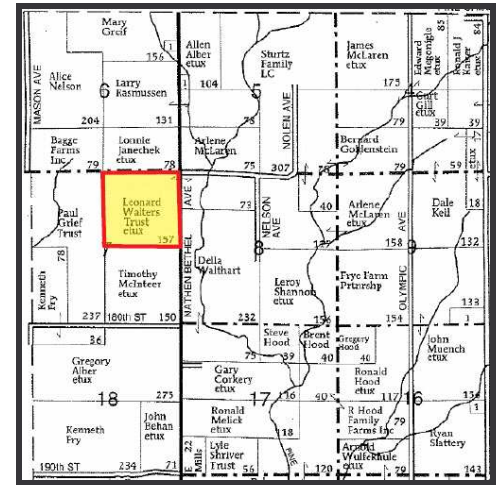
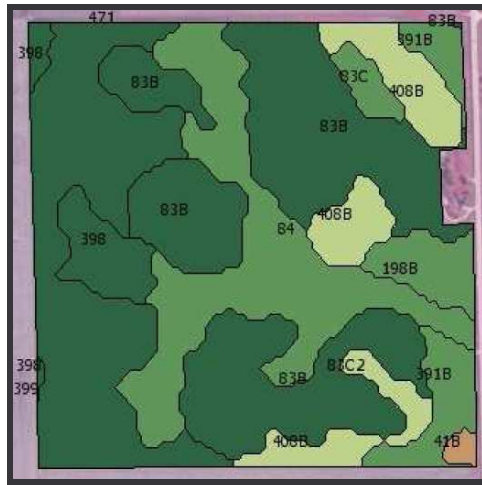
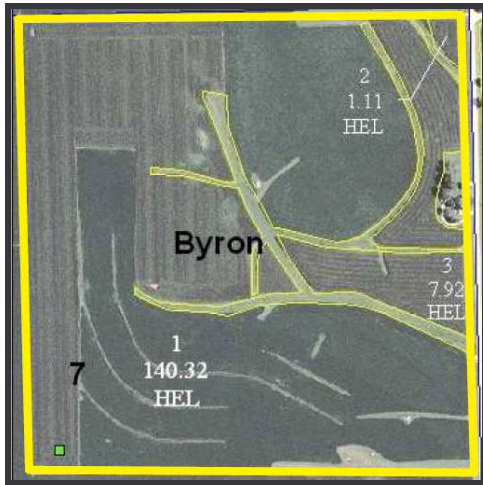


FARMLAND FOR SALE

We are Pleased to Present
160 Acres m/l – Buchanan County, Iowa
7 miles northeast of Independence on County Road W33



Owner: Leonard A. and Helen Walters Trust

Address: 1721 Nathen Bethel Ave.
Independence, Iowa

Legal Description: NE 1/4 Section 7, Township 89
North, Range 8 West Of The 5th P.M., Buchanan
County, Iowa

Price and Terms: \$885,000 (\$5,531.25 / Acre)
10% With Offer And Balance In Cash At Closing.

Taxes: 2007-2008, Payable 2008-2009
\$3,574.00 Net On 156.76 Taxable Acres, \$22.80 Per
Acre.

FSA Information: FSA Farm # 266

Crop	Base Acres*	Direct Payment Yield	Counter Cyclical Payment Yield
Corn	76.2	134	134
Soybeans	69.9	35	35
Cropland Acres	149.1		

*Estimated

Possession: Negotiable

School District: Independence Community Schools

Tile: Numerous Tile Maps Available Upon Request.

Soil Types: Clyde, Kenyon, Readlyn, Floyd, Oran,
Sparta, Tripoli, Clyde-Floyd, Olin

Average CSR: 79 Per Assessor, 80.89 Per GIS
Application On 155 Acres Using ISOILS/SSURGO Data

Buildings:

- 2-Story, 2-Bedroom Farmhouse
- Garage – 24'X24'
- Machine Shed – 22'X32'

Well: Well Located Northeast Of Dwelling.

Highly Erodible Classification: All Cropland Is
Classified Highly Erodible Land (HEL).

Comments: High quality cropland with building
site on hard surface road.



For Additional Information:
Contact **Lawain Biemann** at 319-234-1949
215 E. San Marnan Dr. • Waterloo, IA 50704

The information gathered for this brochure is from sources deemed reliable, but cannot be guaranteed by Hertz Farm Management, Inc. or its staff.