



LAND FOR SALE

WE ARE PLEASED TO PRESENT

59 Acres, m/l - Dallas County, Iowa

LOCATION: Located 1 mile east of Woodward and ½ mile south of Hwy. 210 on west side of U Ave.

LEGAL DESCRIPTION: Tax Parcel 04-05-200-004 briefly described as NE¼ NE¼ South of Railroad ROW and the North 40 Rods of the SE¼ NE¼ all in Section 5-81N-26W of the 5th P.M. and Tax Parcel 04-05-200-009 briefly described as Parcel B of the NW¼ NE¼ and the SW¼ NE¼ of Section 5-81N-26W of the 5th P.M. (Des Moines Township)

PRICE AND TERMS:

- \$383,500.00 \$6,500/Acre
- 10% down, balance due in cash at closing.

REAL ESTATE TAX:

2009-2010 Tax Year: \$1,216.00

Taxable Acres: 56.97

Tax per Acre: \$21.34

Taxes on West 15 acres estimated based on 03/09 survey of parcel.

FSA DATA:

Farm Number: 6389, Tracts 6648 and 6649

Total Crop Acres: 58.5

Total Corn Base: 50.6 Ac.

Yields Tract 6649 (east 44 ac.): 115/115

Yields Tract 6648 (west 15 ac.): 111/122

Total Soybean Base: 7.4 Ac.

Yields Tract 6649 (east 44 ac.): 31/31

Yields Tract 6648 (west 15 ac.): 29/35

LAND DESCRIPTION: Level to gently rolling

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

CSR: 85.8

SOURCE: AgriData, Inc.

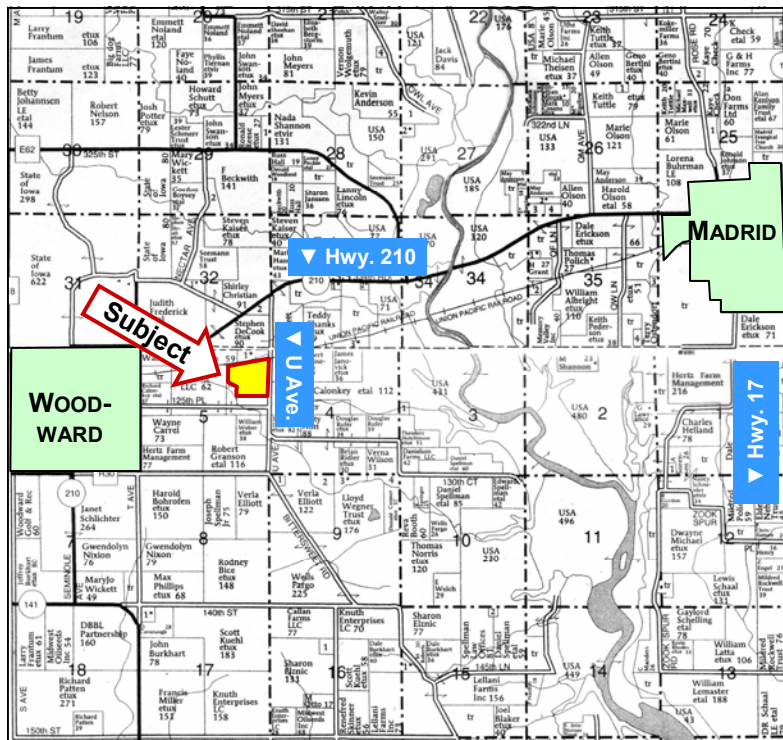
IMPROVEMENTS: None

DRAINAGE: 15,000 ft., m/l, 5" and 6" tile installed in 2007 on east 44 acres

WATER & WELL DATA: None

POSSESSION: January 2010 with full possession for 2010 crop year. Fall tillage allowed after harvest of 2009 crop.

COMMENTS: Excellent tract of land with excellent drainage



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For additional information, contact Jerry Lage

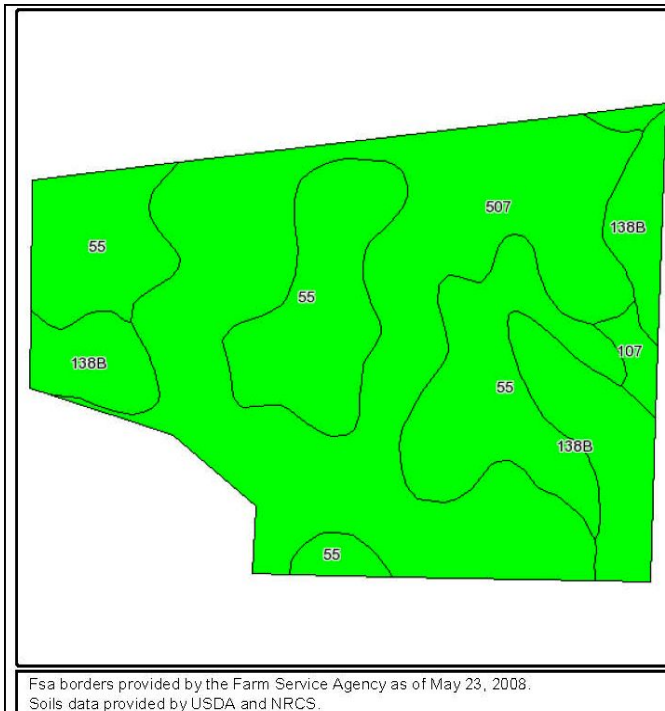
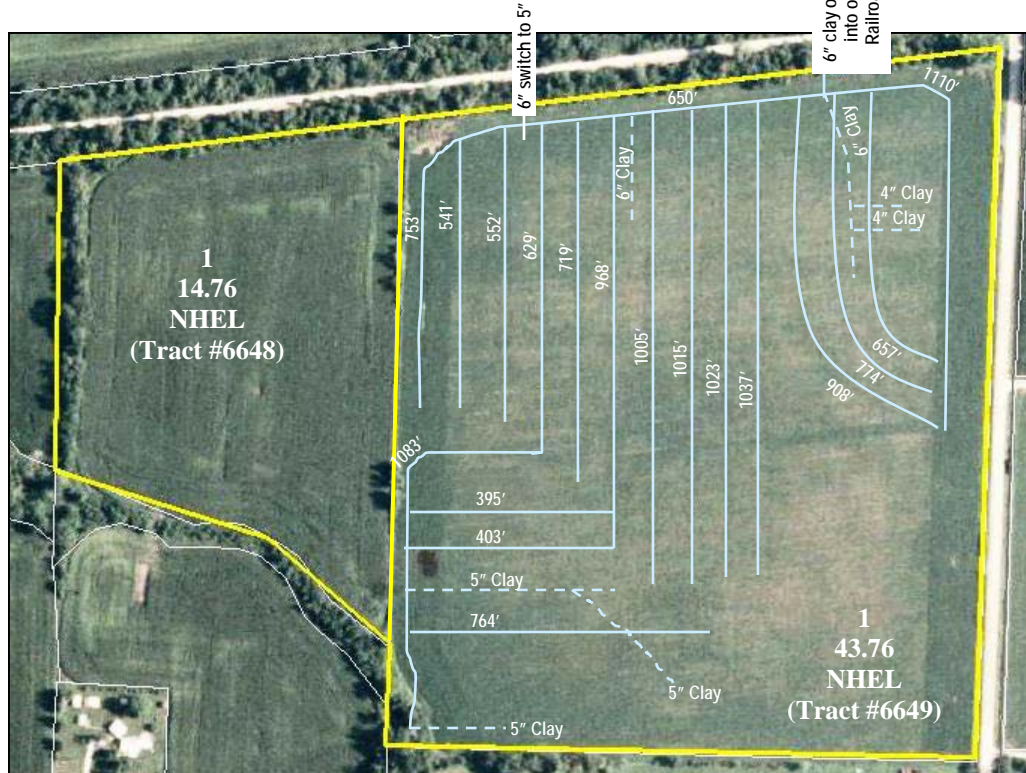
415 South 11th • PO Box • Nevada, IA 50201

Telephone: 515-382-1500

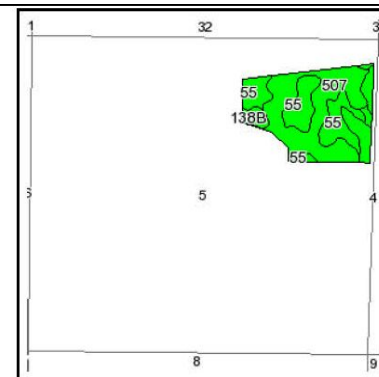
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AERIAL/TILE & SOIL MAPS



Fsa borders provided by the Farm Service Agency as of May 23, 2008.
Soils data provided by USDA and NRCS.



State: Iowa
County: Dallas
Location: 005-081N-026W
Township: Des Moines
Acres: 58.2



Maps provided by:



Code	Soil Description	CSR Legend	Acres	Percent of field	Non-Irr Class	CSR	Corn	Soybeans
507	Canisteo silty clay loam, 0 to 2 percent slopes		29.1	50.0%	IIw	82	196	53
55	Nicollet loam, 1 to 3 percent slopes		19.3	33.2%	I	92	209	56
138B	Clarion loam, 2 to 5 percent slopes		8.7	15.0%	IIe	84	198	53
107	Webster silty clay loam, 0 to 2 percent slopes		1.1	1.9%	IIw	87	202	55
Weighted Average						85.8	200.9	54.1

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