



LAND FOR SALE

WE ARE PLEASED TO PRESENT

94.39 Acres, m/l - Worth County, Iowa

LOCATION: One mile south of Hanlontown or 10 miles north of Clear Lake, on 342nd Street.

LEGAL DESCRIPTION: 94.39 acres, m/l, in SW1/4, Section 31-98-21, Worth County and referred to as Parcel Letter "B" in the Plat of Survey recorded in Book 20091946. Copy of survey available upon request.

PRICE AND TERMS:

- \$685,000.00 \$7,257/Acre
- 10% down, balance due in cash at closing.

REAL ESTATE TAX:

2012/13 taxes payable in 2013/14: \$1,264.00

Taxable Acres: 92.1

Tax per Acre: \$13.72

FSA DATA: Farm Number: 6070

Crop Acres: 83.2

Base/Yields	Direct	Counter-Cyclical
Corn Base: 52.7 ac	122 bu/ac	122 bu/ac
Bean Base: 30.5 ac	31 bu/ac	31 bu/ac

LAND DESCRIPTION: Level to gently rolling; divided into 2 fields by 342nd Street. The south field is bordered on the south by the Winnebago River.

SOIL TYPES & PRODUCTIVITY: The north field has an avg. CSR of 65.1 and a CSR2 of 56.8 with Lawler and Dickinson being the predominant soils. The south field has a CSR of 74.5 and a CSR2 of 75.2 with Coland-Spillville complex making up nearly the entire field. The avg. CSR of the combined fields is 68.4 and avg. CSR2 of 63.3 per AgriData or 67.8 per county assessor. *For an explanation of CSR/CSR2 please visit our website at www.Hertz.ag*

SERVICES:

School District: Central Springs

Electrical Service: Alliant Energy

Trade Centers: Hanlontown, Fertile, Clear Lake, Mason City, Forest City, Manly, Northwood.

IMPROVEMENTS: None

DRAINAGE: Natural drainage with some tile. We have no information about existing tile.

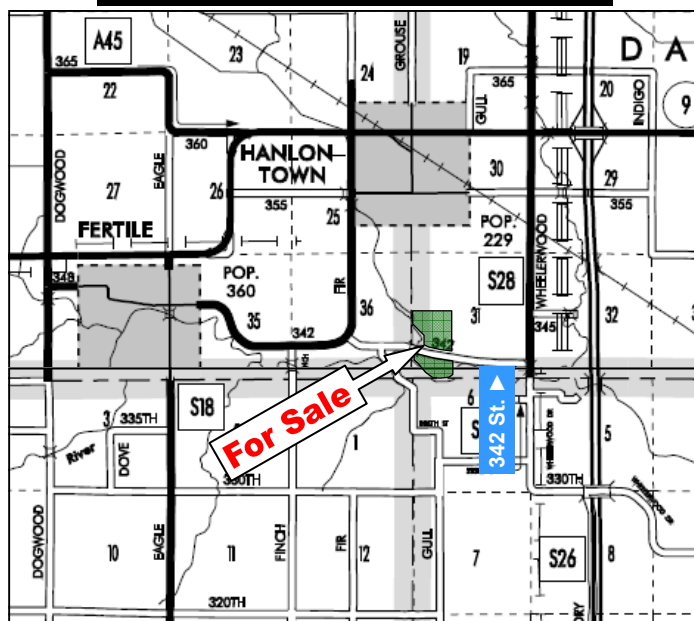
WATER & WELL DATA: None

POSSESSION: Negotiable

LOCATION MAP



TOWNSHIP PLAT



For additional information, contact Gary S. Loos, AFM

Licensed Real Estate Salesperson in Iowa & Minnesota

2800 4th Street SW, Suite 7, Mason City, IA 50401-1596

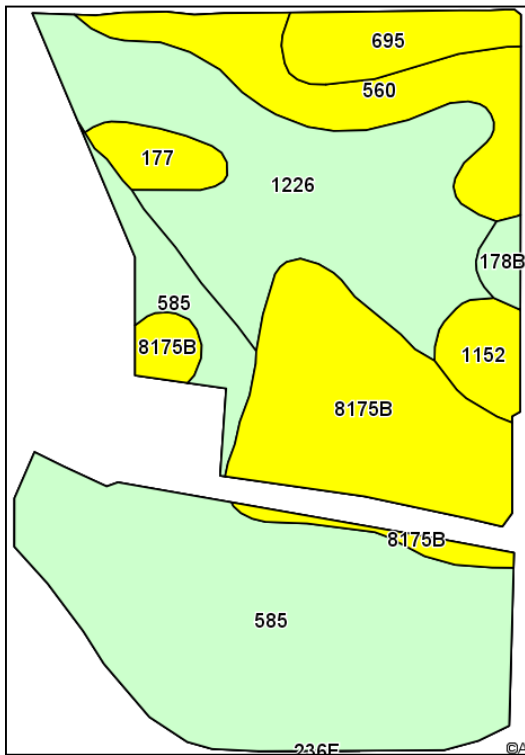
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www.HERTZ.ag

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

AERIAL & SOIL MAPS

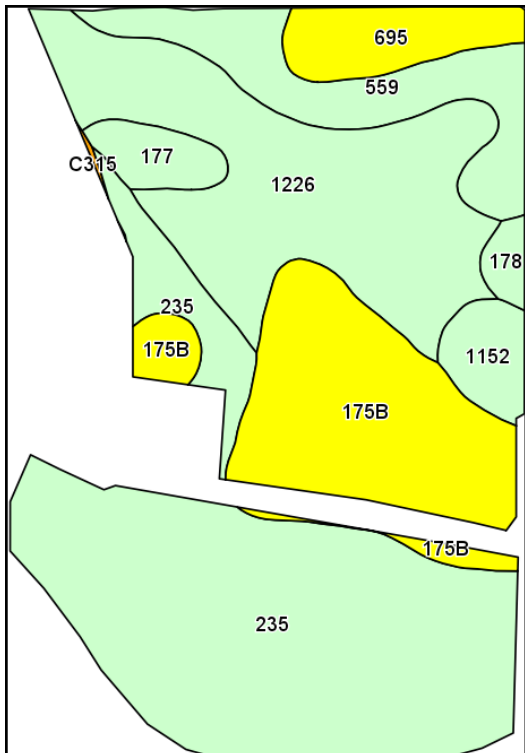
CROPLAND SOIL MAP — CSR2



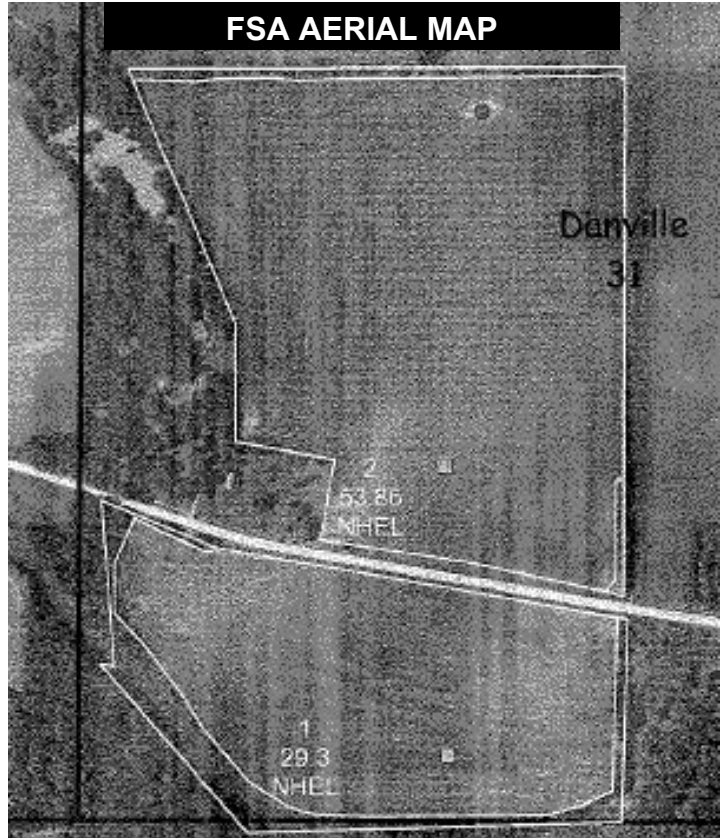
Maps provided by:

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 www.AgridataInc.com

CROPLAND SOIL MAP — CSR



FSA AERIAL MAP



SOIL MAP KEYS

Map Symbol	Soil Type	CSR2	Acres
585	Coland-Spillville Complex	76.0	31.8
1226	Lawler Loam, moderately deep	60.0	19.7
8175B	Dickinson Fine Sandy Loam	52.0	15.2
560	Talcot Clay Loam	53.0	7.7
695	Tilfer Silty Clay Loam	47.0	3.8
1152	Marshan Clay Loam	54.0	2.3
177	Saude Loam	59.0	2.0
C315	Mixed Alluvial Land	64.0	0.9
Total		63.3	83.2

Map Symbol	Soil Type	CSR	Acres
235	Coland-Turlin Complex	75.0	32.0
1226	Lawler Loam, moderately deep	70.0	19.7
175B	Dickinson Fine Sandy Loam	55.0	14.8
559	Talcot Clay Loam	72.0	7.7
695	Tilfer Silty Clay Loam	52.0	3.8
1152	Marshan Clay Loam	66.0	2.3
177	Saude Loam	65.0	2.0
178	Waukee Loam	79.0	0.8
C315	Mixed Alluvial Land	25.0	0.1
Total		68.4	83.2

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