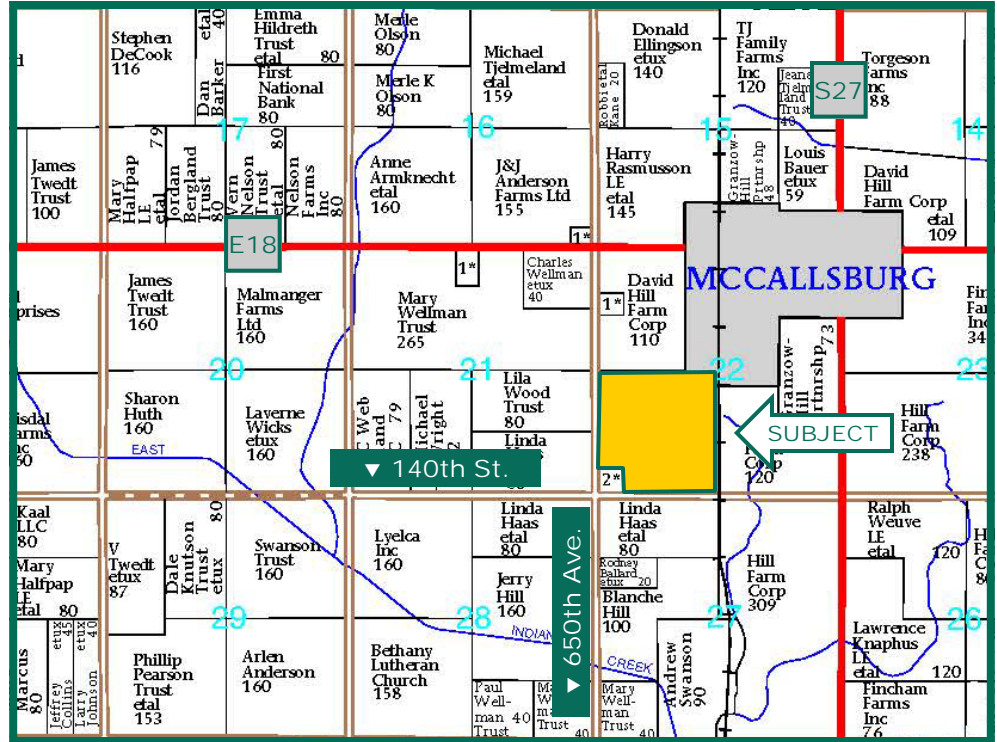


153 Acres M/L,
Story County,
IA



Map reproduced with permission of Farm & Home Publishers, Ltd.

Property Information

Location

1 mile southwest of McCallsburg at the intersection of 140th St. and 650th Ave.

Legal Description

SW¹/₄, Except RR ROW and Except Parcel "A", all in Section 22, Township 85 North, Range 22 West of the 5th p.m. (Warren Twp.)

Price & Terms

- \$1,958,400
- \$12,800/acre
- 10% down upon acceptance of offer; balance due in cash at closing

Possession

Open Lease for 2014. Immediate possession at closing.

Real Estate Tax

Taxes Payable in 2013-2014: \$3,674.00

Net Taxable Acres: 148.12

Tax per Net. Tax. Ac.: \$28.40

FSA Data

Farm Number: 6776

Crop Acres: 147.7 NHEL

Corn Base: 70.1 Ac.

Corn Direct/CC Yields: 131/173 Bu.

Bean Base: 77.6 Ac.

Bean Direct/CC Yields: 39/47 Bu.

Soil Types / Productivity

Primary soils are Nicollet, Clarion and Canisteo. See soil map for detail.

- **CSR:** 79.95 per County Assessor, based on net taxable acres.
- **CSR:** 82.2 per AgriData, Inc., 2012, based on FSA crop acres.

Land Description

Nearly level to gently sloping

Buildings/Improvements

None

Drainage

2013 Drainage Assessment - \$20.14

Property lies in Drainage Districts 11, 34 and 54. Natural drainage, plus unknown amount of tile.

Water & Well Information

None Known

Comments

Farm has been fertilized and tilled.

The information gathered for this brochure is from sources deemed reliable, but cannot be guaranteed by Hertz Real Estate Services, Inc. or its staff. All acres are considered more or less, unless otherwise stated.

Tim Fevold

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Nevada, IA 50201-0500

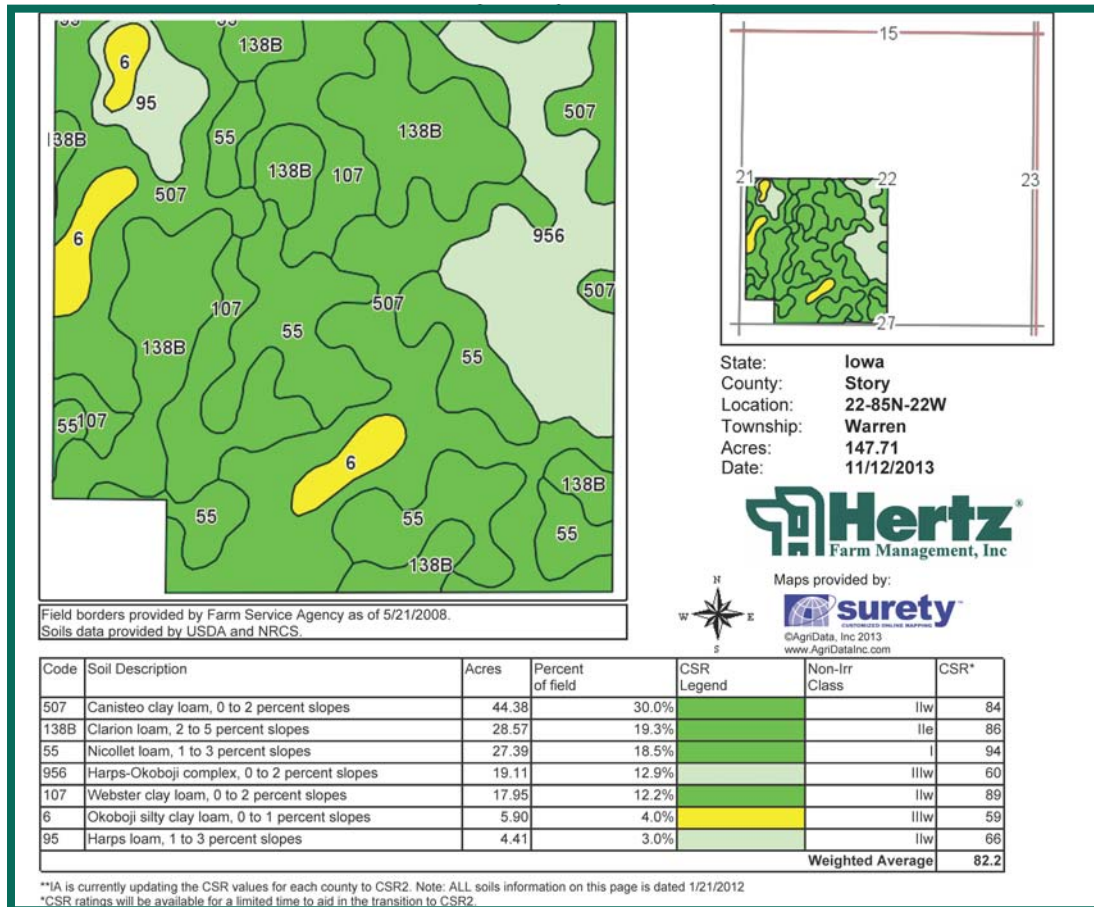
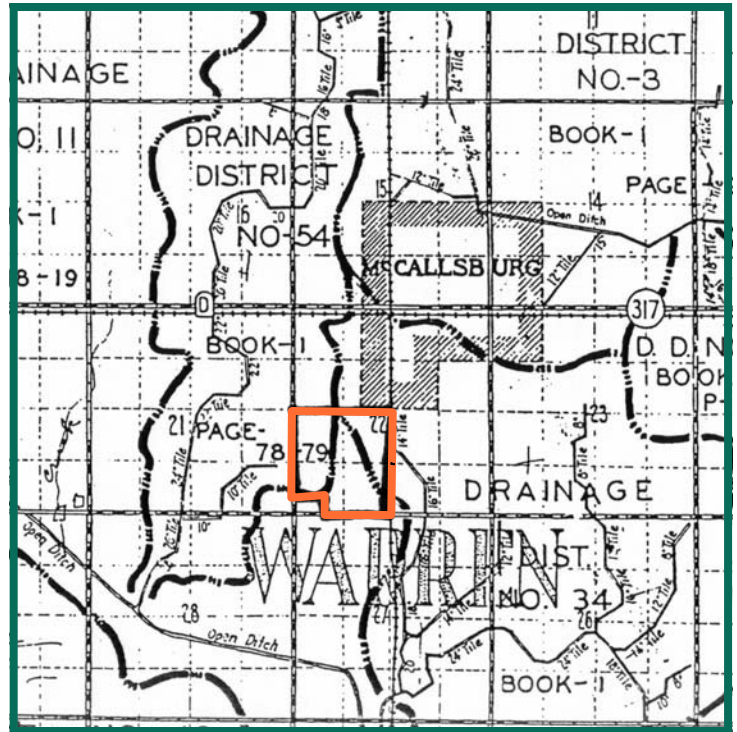
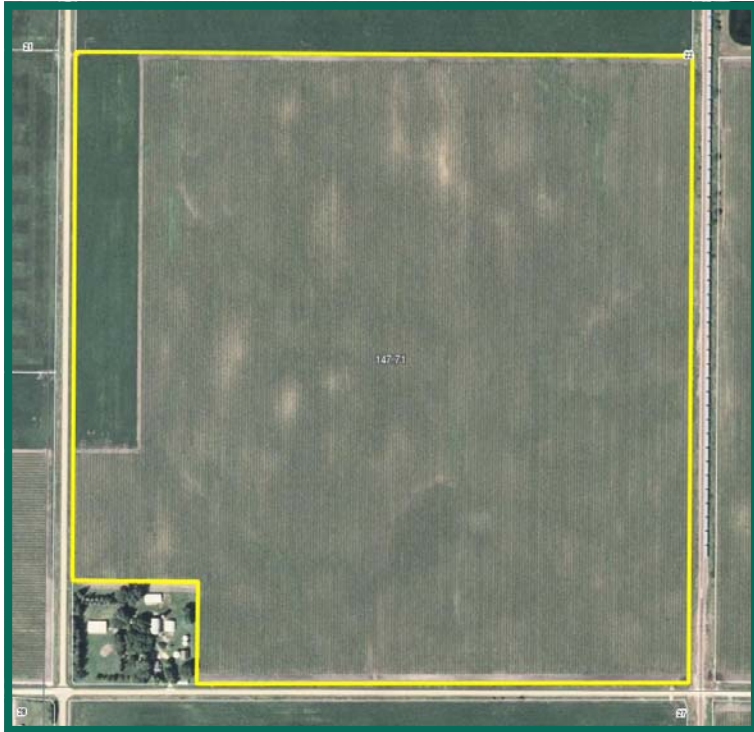
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Aerial Photo, Drainage and Soil Map



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