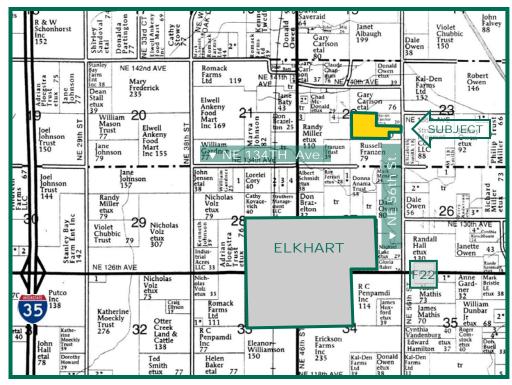


LAND FOR SALE

54.75 Acres, Polk County, Iowa



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

Property Information Location

From Elkhart: 1 mile east to 56th St., then north 2 miles. Property is on west side of road.

Legal Description

NW¹/₄ SE¹/₄; SW¹/₄ NE¹/₄ SE¹/₄; and N¹/₂ SE¹/₄ NE¹/₄ SE¹/₄ less 0.25 ac. Roads, all in Section 22, Township 81 North, Range 23 West of the 5th p.m. (Elkhart Twp.)

Price & Terms

- \$448,800
- \$8,197/acre
- 10% down upon acceptance of offer; balance due in cash at closing

Possession

As agreed

Real Estate Tax

Taxes Payable in 2013-2014: \$970 Net Taxable Acres: 54.75 Tax per Net. Tax. Ac.: \$17.72

FSA Data

Part of Farm Number 1071, Tract 1341

Crop Acres: 32.5 HEL Corn Base: 17.2 Ac.

Corn Direct/CC Yields: 111/133/Bu.

Bean Base: 15.3 Ac.

Bean Direct/CC Yields: 31/37 Bu.

Soil Types / Productivity

Primary soils are Nicollet, Lester and Webster. See soil map for detail.

• **CSR**: 71.4 per County Assessor, based on net taxable acres.

• **CSR:** 78.2 per AgriData, Inc., 2012, based on FSA crop acres.

Land Description

Gently to moderately sloping

Buildings/Improvements

None

Drainage

Nautral, plus tiled terraces

Water & Well Information

None

Comments

- Farm currently has no access to 56th St. Driveway will need to be installed and trees cleared to gain access to farmland.
- 18.76 acres are currently in Forest Reserve
- Open lease for 2014.

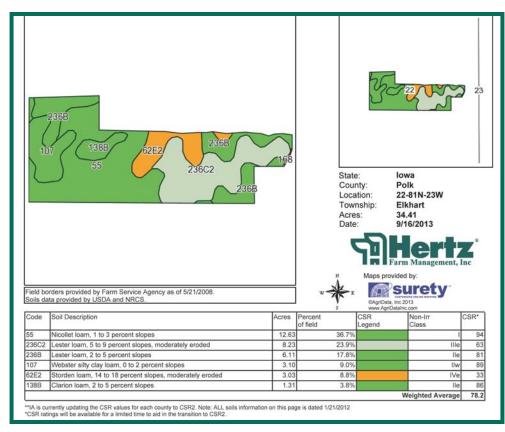
Kyle Hansen, ALCLicensed Real Estate Salesperson in Iowa 415 S. 11th St., PO Box 500
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www.Hertz.ag

Aerial Photo and Soil Map





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.