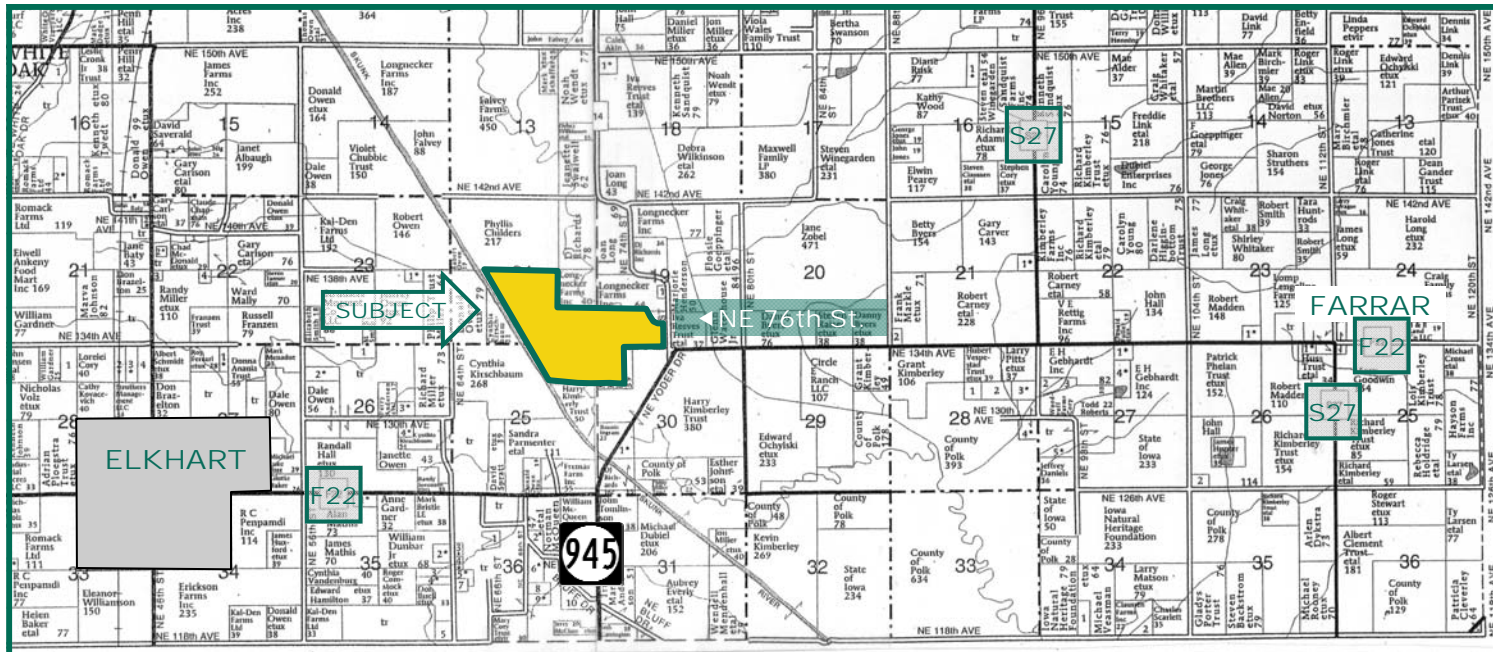


346.73 Acres, Polk County, IA



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

Property Information

Location

2 miles east of Elkhart on F22, northeast 1 mile on 945, then north on 76th Street ¼ mile. OR 4½ miles west of Farrar then ¼ mile north on 76th St.

General Legal Description

346.73 acres, m/l, lying in E½ SW¼, W½ SE¼ and SE¼ SE¼ Sec. 24-T81N-R23W of the 5th p.m.; S½ SW Fr¼ Sec. 19-T81N-R22W of the 5th p.m.; N½ NE¼, Sec.25-T81N-R23W of the 5th p.m.; and NW¼ NW Fr¼ Sec. 30-T81N-R22W of the 5th p.m. (Elkhart and Washington Townships)

Please contact office for copy of full legal description.

School Districts

Bondurant-Farrar, North Polk and Collins-Maxwell.

Price & Terms

- \$2,700,000
- \$7,787/acre
- 10% down upon acceptance of offer; balance due in cash at closing

Possession

As agreed subject to current lease expiring March 1, 2014.

Real Estate Tax

Taxes Payable in 2013- 2014: \$7,862
Net Taxable Acres: 346.73
Tax per Net. Tax. Ac.: \$22.67

FSA Data

Farm Number 6324, Tract 1584
Crop Acres: 293.79 NHEL
Corn Base: 160.4 Ac.
Corn Direct/CC Yields: 128/128 Bu.
Bean Base: 128.2 Ac.
Bean Direct/CC Yields: 35/35 Bu.

Soil Types / Productivity

Primary soils are Coland and Spillville.
See soil map for detail.

- **CSR:** 84.06 per County Assessor, based on net taxable acres.
- **CSR:** 83.5 per AgriData, Inc., 2012, based on FSA crop acres.

Land Description

Level bottomland

Buildings/Improvements

Three grain bins (18', 24' and 30' diameter)

Comments

Farm does contain a wetland or farmed wetland per FSA.

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.

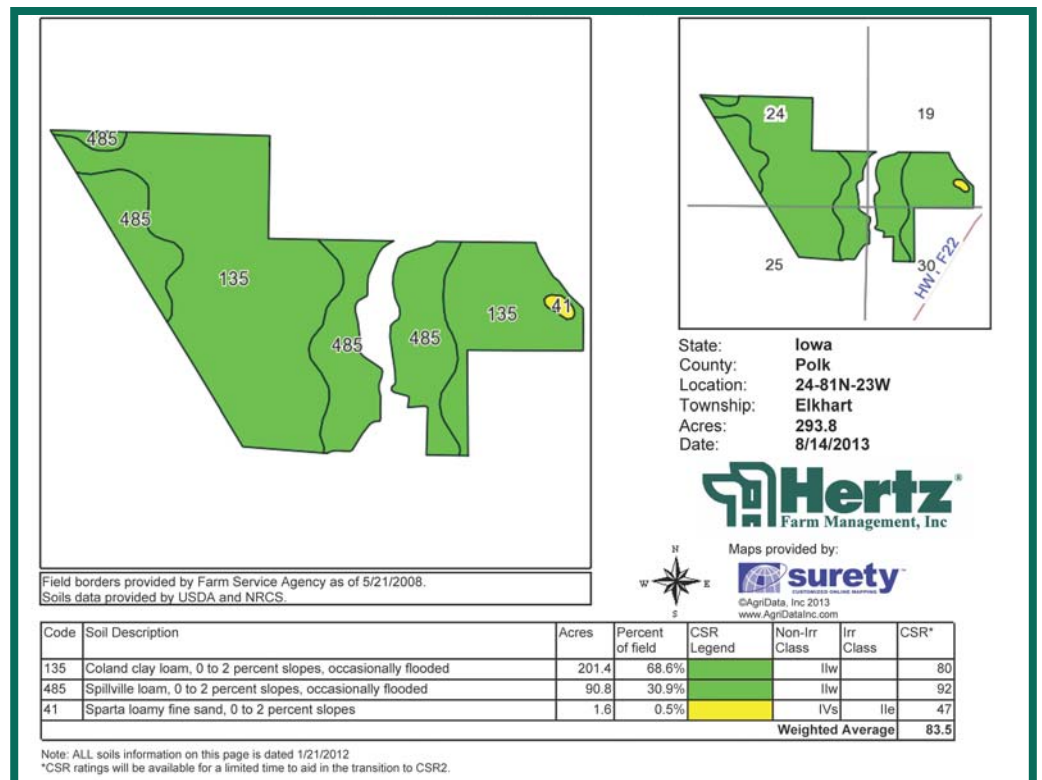
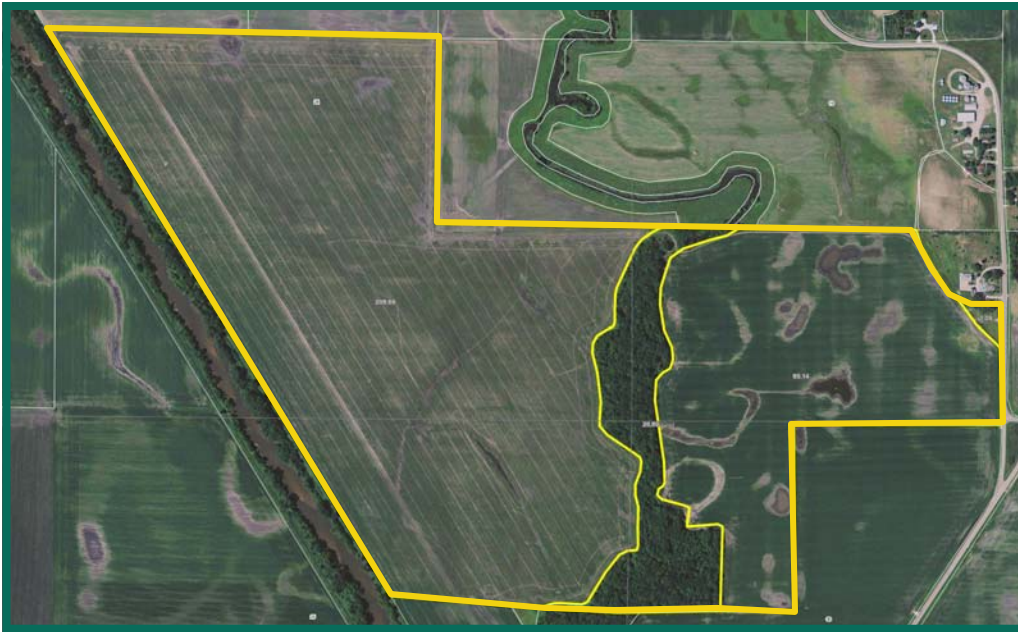
Marv Huntrods

Licensed Real Estate Salesperson in IA, MN, NE & SD
415 S. 11th St., PO Box 500
Nevada, IA 50201-0500

515-382-1500 or
800-593-5263
MarvH@Hertz.ag

www.Hertz.ag

Aerial Photo and Soil Map



Marv Huntrods
Licensed Real Estate Salesperson in IA, MN, NE & SD
415 S. 11th St., PO Box 500
Nevada, IA 50201-0500

515-382-1500 or
800-593-5263
MarvH@Hertz.ag

www.Hertz.ag