



LAND FOR SALE

WE ARE PLEASED TO PRESENT

*50% Undivided Interest in
70 Acres, m/l - Jasper County, Iowa*

LOCATION: 6 miles north of Pella or 2 miles south of Galesburg at S. 120th Ave. East

LEGAL DESCRIPTION: N½ NW¼, Except east of road in Section 33, Township 78 North, Range 18 West of the 5th p.m. (Elk Creek Twp.)

PRICE AND TERMS (on 50% Und. Interest):

- **PRICE REDUCED! \$100,000**
- ~~\$111,300~~
- 10% down, balance due in cash at closing.

REAL ESTATE TAX:

Taxes Payable 2013-2014: \$568.00
Taxable Acres: 70.23
Tax per Acre: \$8.09

FSA DATA:

Farm Number 3217, Tract 130
Crop Acres: 62.3 (all in CRP)
CRP Contract: 62.3 acres in CRP Contract pays \$8,485 annually and expires 9/30/2022.

LAND DESCRIPTION: Gently to strongly rolling

SOIL TYPES & PRODUCTIVITY: Primary soils are Chelsea and Sparta See soil map on back for detail.

- **CSR** 23.3per County Assessor, based on net taxable acres
- **CSR:** 24.0 per AgriData, Inc. 2012, based on FSA crop/CRP acres

IMPROVEMENTS: 28' x 50' metal pole building

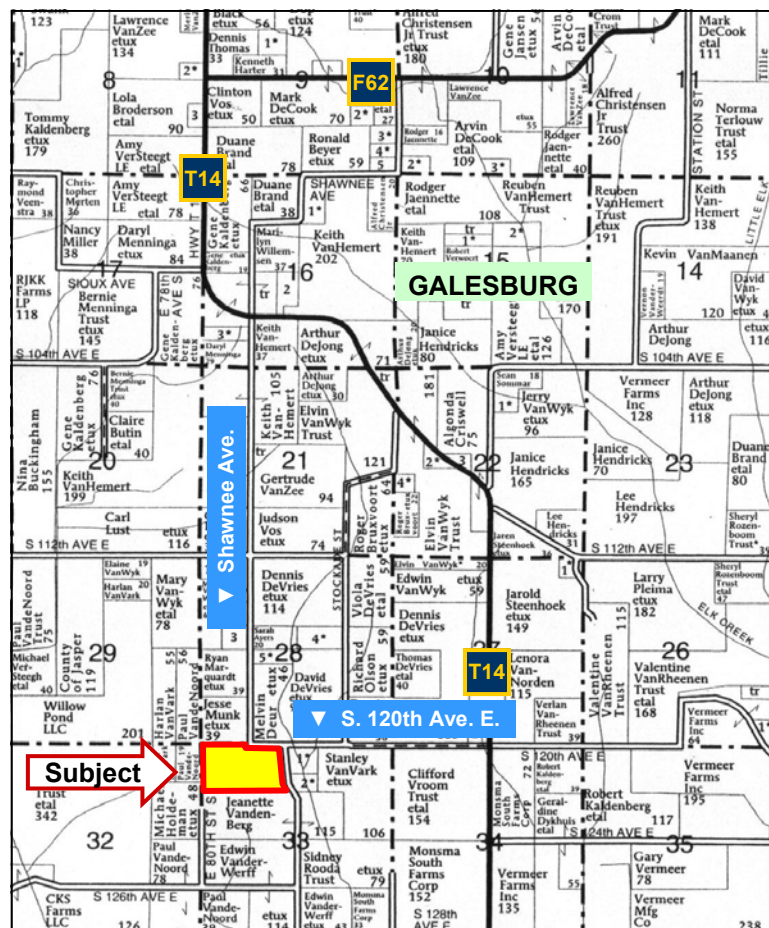
DRAINAGE: Natural

WATER & WELL DATA: None

POSSESSION: As agreed

COMMENTS:

- Great hunting/recreational farm.
- All information provided, other than price, is for the entire 70 acres. Buyer will be purchasing a 50% undivided interest in the property. Great opportunity to have access to 70 acres at half the cost.



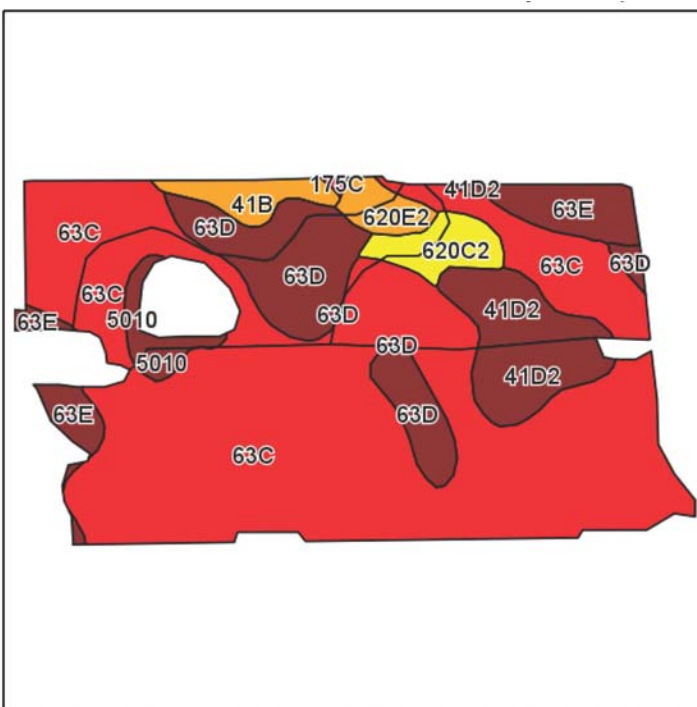
For additional information, contact Chris Smith (ChrisS@Hertz.ag)

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Telephone: 515-382-1500 or 1-800-593-5263

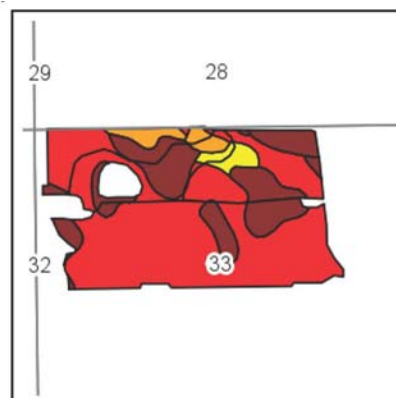
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The information in this brochure is from sources deemed to be reliable but it cannot be guaranteed by Hertz Real Estate Services, Inc. or its staff.

AERIAL & SOIL MAPS



Field borders provided by Farm Service Agency as of 5/21/2008.
Soils data provided by USDA and NRCS.



State: Iowa
County: Jasper
Location: 33-78N-18W
Township: Elk Creek
Acres: 62.3
Date: 4/1/2013



Maps provided by:



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Code	Soil Description	Acres	Percent of field	CSR Legend	Non-Irr Class	CSR*
63C	Chelsea loamy fine sand, 4 to 9 percent slopes	41.8	67.2%		IVs	26
63D	Chelsea loamy fine sand, 9 to 14 percent slopes	6.8	10.8%		VIIs	11
41D2	Sparta loamy fine sand, 9 to 18 percent slopes, moderately eroded	4.8	7.8%		VIIs	11
63E	Chelsea loamy fine sand, 14 to 25 percent slopes	3.3	5.3%		VIIIs	5
620C2	Port Byron silt loam, 5 to 9 percent slopes, moderately eroded	1.8	2.9%		IIIe	75
41B	Sparta loamy fine sand, 1 to 5 percent slopes	1.4	2.3%		IVs	43
620E2	Port Byron silt loam, 14 to 18 percent slopes, moderately eroded	1.2	1.8%		IVe	55
5010	Pits, sand & gravel	1.1	1.8%			0
175C	Dickinson fine sandy loam, 5 to 9 percent slopes	0.1	0.1%		IIIe	39
Weighted Average						24