



LAND FOR SALE
WE ARE PLEASED TO PRESENT

87.3 Acres, m/l - Boone County, Iowa

LOCATION: 1 mile west of Boone. Take 198th St. west to Lamb Lane. Go south on Lamb Lane, which dead ends at entrance to property.

LEGAL DESCRIPTION: NE¼ SW¼; SE¼ NW¼ Lot 2; SE¼ SW¼ Lot 2 Except Tract to USA; NW¼ SE¼ Lot 1 of W½; NW¼ SE¼ Lot 2 of W½, all in Section 25, Township 84 North, Range 27 West of the 5th p.m. (Des Moines Twp.). *Exact Legal to come from final abstract.*

PRICE AND TERMS:

- \$350,000 \$4,009+/Acre
- 10% down, balance due in cash at closing.

REAL ESTATE TAX:

Payable in 2013-2014: \$1,166
Taxable Acres: 87.3
Tax per Acre: \$13.36

FSA DATA:

Farm Number 239, Tract 2052
Crop Acres: 25.7 NHEL (Non-Highly Erodible Land)

Base/Yields	Direct	Counter-Cyclical
Corn Base: 12.5	106	137
Bean Base: 12.5	29	35

LAND DESCRIPTION: Flat to steep

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

- **CSR** 40.2 per County Assessor, based on net taxable acres
- **CSR:** 73.0 per AgriData, Inc. 2012, based on FSA crop acres

SCHOOL DISTRICT: Boone

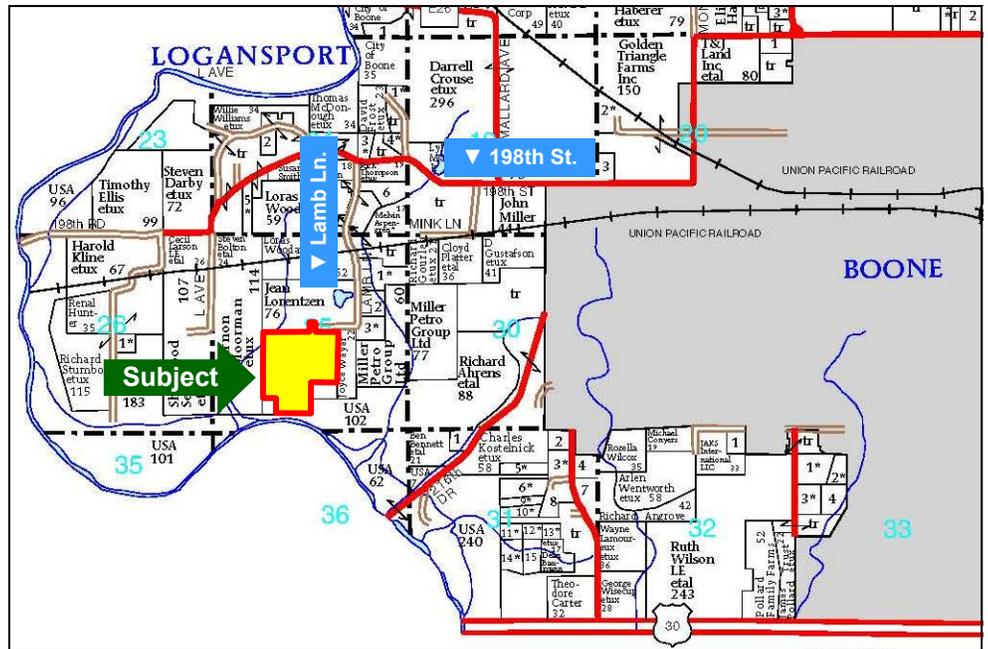
IMPROVEMENTS: Old garage

DRAINAGE: Natural

WATER/WELL/SOLID WASTE/SEPTIC DATA: Well on property. Tires in ravine.

POSSESSION: As agreed. Buyer is purchasing "As Is-Where Is"

COMMENTS: Combination of high quality cropland and mature timber near Des Moines River basin. Great hunting ground opportunity! Timber is full of deer, turkey and other wildlife. This secluded, private property would be a great place for a home site.



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

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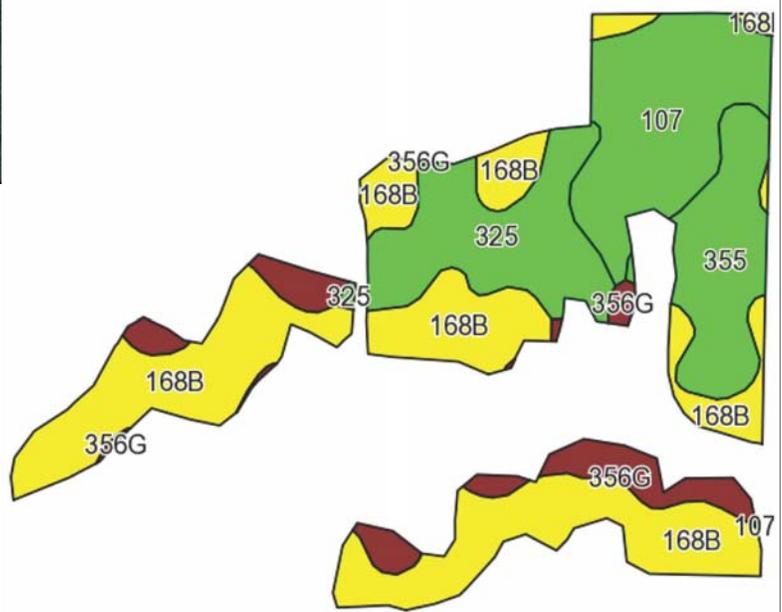
www.Hertz.ag

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

AERIAL & SOIL MAPS



Drawn property borders are an approximate representation.



Maps provided by:



Code	Soil Description	Acres	Percent of field	CSR Legend	Non-Irr Class	CSR*
168B	Hayden loam, 2 to 5 percent slopes	11.5	44.6%		Ile	74
107	Webster silty clay loam, 0 to 2 percent slopes	4.7	18.5%		IIw	87
325	Le Sueur loam, 0 to 2 percent slopes	4	15.5%		I	87
355	Luther loam, 0 to 2 percent slopes	3.1	12.1%		I	82
356G	Hayden-Storden loams, 25 to 50 percent slopes	2.4	9.4%		VIIe	5
Weighted Average						73

Note: ALL soils information on this page is dated 1/21/2012

*CSR ratings will be available for a limited time to aid in the transition to CSR2.