



**340 Tower Park Drive P.O. Box 2396
Waterloo, IA 50704-2396
Ph: 319-234-1949 • Fax: 319-234-2060**

WE ARE PLEASED TO PRESENT

**40 ACRES M/L
GRUNDY COUNTY, IOWA**

OWNER: Leroy and Connie Mackie

LOCATION: 3 miles West of Grundy Center.

FARMSTEAD ADDRESS: 19066 – 230TH St., Grundy Center, IA 50638

LEGAL: SW NW, EX 4.02 ACRE TRACT, TRACT COMM. AT NW COR OF SW NW, S 350', E 500', N 350' W 500'

PRICE/TERMS: \$514,500

RE TAXES: 2011-2012, payable 2012-2013 - \$2,066 net, on 39 taxable acres.

POSSESSION: Negotiable

CURRENT LEASE: Leased on a variable year to year lease. This year's rental income split between Buyer and Seller to be negotiable. Leased through the 2013 crop season.

SCHOOL DIST: Grundy Center School District

WELL: Drilled well on farmstead.

RURAL WATER: The dwelling is currently serviced by Central Iowa Rural Water Association.

SEPTIC SYSTEM: Seller is putting in new septic system with 100% cost to Seller.

FSA INFORMATION: FSA #4536 - Cropland Acres 35.9

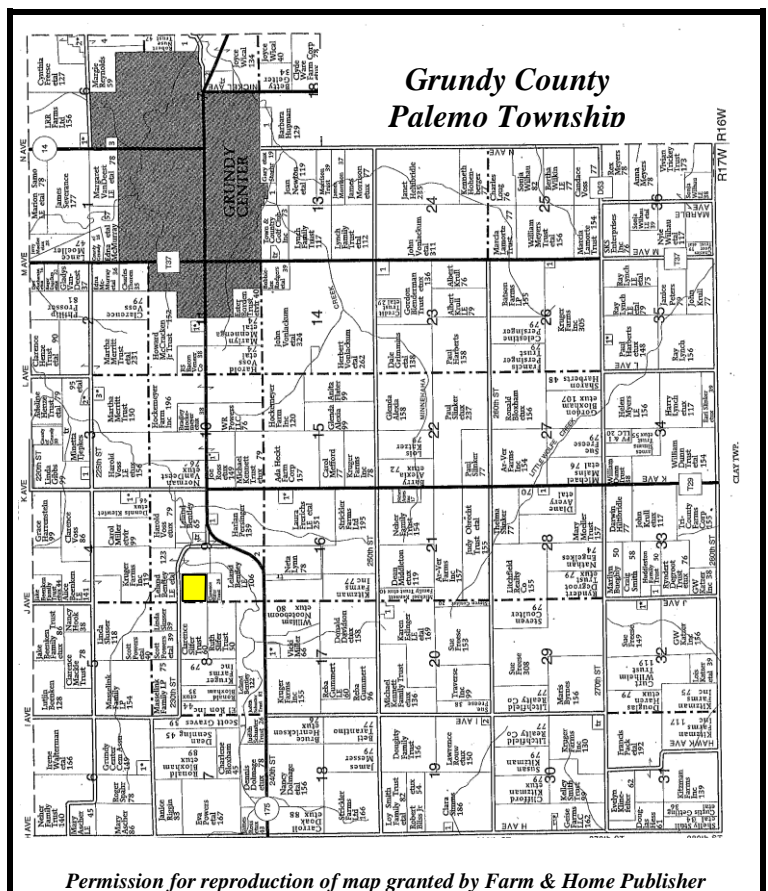
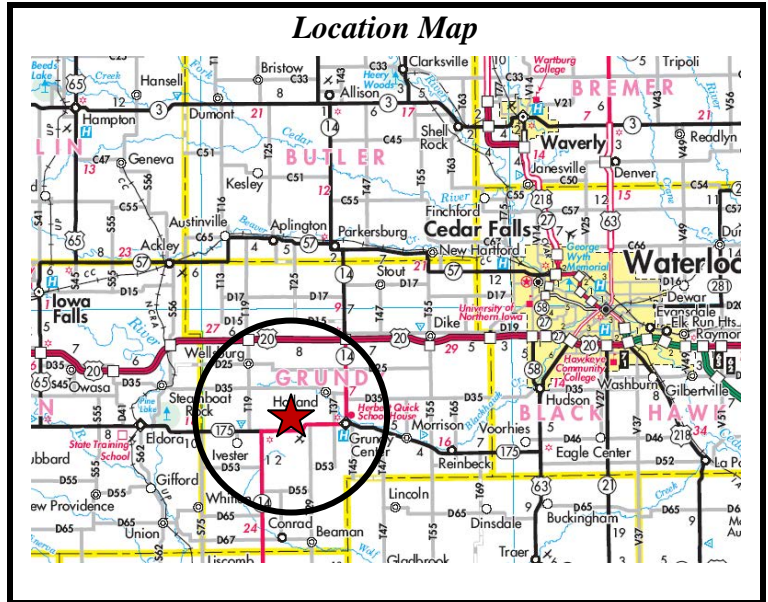
Crop	Base Acres	D Pay Yield	CC Pay Yield
Corn	16.0	115	115
Soybeans	2.2	30	30
Total Base Acres	18.2		

HIGHLY ERODIBLE CLASSIFICATION:

All land is classified as Highly Erodible Land (HEL).

WETLANDS: There has been no completed Wetlands Determination.

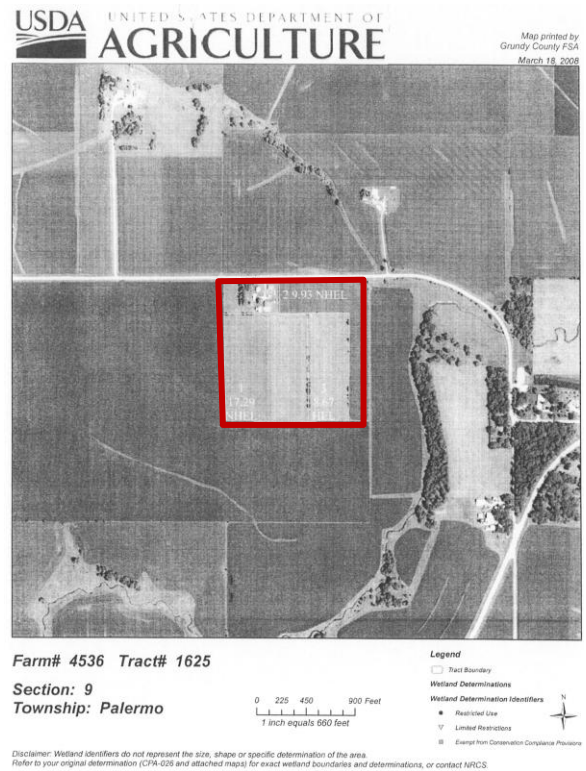
TILE: Owner is not aware of any tile.



The information gathered for this brochure is from sources deemed reliable, but cannot be guaranteed by Hertz Farm Management, Inc. or its staff. REID #050-709-1

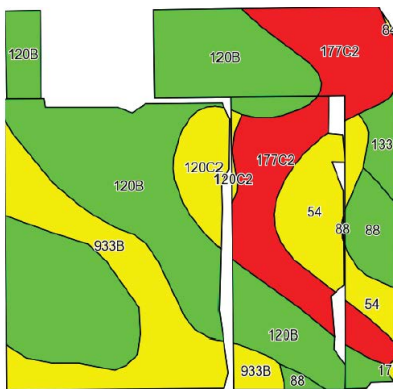
AERIAL MAP

FSA AERIAL MAP








SOILS MAP

CSR: 76.98 per County Assessor, based on net taxable acres
CSR: 77.9 per AgriData, Inc. 2012, based on FSA crop acres



State: **Iowa**
County: **Grundy**
Location: **9-87N-17W**
Township: **Palermo**
Acres: **34.6**
Date: **5/13/2013**



Code	Soil Description	Acres	Percent of field	CSR Legend	Non-Irr Class	CSR*
120B	Tama silty clay loam, 2 to 5 percent slopes	16.6	47.7%		Ile	95
177C2	Saude loam, 5 to 9 percent slopes, moderately eroded	6.2	17.9%		IIle	35
933B	Sawmill-Garwin silty clay loams, 1 to 4 percent slopes	5.3	15.3%		IIlw	75
54	Zook silty clay loam, 0 to 1 percent slopes	3	8.8%		IIlw	70
120C2	Tama silty clay loam, 5 to 9 percent slopes, moderately eroded	1.5	4.3%		IIle	78
88	Nevin silty clay loam, 0 to 2 percent slopes	1.3	3.9%		I	95
133	Colo silty clay loam, 0 to 2 percent slopes	0.7	2.0%		IIlw	80
Weighted Average						77.9

The information gathered for this brochure is from sources deemed reliable, but cannot be guaranteed by Hertz Farm Management, Inc. or its staff.

FARMSTEAD ACREAGE:

- 2-Story Brick Dwelling Built in 1920 with 1,710 square feet of gross living area.
- Central Air
- High Efficiency L.P. forced air furnace.
- Detached Garage 24 x 24 - Built in 1979
- Full Basement 840 sq. ft. with shower and laundry area.

- **Main Level**

- Kitchen
- Living Room
- Dining Room
- Den
- ½ Bathroom

- **Second Level:**

- 3 Bedrooms
- Full Bathroom

OUTBUILDINGS: Steel 32 x 44 Barn plus Lean-To. Barn is insulated and heated.
Steel Utility Building 26 x 40 built in 1980
Steel Utility Building 30 x 45 built in 1994
and Lean To- 8 x 31 – insulated and heated.
12 x 24 Shed.

GRAIN STORAGE: 18 x 18 Steel 4,000 bushel bin built in 1981.

COMMENTS: Well kept acreage with many improvements to dwelling – Several windows replaced, upper level completely remodeled, septic will be replaced by Seller, rural water and well water. Three larger outbuildings set up for many uses.

Good Grundy County farm located in a strong agricultural area not far from the Cedar Falls, Waterloo metro area.

