



**We are Pleased to
Present for Sale**

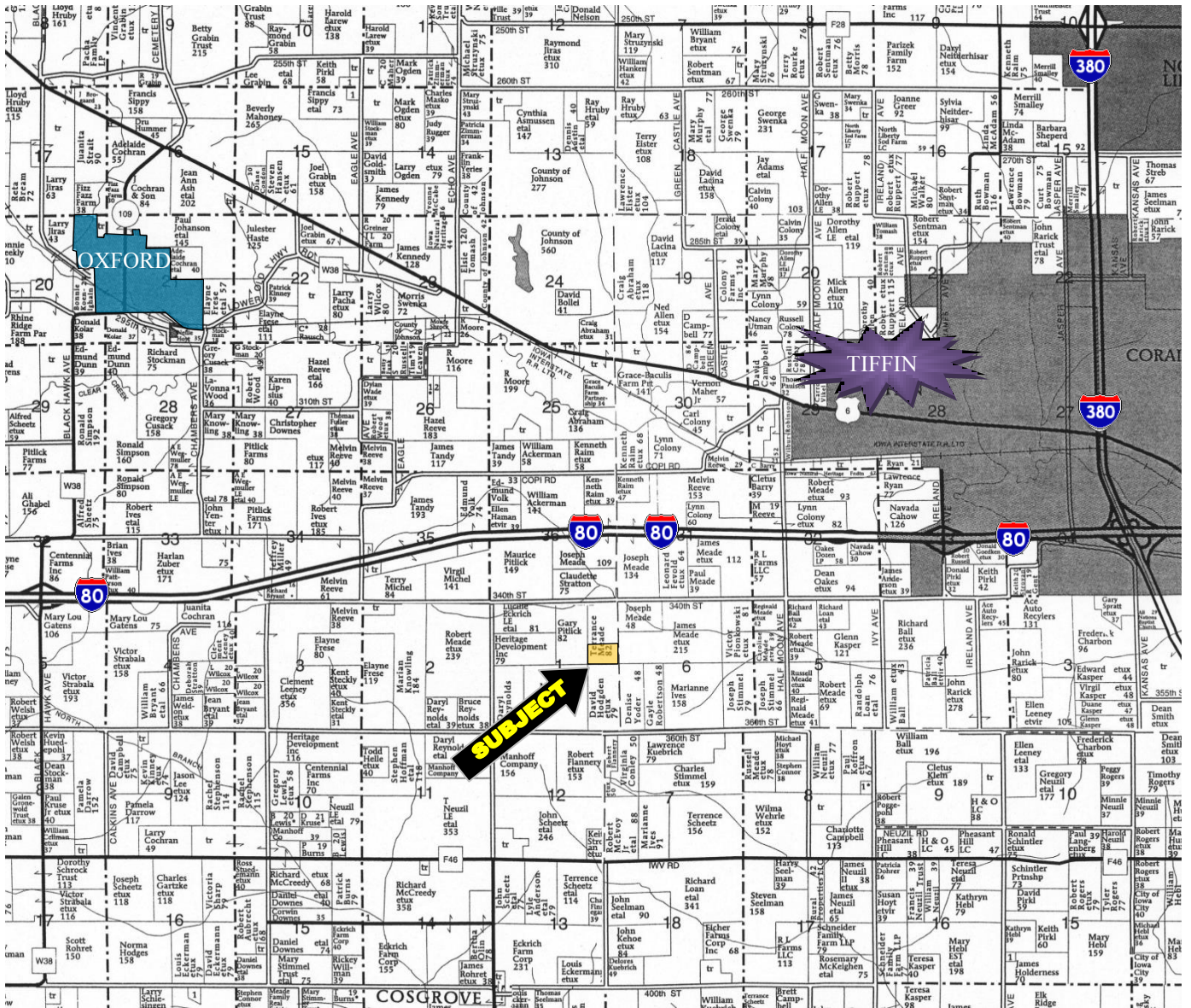
**Meade Farm
30 Acres m/l
Johnson County, Iowa**

OWNER:	Terrance E. Meade														
LOCATION:	From Iowa City - Intersection of Interstate 380 and Interstate 80: 1 ½ miles west on Interstate 80 to the Tiffin Exit, ½ mile south to 340 th Street. Three miles west on 340 th Street (watch for signs).														
LEGAL DESCRIPTION:	Auditor’s Parcel 2013016 located in the SE ¼ of the NE ¼ of Section 1, Township 79 North, Range 8 West of the 5 th P.M., Johnson County, Iowa.														
PRICE & TERMS:	\$265,500 - \$8,850 per acre – 10% upon acceptance of offer and balance in cash at closing.														
POSSESSION:	Negotiable - subject to the 2013 Cash Rent Lease.														
TAXES:	2011-2012, payable 2012-2013 – Estimated \$519.00– net - \$17.30 per taxable acre. There are 30.0 taxable acres.														
FSA INFORMATION:	<table><tr><td>Farm #2660</td><td>Tract #6097</td><td></td></tr><tr><td>Cropland</td><td></td><td>30 Acres</td></tr><tr><td>Corn Base</td><td></td><td>11 Acres</td></tr><tr><td>Direct and Counter Cyclical Corn Base</td><td></td><td>124/124 bushels/acre</td></tr></table> <p>There are 2.2 acres of cropland currently being certified as grass. This farm is classified as Highly Erodible Land (HEL).</p>			Farm #2660	Tract #6097		Cropland		30 Acres	Corn Base		11 Acres	Direct and Counter Cyclical Corn Base		124/124 bushels/acre
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AVERAGE CSR:*	ArcView Software indicates a CSR of 64.7 on the cropland acres. The Johnson County Assessor indicates an average CSR of 65.37 on the entire farm.														
ACCESS EASEMENT:	There is a 30 foot easement providing access to this farm. This easement is for ingress/egress to the 30 acres and maintenance will be provided by whichever party deems it necessary.														
SCHOOL DISTRICT:	Clear Creek Community School District.														
BUILDINGS:	None.														
BROKER’S COMMENTS:	This is a good quality Johnson County farm with good soils located in a strong area close to Iowa City!														

**CSR is an index of soil productivity with a range from 5 to 100, the higher the index, the more productive the soil.*

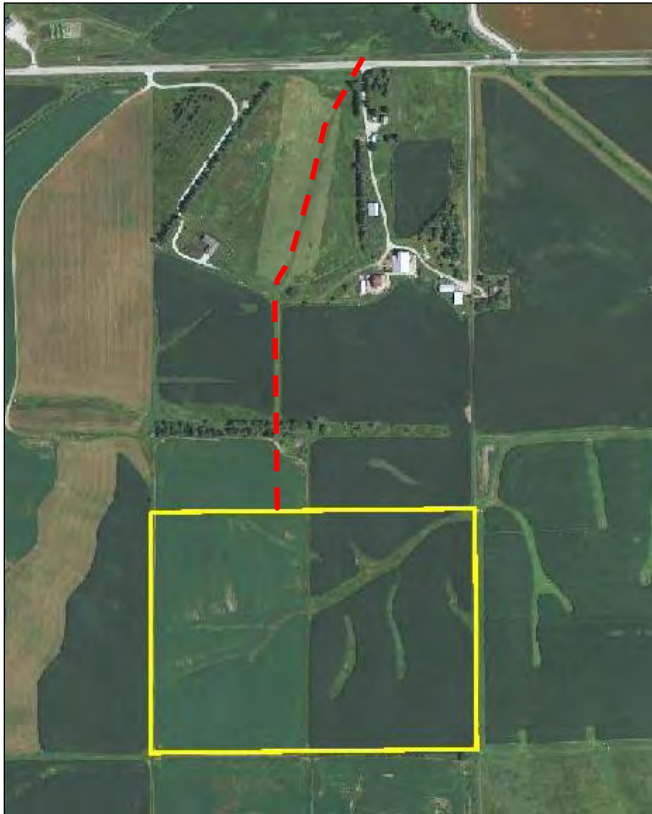
The information gathered for this brochure is from sources deemed reliable, but cannot be guaranteed by Hertz Real Estate Services or its staff. All acres are considered more or less.

Plat Map Hardin Township Johnson County, Iowa

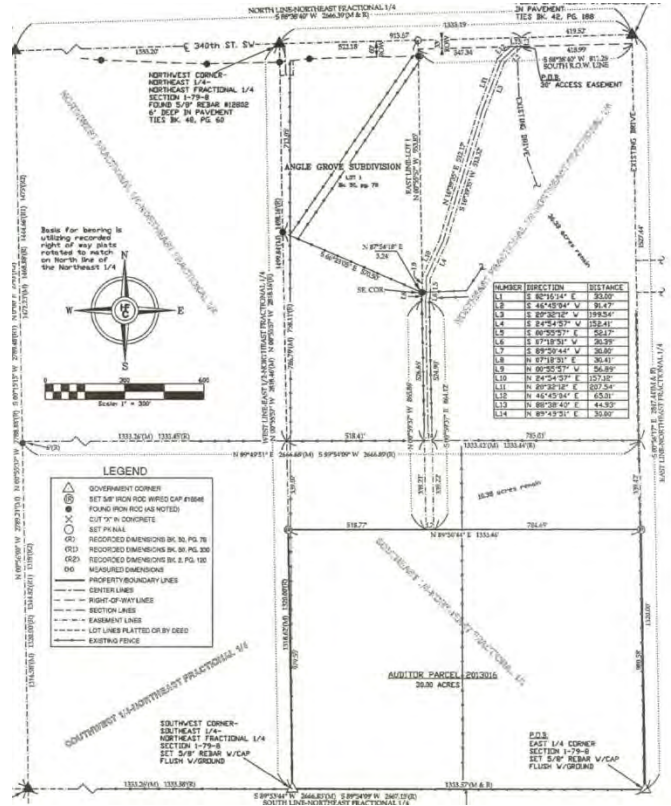


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AERIAL MAP



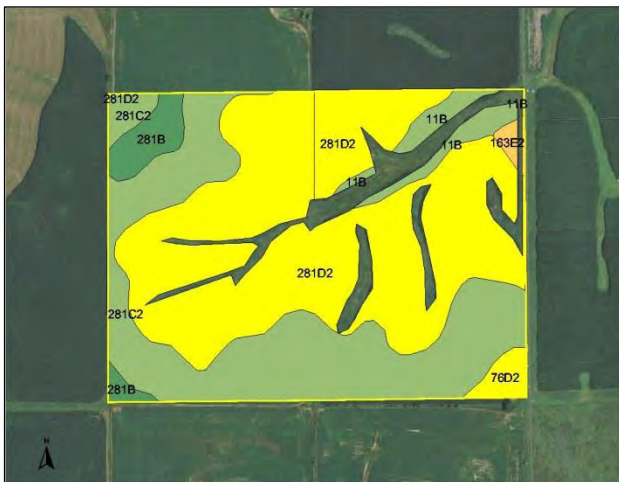
SURVEY MAP



CSR: Calculated using ArcView 3.2 software

CSR is an index of soil productivity with a range from 5 to 100, the higher the index, the more productive the soil.

CSR MAP



Measured Tillable Acres	27.8	Average CSR	64.7	Corn Yield	Soybean Yield	Acres
Soil Label	Soil Name	CSR				
11B	Colo-Ely complex, 2 to 5 percent	70	177	48	1.13	
163E2	Fayette silt loam, 14 to 18 percer	48	147	40	0.19	
281B	Otley silty clay loam, 2 to 5 perce	90	204	55	1.08	
281C2	Otley silty clay loam, 5 to 9 perce	70	177	48	9.26	
281D2	Otley silty clay loam, 9 to 14 perc	60	163	44	15.71	
76D2	Ladoga silt loam, 9 to 14 percent	55	156	42	0.47	



WE ARE PLEASED TO OFFER THESE SERVICES

APPRAISALS ✦ REAL ESTATE SALES ✦ FARM MANAGEMENT

FOR MORE INFORMATION EMAIL: **TROY R. LOUWAGIE** AT TROYL@HERTZ.AG CELL: (319) 721-4068

MT. VERNON OFFICE: 102 PALISADES ROAD ✦ MT. VERNON IA ✦ 52314 ✦ PHONE: 319-895-8858 ✦ WWW.HERTZ.AG ✦

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PHOTOS



ASSESSOR MAP



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