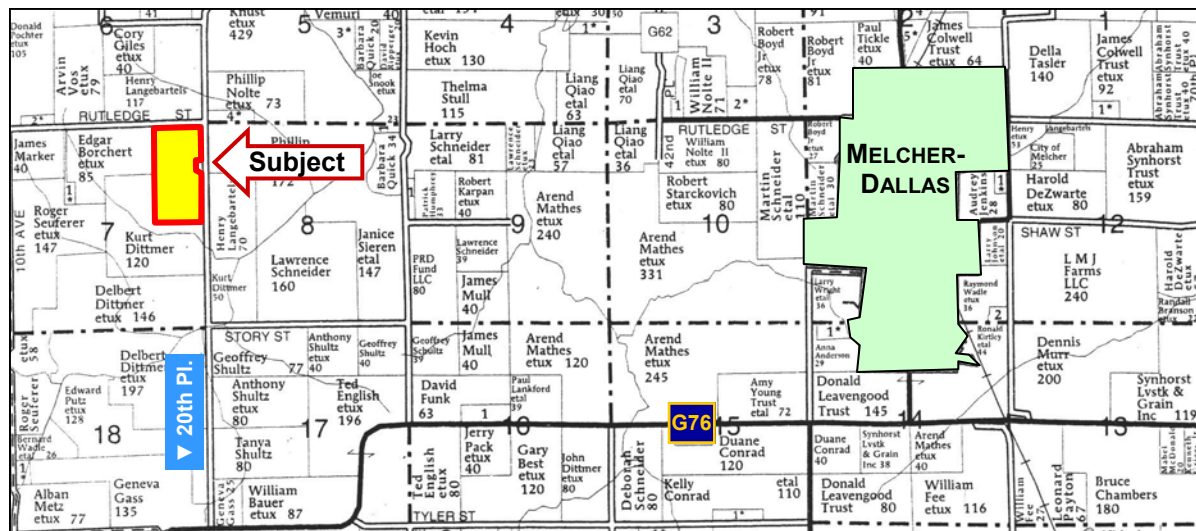




LAND FOR SALE

WE ARE PLEASED TO PRESENT

78.85 Acres, m/l - Marion County, Iowa



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Farm & Home Publishers, Ltd.

LOCATION: 3 miles west of Melcher-Dallas on Hwy. G76 to 20th Pl., then 1½ miles north. Property is on the west side of the road.

LEGAL DESCRIPTION: E½ NE¼ Except acreage all in Section 7, Township 74 North, Range 21 West of the 5th p.m. (Dallas Twp.) (Exact legal to be taken from abstract)

PRICE AND TERMS:

- \$303,575.00 \$3,850/Acre
- 10% down, balance due in cash at closing.

REAL ESTATE TAX:

Taxes Payable 2012-2013: \$1,486.00
Taxable Acres: 76.0
Tax per Acre: \$19.55

FSA DATA:

Part of Farm Number 5445, Tract 8328
Est. Crop Acres*: 66.6 (HEL) (including 60.7 in CRP)

Base/Yields	Direct	Counter-Cyclical
Corn Base*: 23.2	101	101

*Estimated - Final crop and base acres to be determined by local FSA office based on survey

CRP CONTRACTS: 60.7 Acres are in CRP with an annual income of \$12,384.62. Contract expires 9/30/2020.

LAND DESCRIPTION: Gently rolling to moderately sloping

SOIL TYPES & PRODUCTIVITY: Primary soils are Ladoga, Sharpsburg and Colo-Ely. See soil map on back for detail.

- CSR** 56.4 per County Assessor, based on 76 net taxable acres
- CSR:** 64.5 per AgriData, Inc. 2012, based on FSA crop acres

IMPROVEMENTS: Old barn, shed and grain bin

DRAINAGE: Natural Drainage + Tile (no maps)

WATER & WELL DATA: 6 feet deep, spring-fed well

POSSESSION: As agreed

COMMENTS:

- Farm is primarily in CRP.
- Adjacent church has right to park in Right-of-Way on NE corner of property.

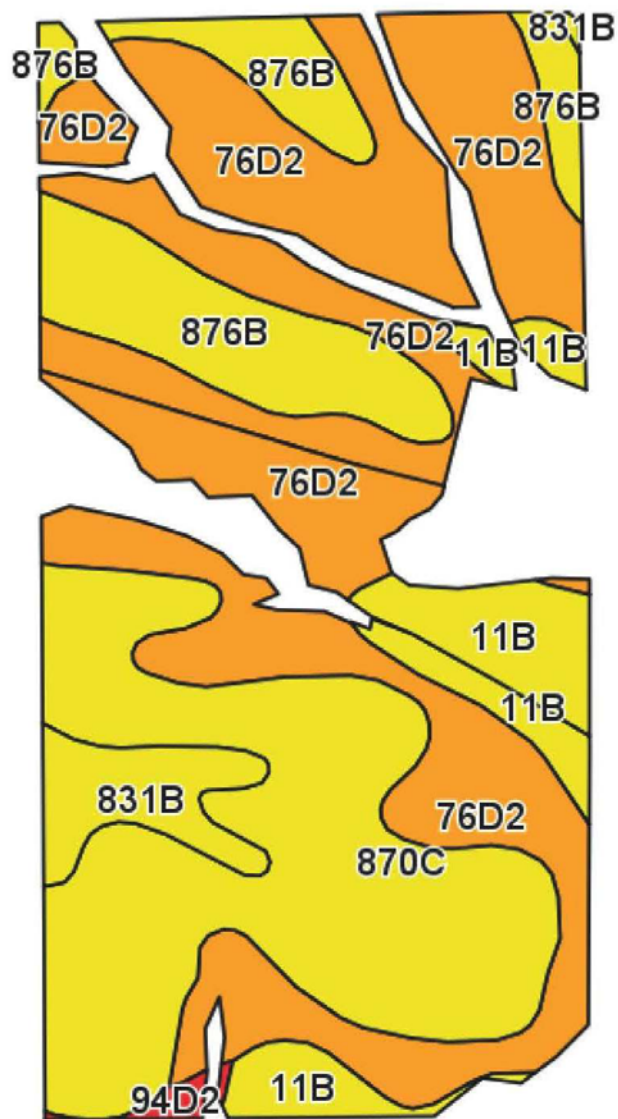
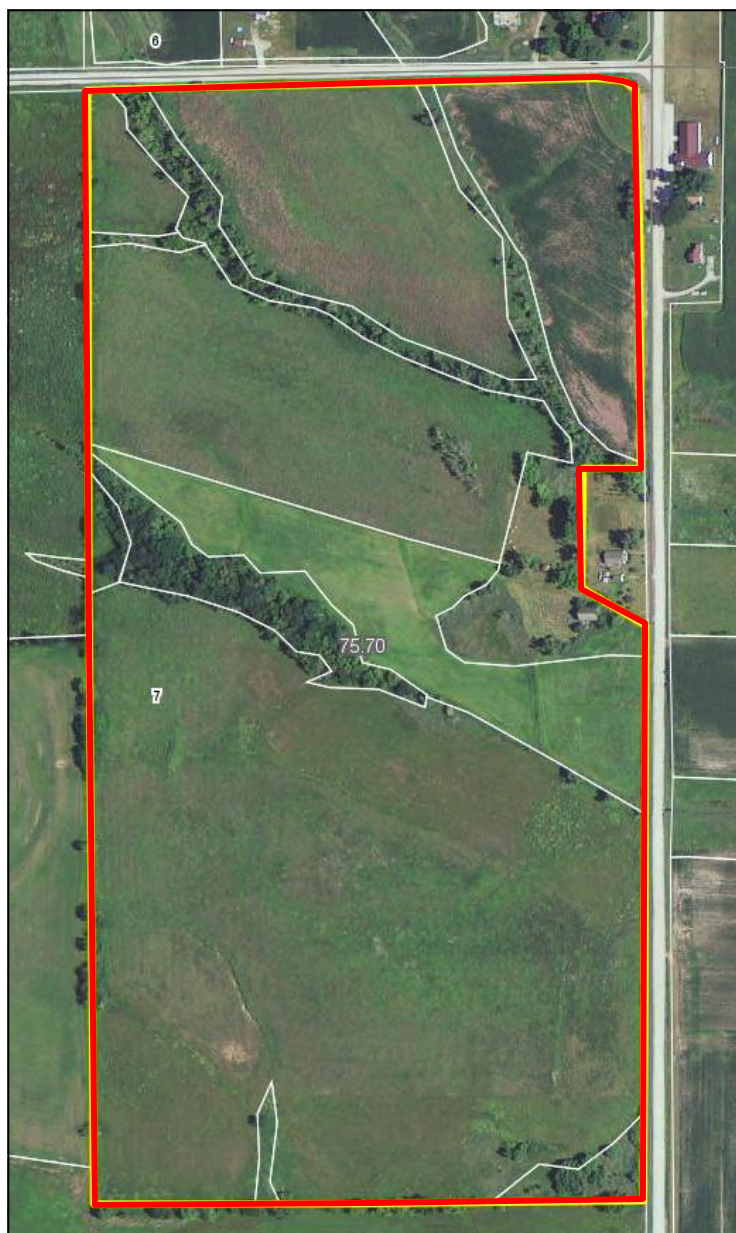
For additional information, contact **Kyle J. Hansen (KyleH@Hertz.ag)**

415 S. 11th St., PO Box 500, Nevada, IA 50201-0500
Telephone: 515-382-1500 or 800-593-5263

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 MAP



Drawn property boundaries are an approximate representation. Field borders provided by Farm Service Agency as of 5/21/2008. Soils data provided by USDA and NRCS. All soils information on this page is dated 1/21/2012.



Maps provided by:



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State: **Iowa**
County: **Marion**
Location: **7-74N-21W**
Township: **Dallas**
Acres: **66.6**
Date: **2/15/2013**

Code	Soil Description	Acres	Percent of field	CSR Legend	Non-Irr Class	CSR*
76D2	Ladoga silt loam, 9 to 14 percent slopes, moderately eroded	29.9	44.9%		IIIe	55
870C	Sharpsburg silty clay loam, benches, 5 to 9 percent slopes	19.1	28.7%		IIIe	72
876B	Ladoga silt loam, benches, 2 to 6 percent slopes	8.8	13.2%		Ile	79
11B	Colo-Ely silty clay loams, 2 to 5 percent slopes	5.8	8.7%		Ile	65
831B	Pershing silt loam, benches, 2 to 5 percent slopes	2.7	4.0%		IIIe	72
94D2	Caleb-Mystic loams, 9 to 14 percent slopes, moderately eroded	0.3	0.5%		IVe	35
Weighted Average						64.5