



**LAND FOR SALE**  
**WE ARE PLEASED TO PRESENT**

**81.62 Acres, mll - Dallas County, Iowa**

**LOCATION:** 1 mile north of Redfield on Hwy. P46 (El Paso Ave.)

**LEGAL DESCRIPTION:** E½ SW¼ NE¼, SE¼ NE¼ in Section 34; and N½ SW¼ NW¼ Except acreages in Section 35; all in Township 79 North, Range 29 West of the 5th p.m. (Linn Twp.)

**PRICE AND TERMS:**

- **PRICE REDUCED: \$241,000 \$2,952(+)/Ac**
- ~~\$257,103~~ ~~\$3,150/Acre~~
- 10% down, balance due in cash at closing.

**REAL ESTATE TAX:**

Taxes Payable 2012-2013: \$848.00  
 Taxable Acres: 81.62  
 Tax per Acre: \$10.39

**FSA DATA:**

Farm Number 4844, Tract 26101  
 Crop Acres: 10.4

Base/Yields	Direct	Counter-Cyclical
Corn Base: 5.8	103	103
Bean Base: 1.9	29	29

**LAND DESCRIPTION:** Level to steep

**SOIL TYPES:** Primary soils are Lester, Hayden and Clarion. See soil map on back for detail.

**CSR:** 73.1 per AgriData, Inc.

**SERVICES:** School District: West Central Valley  
 Trade Centers: Redfield, Adel, Stuart, Linden, Des Moines

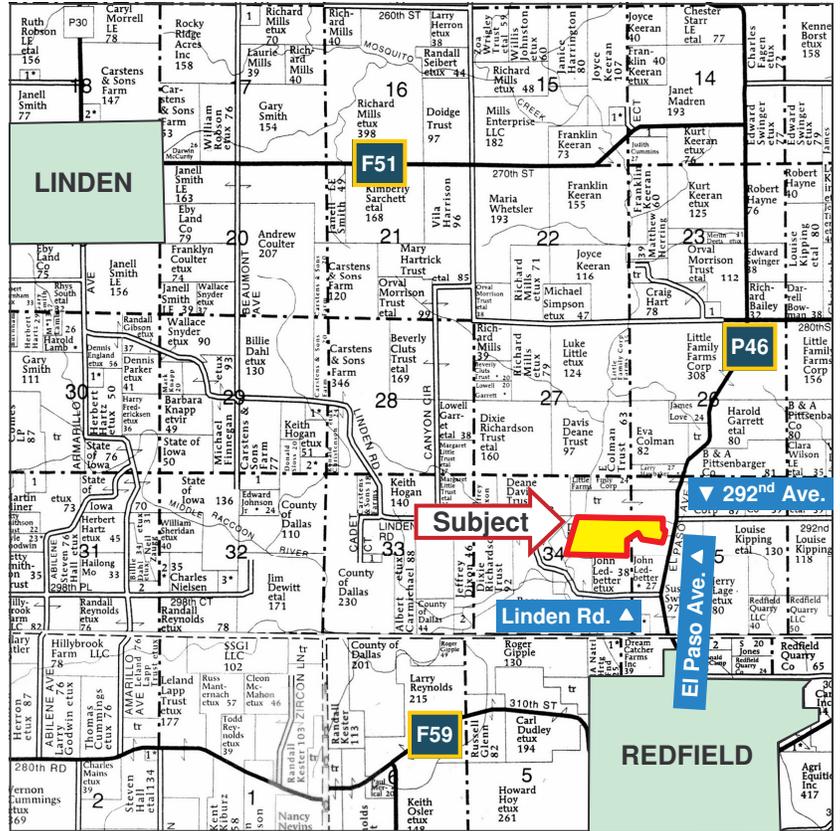
**IMPROVEMENTS:** None

**WATER & WELL DATA:** Mosquito Creek along west side of the property

**POSSESSION:** As agreed upon

**COMMENTS:**

- Nice property with cropland, pasture and recreation
- Northern Natural Gas has an easement on 21.62 acres paying \$20.00 per acre per year
- Easement payment increases annually by \$0.35 per acre per year



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

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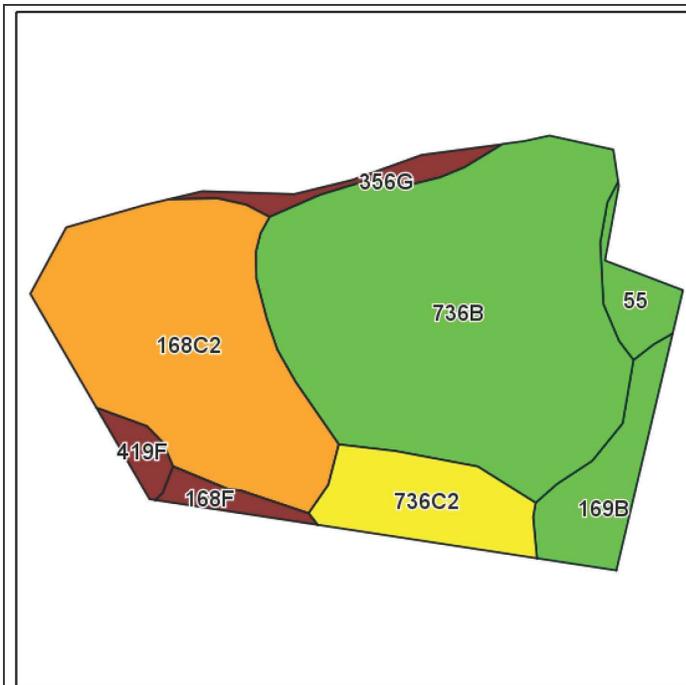
[www.Hertz.ag](http://www.Hertz.ag)

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.

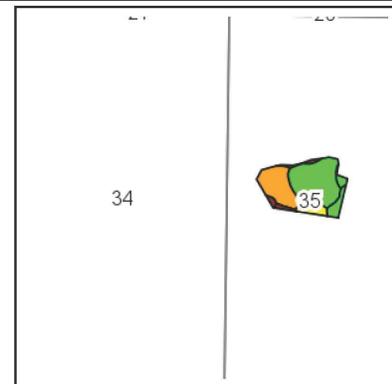
# AERIAL & SOIL MAPS



Property borders are hand drawn and are an approximate representation



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



State: **Iowa**  
County: **Dallas**  
Location: **34-79N-29W**  
Township: **Linn**  
Acres: **10.4**  
Date: **8/8/2012**



Maps provided by:



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Code	Soil Description	Acres	Percent of field	CSR Legend	Non-Irr Class	CSR	Corn	Soybeans
736B	Lester loam, 2 to 5 percent long slopes	5	48.7%		Ile	87	202	55
168C2	Hayden loam, 5 to 9 percent slopes, moderately eroded	3	28.6%		IIle	56	161	43
736C2	Lester loam, 5 to 9 percent long slopes, moderately eroded	0.9	8.4%		IIIle	70	180	49
169B	Clarion loam, 2 to 5 percent long slopes	0.6	6.3%		Ile	92	209	56
55	Nicollet loam, 1 to 3 percent slopes	0.3	2.8%		I	92	209	56
168F	Hayden loam, 18 to 25 percent slopes	0.2	1.6%		VIle	17	108	29
356G	Hayden-Storden loams, 25 to 50 percent slopes	0.2	2.1%		VIIle	5	92	25
419F	Vanmeter silt loam, 14 to 30 percent slopes	0.2	1.5%		VIIle	7	94	25
<b>Weighted Average</b>						<b>73.1</b>	<b>183.6</b>	<b>49.7</b>

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