



LAND FOR SALE

WE ARE PLEASED TO PRESENT

62 Acres, m/l - Story County, Iowa

LOCATION: Northwest corner of Nevada—Intersection of S14 and T Ave.

LEGAL DESCRIPTION: East 40 acres North 50 acres N½ SE¼ except N83' E90' and South 24 acres of Lot #14, SE¼, except Parcel "G" Slide 276, Page 5 and Lot #13, SE¼, all in Section 1, Township 83 North, Range 23 West of the 5th P.M.

PRICE AND TERMS:

- \$499,000 \$8,048/Acre
- 10% down, balance due in cash at closing.

REAL ESTATE TAX:

Payable in 2012-2013: \$1,052

Taxable Acres: 59.39

Tax per Acre: \$17.71

FSA DATA:

Farm Number 2734, Tract 9234 and

Farm Number 5899, Tract 11074

Crop Acres: 45.9 (4.4 HEL)

Base/Yields	Direct	Counter-Cyclical
Corn Base: 25.1	129	129
Bean Base: 15.8	37	37

CRP Contract:

Acres: 4.4

Annual Income: \$631

Expiration Date: September 30.2017

LAND DESCRIPTION: Mostly level to moderately sloping with greater slope near creek

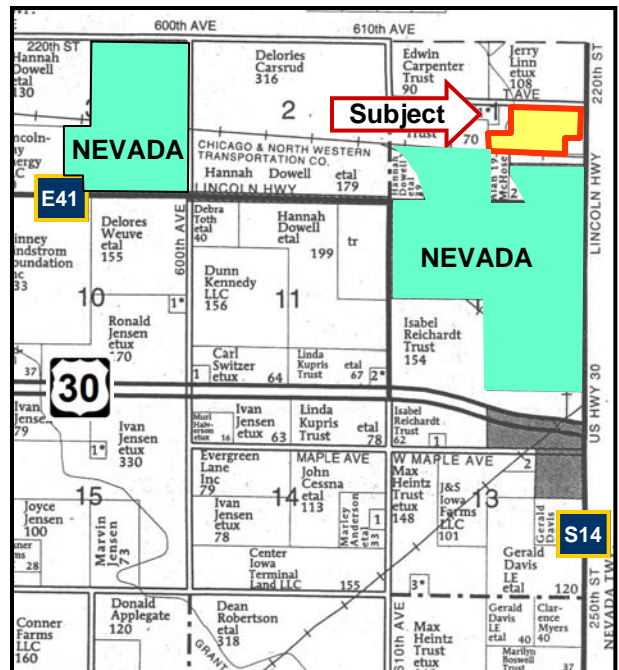
SOIL TYPES & PRODUCTIVITY: Primary soils are Clarion, Nicollet and Webster. See soil maps on back for detail.

- **CSR:** 68.33 per County Assessor, based on net taxable acres
- **CSR:** 86 per AgriData, Inc. 2012, based on FSA crop acres

SERVICES: School District: Nevada

IMPROVEMENTS: None

POSSESSION: As agreed. Open lease for 2013



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COMMENTS:

- Nice mix of good tillable, plus some recreation acres
- 1960-1970 city solid waste disposal site currently in trees

For additional information, contact Marv Huntrods

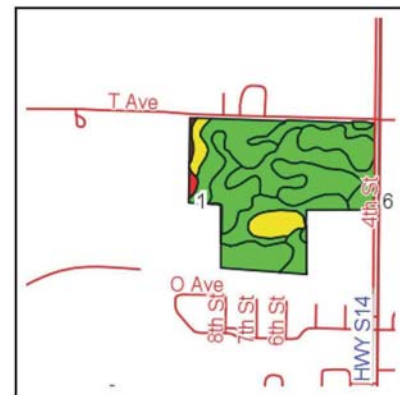
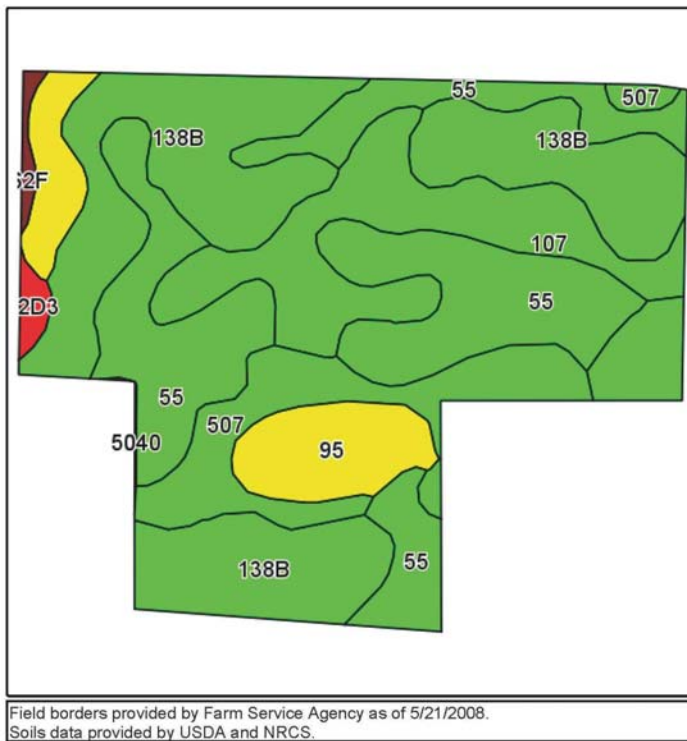
415 S. 11th St., Nevada, Iowa 5020

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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



State: Iowa
County: Story
Location: 1-83N-23W
Township: Grant
Acres: 41.5
Date: 12/21/2012

Hertz
Farm Management, Inc.
Caring for You and Your Farm

Maps provided by:



surety
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Code	Soil Description	Acres	Percent of field	CSR Legend	Non-Irr Class	CSR*	Corn	Soybeans
138B	Clarion loam, 2 to 5 percent slopes	14.9	35.5%		Ile	86	206	56
55	Nicollet loam, 1 to 3 percent slopes	12.1	29.2%		I	94	217	59
107	Webster clay loam, 0 to 2 percent slopes	6	14.6%		Ilw	89	210	57
507	Canisteo clay loam, 0 to 2 percent slopes	4.3	10.3%		Ilw	84	203	55
95	Harps loam, 1 to 3 percent slopes	2.4	5.8%		Ilw	66	179	48
138C2	Clarion loam, 5 to 9 percent slopes, moderately eroded	1.3	3.1%		Ile	68	182	49
62D3	Storden loam, 9 to 14 percent slopes, severely eroded	0.3	0.8%		IVe	39	143	39
62F	Storden loam, 18 to 25 percent slopes	0.2	0.6%		Vle	13	108	29
Weighted Average						86	205.9	55.9

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