



**We are Pleased to
Present for Sale**

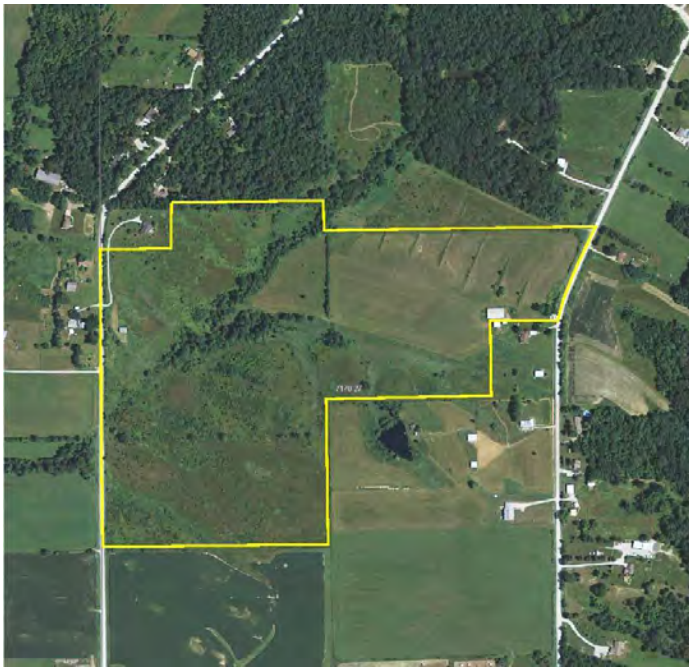
**Ashby Farm
84 Acres m/l
Johnson County, Iowa**



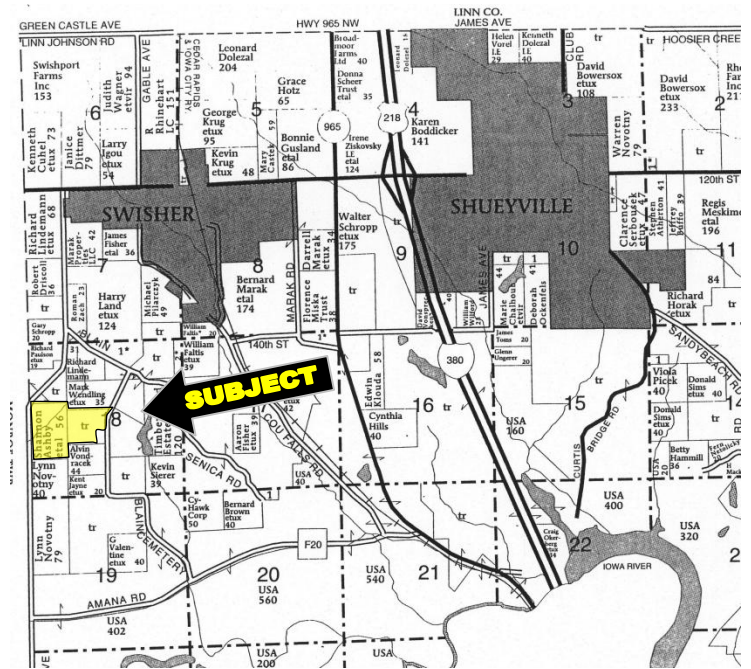
OWNER:	Shannon Ashby.
LOCATION:	From Swisher: 1 mile west on the Swisher Blacktop and 1 ½ miles south on Green Castle Avenue.
ADDRESS:	1497 Blain Cemetery Road, Swisher, Iowa 52338
LEGAL DESCRIPTION:	The NW ¼ SW ¼ and S ½ SW ¼ NW ¼ and that part of the NE ¼ SW ¼; all in Section 18, Township 81 North, Range 7 West of the 5 th P.M., Johnson County, Iowa.
PRICE & TERMS:	\$588,000 - \$7,000 per acre – 10% upon acceptance of offer and balance in cash at closing.
POSSESSION:	Negotiable.
TAXES:	2011-2012, payable 2012-2013 – \$1,380.00 – net - \$16.63 per taxable acre. There are 82.98 taxable acres.
BUILDINGS:	
<i>Machine Shed:</i>	54' x 90'; concrete floor, built in 1991.
<i>Open Front Cattle Shed:</i>	30' x 40'.
AVERAGE CSR:*	ArcView Software indicates a CSR of 54.3. The Johnson County Assessor indicates an average CSR of 54.57 on the entire farm.
SCHOOL DISTRICT:	College Community School District.
BROKER'S COMMENTS:	This is a beautiful property with rolling hills, trees and a creek. This would make an attractive setting to build your dream home. The 50' x 90' machine shed is in like-new condition and would work well for storage or a contractor.

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.

Aerial Map



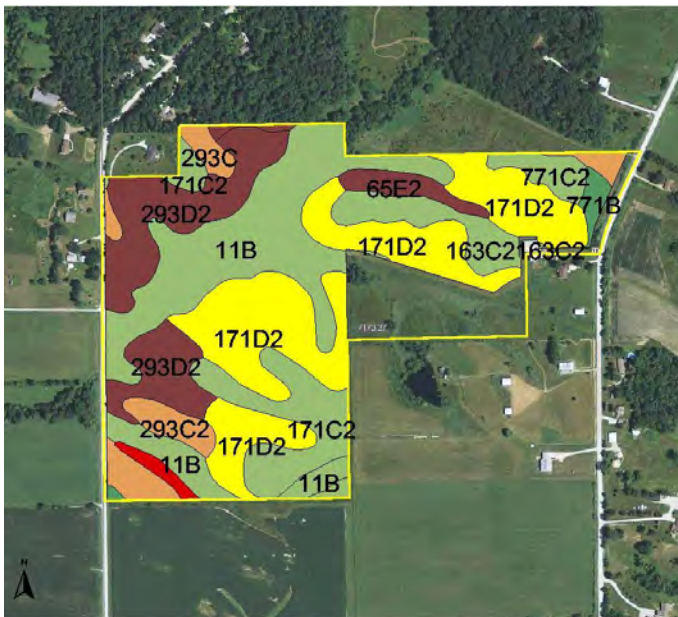
Plat Map



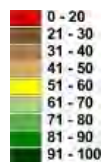
Jefferson Township 18-81-7

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.



Measured Tillable Acres	75.7	Average CSR	54.3		
Soil Label	Soil Name	CSR	Corn Yield	Soybean Yield	Acres
11B	Colo-Ely complex, 2 to 5 percent	70	177	48	18.96
163C	Fayette silt loam, 5 to 9 percent	70	177	48	
163C2	Fayette silt loam, 5 to 9 percent	68	174	47	3.85
171C2	Bassett loam, 5 to 9 percent slop	64	168	45	7.29
171D2	Bassett loam, 9 to 14 percent slc	54	155	42	22.60
293C	Chelsea-Lamont-Fayette comple	40	136	37	1.00
293C2	Chelsea-Lamont-Fayette comple	38	133	36	4.24
293D	Chelsea-Lamont-Fayette comple	30	123	33	0.34
293D2	Chelsea-Lamont-Fayette comple	28	120	32	11.76
293E	Chelsea-Lamont-Fayette comple	20	109	29	0.74
65E2	Lindley loam, 14 to 18 percent sl	28	120	32	1.85
771B	Waubeek silt loam, 2 to 5 percer	87	199	54	0.92
771C2	Waubeek silt loam, 5 to 9 percer	70	177	48	2.13



WE ARE PLEASED TO OFFER THESE SERVICES

APPRAISALS ✦ REAL ESTATE SALES ✦ FARM MANAGEMENT

FOR MORE INFORMATION EMAIL: **TROY LOUWAGIE** AT TROYL@HERTZ.AG

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

REID #: 010-1321-1

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PHOTOS



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