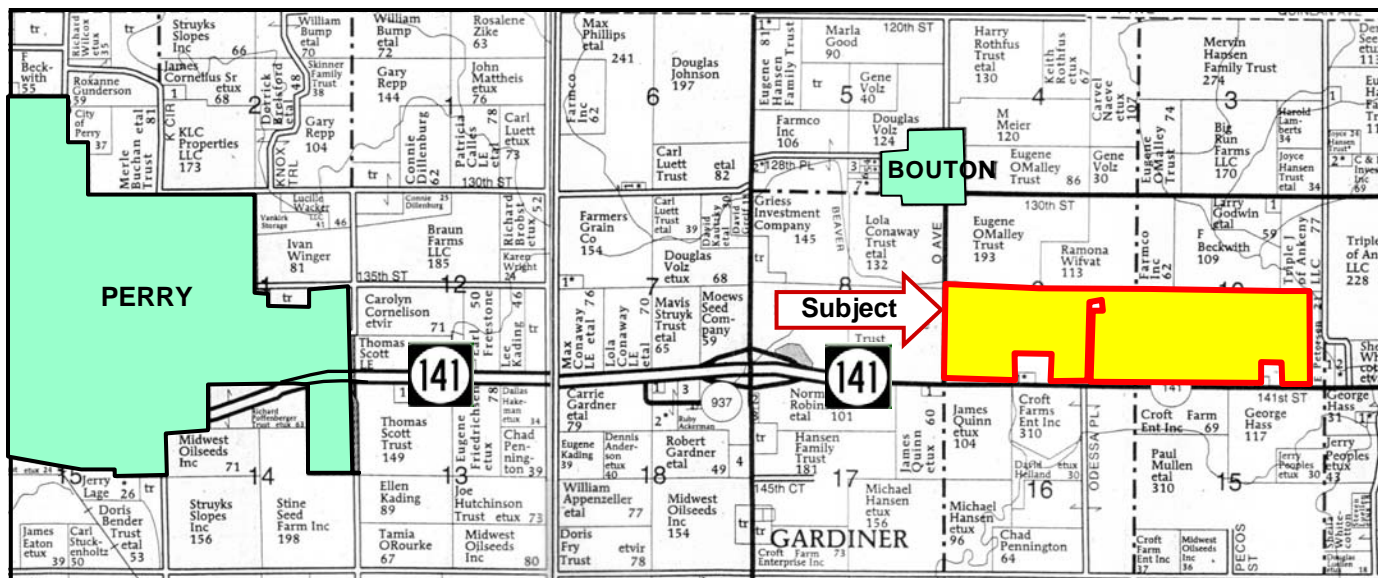




## LAND FOR SALE

WE ARE PLEASED TO PRESENT

567 Acres, m/l - Dallas County, Iowa



Map reproduced with permission of Farm & Home Publishers, Ltd.

**LOCATION:** 3 miles east of Perry on Hwy. 141

**LEGAL DESCRIPTION:** S½ Section 9 (except Parcels "A", "B", and "C") and Parcel "A" in the SW¼ and Parcel "B" (Except Parcel "C") in the S½ Section 10, all in T-81-N, R-27-W of the 5th P.M., (Beaver Twp.)

**PRICE AND TERMS:**

- \$7,087,500 \$12,500/Acre
- 10% down, balance due in cash at closing.

**REAL ESTATE TAX:**

Payable in 2012-2013: \$14,552  
Taxable Acres: 566.99  
Tax per Acre: \$25.67

**FSA DATA:**

Farm Number 6599, Tracts 26382, 26383, 26384 & 27094

Crop Acres: 540.9 + 13.5 Ac. brought out of CRP for 2013 + 5 Ac. subject to FSA final determination

Base/Yields	Direct/Counter-Cyclical
Corn Base: 301.2	118/126
Bean Base: 213.4	32/35

**DRAINAGE:** Natural plus tile

**LAND DESCRIPTION:** Level to moderately sloping

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

**CSR:** 75.6 **SOURCE:** AgriData, Inc. 2012

**SERVICES:** Perry School District

**IMPROVEMENTS:** Newer 48,000 bu. bin

**POSSESSION:** As agreed. Open lease for 2013

**COMMENTS:** Nice opportunity to buy a large quality tract. Fall tillage and crop inputs to be reimbursed to Sellers.

**OWNERS:** Bouton Farms LLC & Ryan Ruisch

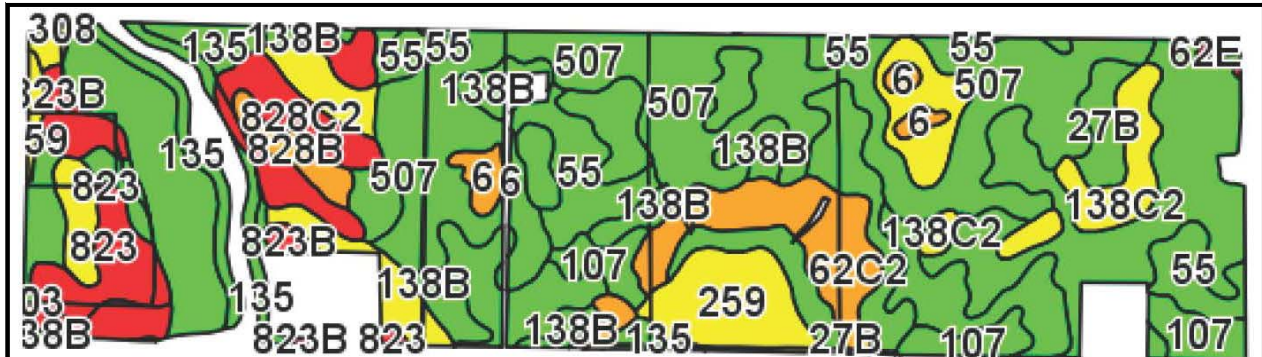
**For additional information, contact Marv Huntrods (MarvH@Hertz.ag)**

415 S. 11th St., Nevada, Iowa 50201  
Telephone: 515-382-1500 or 800-593-5263

[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



Maps provided by:



©AgriData, Inc 2008  
www.AgriDataInc.com

State:	Iowa
County:	Dallas
Location:	9-81N-27W
Township:	Beaver
Acres:	553.4
Date:	11/29/2012

*FSA borders provided by the Farm Service Agency as of May 23, 2008. Soils data provided by USDA and NRCS.*

Code	Soil Description	Acres	Percent of field	CSR Legend	Non-Irr Class	CSR*
507	Canisteo silty clay loam, 0 to 2 percent slopes	114.3	20.6%		IIw	82
138B	Clarion loam, 2 to 5 percent slopes	107.8	19.5%		IIe	84
55	Nicollet loam, 1 to 3 percent slopes	66.2	12.0%		I	92
135	Coland clay loam, 0 to 2 percent slopes	52.1	9.4%		IIw	80
259	Biscay clay loam, 32 to 40 inches to sand and gravel, 0 to 2 percent slopes	46.3	8.4%		IIw	77
62C2	Storden loam, 5 to 9 percent slopes, moderately eroded	28.8	5.2%		IIIe	53
828C2	Zenor sandy loam, 5 to 9 percent slopes, moderately eroded	21.8	3.9%		IIIe	31
107	Webster silty clay loam, 0 to 2 percent slopes	18	3.2%		IIw	87
27B	Terril loam, 2 to 5 percent slopes	16.3	3.0%		IIe	82
138C2	Clarion loam, 5 to 9 percent slopes, moderately eroded	16.2	2.9%		IIIe	66
823	Ridgeport sandy loam, 0 to 2 percent slopes	13.8	2.5%		IIIs	38
95	Harps loam, 0 to 2 percent slopes	11.6	2.1%		IIw	64
203	Cylinder loam, 32 to 40 inches to sand and gravel, 0 to 2 percent slopes	10.5	1.9%		IIs	80
823B	Ridgeport sandy loam, 2 to 5 percent slopes	8.5	1.5%		IIIe	35
6	Okoboji silty clay loam, 0 to 1 percent slopes	6.5	1.2%		IIlw	59
828B	Zenor sandy loam, 2 to 5 percent slopes	6.5	1.2%		IIIe	46
829D2	Zenor-Storden complex, 9 to 14 percent slopes, moderately eroded	6	1.1%		IVe	28
308	Wadena loam, 32 to 40 inches to sand and gravel, 0 to 2 percent slopes	1.8	0.3%		IIs	73
62E	Storden loam, 14 to 18 percent slopes	0.4	0.1%		IVe	30
Weighted Average						75.6

***WE ARE PLEASED TO OFFER THESE SERVICES***

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