



LAND FOR SALE

WE ARE PLEASED TO PRESENT

106 Acres, m/I - Story County, Iowa

LOCATION: 1½ miles northeast of Huxley on the west side of 560th Ave. or 5 miles southeast of Ames.

LEGAL DESCRIPTION: SE¼ NE¼ and E½ SE¼ Section 12, Except the South 100' of the SE¼ SE¼ and Except Parcel "C" in the SE corner of the SE¼ SE¼ all in Township 82 North, Range 24 West of the 5th p.m.

PRICE AND TERMS:

- \$1,155,400 \$10,900/Acre
- 10% down, balance due in cash at closing.

REAL ESTATE TAX:

Taxes Payable 2012-2013: \$3,366

Taxable Acres: 103.1

Tax per Acre: \$32.65

FSA DATA:

Farm Number 6330

Crop Acres: 105.66

Base	Yields - Direct Counter-Cyclical
Corn Base: 70.4	128/128
Bean Base: 35.3	27/27

LAND DESCRIPTION: Level to gently rolling, well drained soils.

SOIL TYPES & PRODUCTIVITY:

Primary soils are Clarion, Nicollet, Webster and Canisteo. See soil map on back for detail.

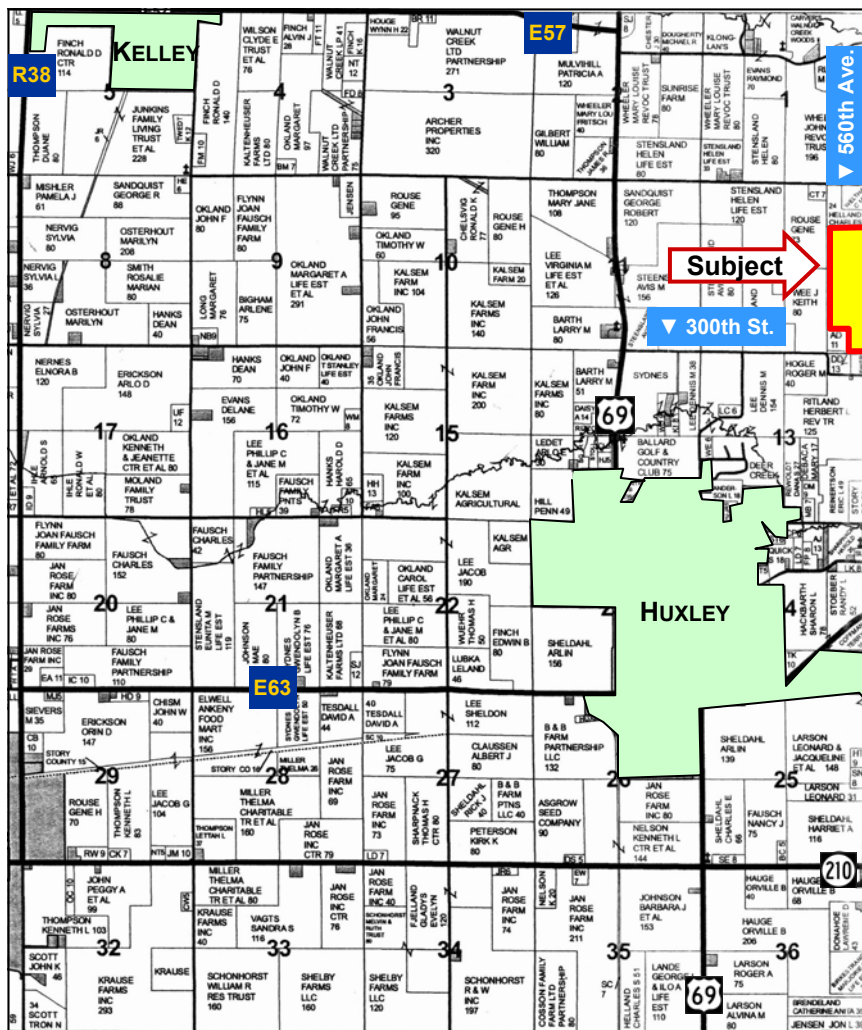
- **CSR** 83.5 per County Assessor, based on net taxable acres
- **CSR:** 84.1 per AgriData, Inc. 2012, based on FSA crop acres
- **CSR2:** 81.2 per AgriData, Inc. 2012, based on FSA crop acres (see back for CSR/CSR2 information)

IMPROVEMENTS: None

DRAINAGE: Natural plus tile (See drainage map from NRCS on back).

WATER & WELL DATA: No wells

POSSESSION: As agreed. Full possession after 2012 harvest.



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For additional information, contact **Bill Vogel (BillV@Hertz.Ag)**

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