

LAND FOR SALE

WE ARE PLEASED TO PRESENT

106 Acres, m/l - 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

Yields - Direct

Base 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)

415 South 11th • PO Box • Nevada, IA 50201 Telephone: 515-382-1500

www.hfmgt.com

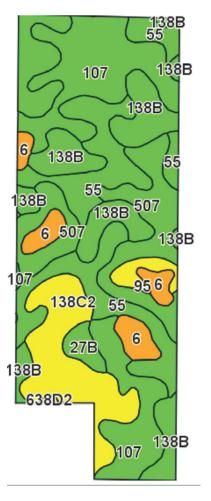
The information in this brochure is from sources deemed to be reliable but it cannot be guaranteed by Hertz Real Estate Services, Inc. or its staff.

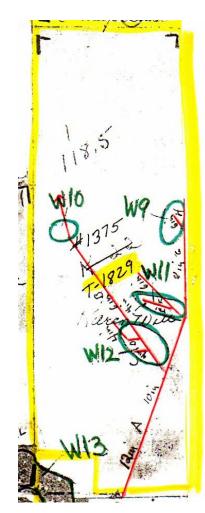
Listing 000-3232-1

AERIAL CSR/CSR2 SOIL MAP









Code	Soil Description	Non-Irr Class		% of field	CSR Legend	CSR 1/21/12	CSR(2) Legend		Corn Yield	Bean Yield
55	Nicollet loam, 1 to 3 percent slopes	I	26.6	25.1%		94		85	217	59
107	Webster clay loam, 0 to 2 percent slopes	llw	24.3	23.0%		89		83	210	57
138B	Clarion loam, 2 to 5 percent slopes	lle	16.6	15.7%		86		84	206	56
507	Canisteo clay loam, 0 to 2 percent slopes	llw	14.5	13.8%		84		84	203	55
138C2	Clarion loam, 5 to 9 percent slopes, moderately eroded	IIIe	13.8	13.0%		68		78	182	49
6	Okoboji silty clay loam, 0 to 1 percent slopes	IIIw	5.8	5.5%		59		56	170	46
95	Harps loam, 1 to 3 percent slopes	llw	2	1.9%		66		64	179	48
27B	Terril loam, 2 to 5 percent slopes	lle	1.9	1.8%		86		84	206	56
638D2	Clarion-Storden loams, 9 to 14 percent slopes, moderately erode	IIIe	0.2	0.2%		51		43	159	43
	Weighted Average							81.2	203.3	55.52

CSR/CSR2 UPDATE: The State of Iowa has historically used Corn Suitability Rating (**CSR**) as its soil productivity index. To better recognize soil type variability, the USDA Natural Resources Conservation Services (NRCS) is in the process of reclassifying soil map units in various Iowa



counties. In recognition of this change and in an effort to make the CSR more consistent across the state, lowa State University has developed a new formula called **CSR2**, which does not directly correlate to the previous CSR values, but *replaces* them. There may be a significant difference between the old CSR value and the new CSR2 value on any given farm. We are providing both CSR and CSR2 information during this transition period to illustrate any changes. For additional information regarding CSR2, please see the link on our website at www.HERTZ.ag.