



We are Pleased to Present for Sale

Justice Farm 40 Acres m/l Benton County, Iowa

OWNERS:	Corvin C. and Janeen A. Justice.
LOCATION:	From Urbana: ½ mile west on 55 th Street (Highway 363), ½ mile south on 31 st Avenue. This farm is located on the southwesterly edge of Urbana.
LEGAL DESCRIPTION:	NW ½ SW ¼ Ex Parcel B, of Section 34, Township 86 North, Range 9 West of the 5 th P.M., Benton County, Iowa.
PRICE & TERMS:	\$304,000.00 - \$7,600 per acre – 10% upon acceptance of offer and balance in cash at closing.
POSSESSION:	Negotiable. Subject to a 2012 Cash Rent Lease.
TAXES:	2011-2012, Payable 2012-2013 – \$976.00 – net – \$25.06 per taxable acre. There are 38.94 taxable acres.
SCHOOL DISTRICT:	Center Point/Urbana Community School District.
CROPLAND INFO:	There are approximately 27.0 cropland acres.
AVERAGE CSR:*	ArcView Software indicates a CSR of 72.3 on the cropland acres. The Benton County Assessor indicates a CSR of 71.03 on the entire farm.
CITY SERVICES:	There is city water and sewer located along the north boundary of this farm.
BUILDINGS:	None.
BROKER'S COMMENTS:	This is a good income producing farm with great location. This would make an ideal home site or the potential for future residential development. There is city water and sewer located along the north boundary. This farm could also be divided into two parcels.

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



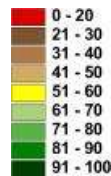
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CSR: Calculated using ArcView 3.2 software

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	27.6	Average CSR	72.3		
			Corn	Soybean	
Soil Label	Soil Name	CSR	Yield	Yield	Acres
198B	Floyd loam, 1 to 4 percent slopes	77	190	51	0.22
391B	Clyde-Floyd complex, 1 to 4 perc	74	186	50	0.01
408C	Olin fine sandy loam, 5 to 9 perc	65	174	47	14.30
83B	Kenyon loam, 2 to 5 percent slop	87	203	55	4.16
84	Clyde silty clay loam, 0 to 2 perc	77	190	51	8.94



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APPRAISALS ✦ REAL ESTATE SALES ✦ FARM MANAGEMENT

FOR MORE INFORMATION EMAIL: **TROY LOUWAGIE** AT TLOUWAGIE@MTV.HFMGT.COM

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