



LAND FOR SALE

WE ARE PLEASED TO PRESENT

23.45 Acres, m/l - Marshall County, Iowa

LOCATION: 1 mile west of St. Anthony on E23, then south 1/4 mile on Binford Ave. (**1638 Binford Ave.**)

LEGAL DESCRIPTION: Parcel "A" in the W $\frac{1}{2}$ NW $\frac{1}{4}$ and NW $\frac{1}{4}$ SW $\frac{1}{4}$ of Section 5, T-84-N, R-20-W of the 5th P.M., (Minerva Twp.)

PRICE AND TERMS:

- \$99,000
- 10% down, balance due in cash at closing.

REAL ESTATE TAX:

Taxes Payable in 2012-2013: \$588

Taxable Acres: 23.45

Tax per Acre: \$25.07

FSA DATA:

Farm Number 4497, Tract 8608

Crop Acres: 6.4 HEL

Base/Yields	Direct/Counter-Cyclical
Corn Base: 3.4	118/118
Oat Base: 0.5	61/ 61

LAND DESCRIPTION: Gently sloping to moderately steep

SOIL TYPES: Primary soils are Coland-Terril and Clarion. See soil map on back for detail.

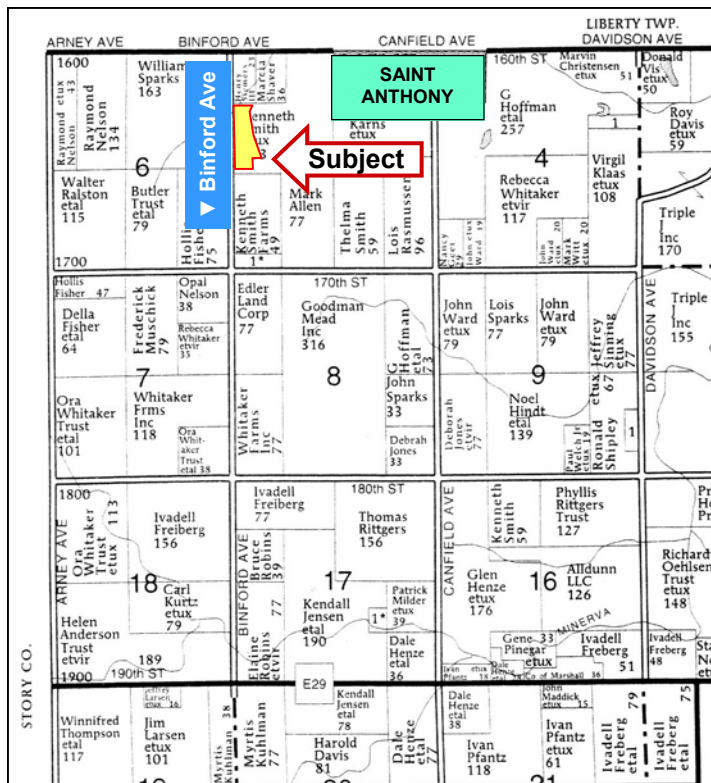
CSR: 62.4 **SOURCE:** Agri Data, Inc. 2012

SERVICES: School District — West Marshall

WATER & WELL DATA: Rural water

POSSESSION: As agreed

COMMENTS: Currently all in pasture but nice acreage for new home.



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IMPROVEMENTS.



40' x 48' cattle shed, 45' x 50' machine shed and older double crib

For additional information, contact Marv Huntrods

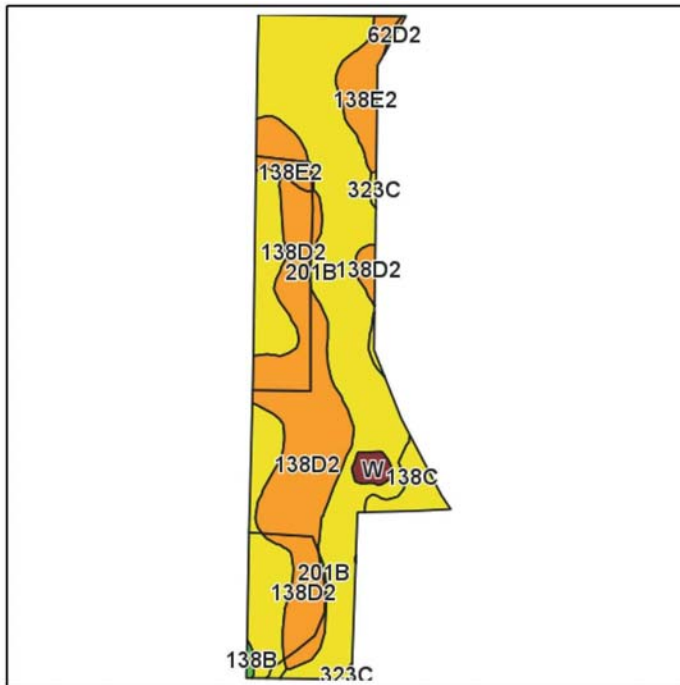
415 S 11th St., P.O. Box 500, Nevada, Iowa 50201

Telephone: 515-382-1500

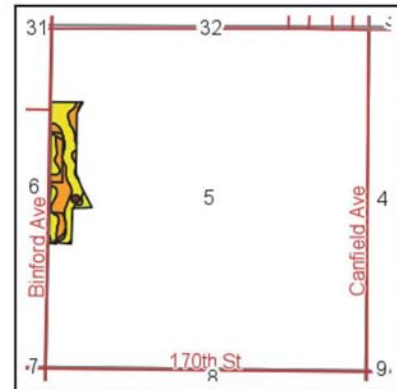
www.hfmgt.com

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.

AERIAL & SOIL MAPS



Field borders provided by Farm Service Agency as of 5/21/2008.
Soils data provided by USDA and NRCS.



State: Iowa
County: Marshall
Location: 5-84N-20W
Township: Minerva
Acres: 24.1
Date: 8/8/2012



Maps provided by:



Code	Soil Description	Acres	Percent of field	CSR Legend	Non-Irr Class	CSR	Corn	Soybeans
201B	Coland-Terril complex, 2 to 5 percent slopes	10.1	42.0%		IIw	67	183	49
138D2	Clarion loam, 9 to 14 percent slopes, moderately eroded	6.9	28.8%		IIIe	58	171	46
138C	Clarion loam, 5 to 9 percent slopes	4.6	19.0%		IIIe	70	188	51
138E2	Clarion loam, 14 to 18 percent slopes, moderately eroded	2	8.3%		IVe	47	156	42
W	Water	0.3	1.3%			0		
138B	Clarion loam, 2 to 5 percent slopes	0.1	0.2%		Ile	86	209	56
323C	Terril loam, sandy substratum, 5 to 9 percent slopes	0.1	0.3%		IIIe	75	194	52
Weighted Average						62.4	175.8	47.3

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