



LAND FOR SALE

WE ARE PLEASED TO PRESENT

20.2 Acres, m/l - Franklin County, Iowa

LOCATION: From Latimer: Go north 1¼ miles on Heather Ave. Property lies on the east side of Heather Ave.

From I-35: At Exit 170, go East on County Road C25/190th St. and take first road south (Heather Ave.). Property lies just south of 190th St. and east of Heather Ave.

LEGAL DESCRIPTION: All that part of the NW¼ NW¼ lying southeasterly or southerly from the centerline of relocated side road all in Section 8, Township 92 North, Range 21 West of the 5th p.m. (Marion Twp.)

PRICE AND TERMS:

- \$183,350 \$9,077/Acre
- 10% down, balance due in cash at closing.

REAL ESTATE TAX:

Payable in 2012-2013: \$496.00

Taxable Acres: 20.2

Tax per Acre: \$24.55

FSA DATA:

Farm Number 508, Tract 1038

Crop Acres: 19.3 acres classified NHEL

Base/Yields	Direct	Counter-Cyclical
Corn Base: 9.5	120	151
Bean Base: 9.4	34	41

LAND DESCRIPTION: Level

SOIL TYPES: Primary soils are Nicollet and Webster. See soil map on back for detail.

CSR: 86.2 per AgriData, Inc.

SCHOOL DISTRICT: CAL Community

IMPROVEMENTS: None

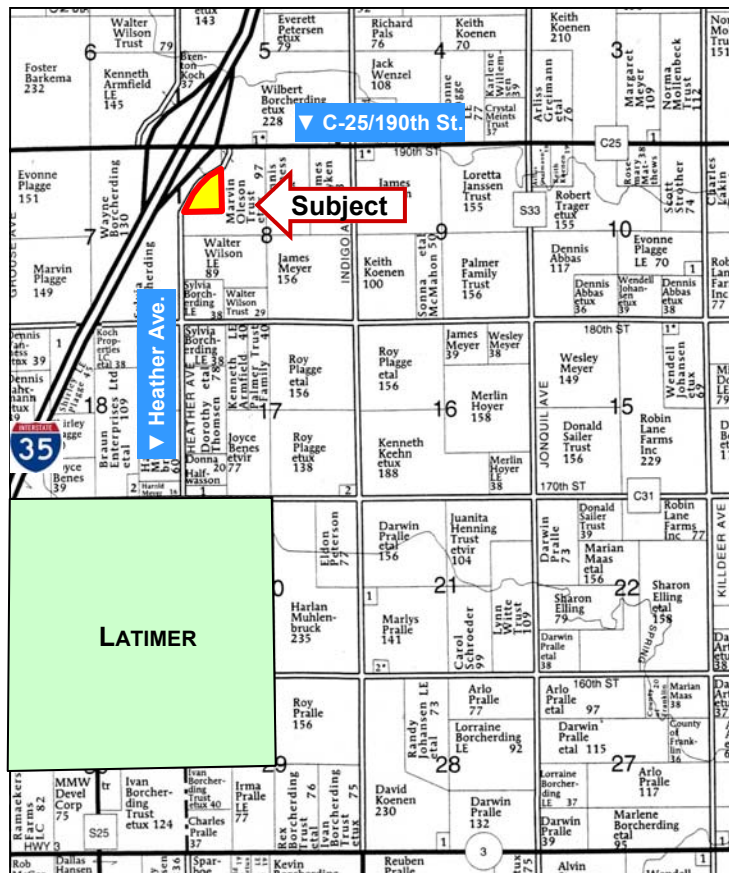
DRAINAGE: Tile and natural

WATER & WELL DATA: None

POSSESSION: As agreed

EASEMENT: Property includes an easement for an ammonia pipeline running across the property.

COMMENTS: High quality cropland located next to Interstate 35, Exit 170. Farm is currently custom operated.



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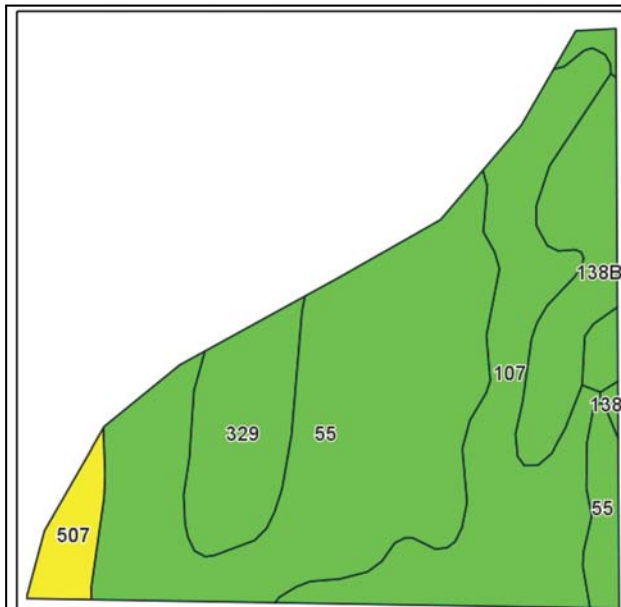
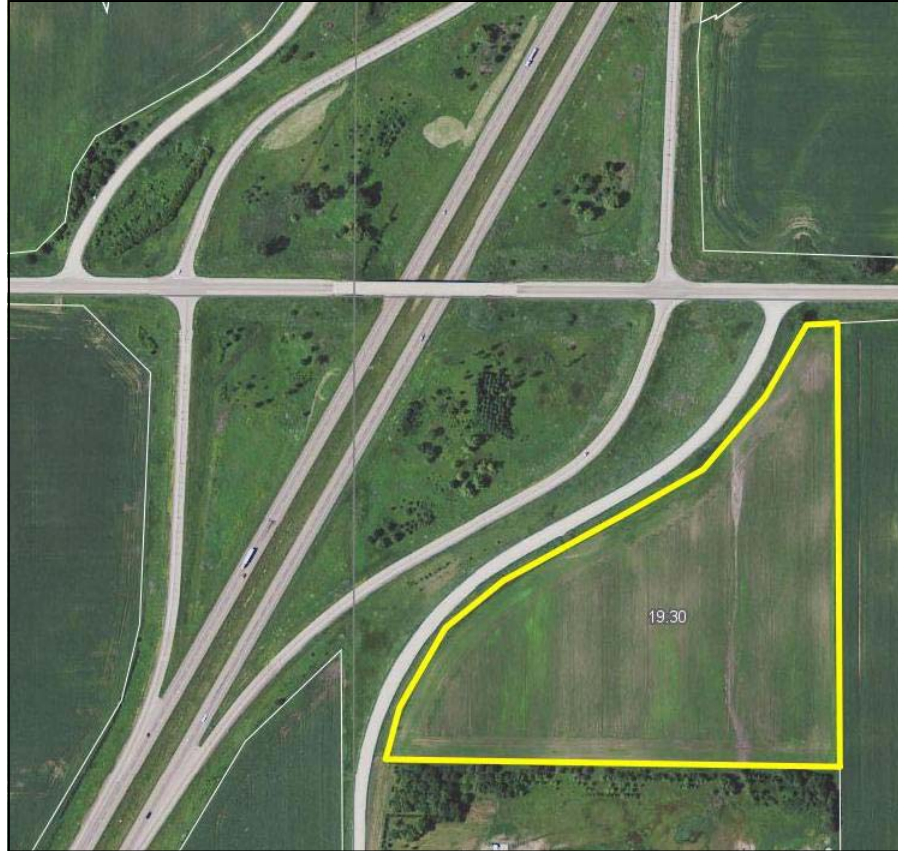
For additional information, contact Chris Smith

415 South 11th • PO Box • Nevada, IA 50201
Telephone: 515-382-1500 or 1-800-593-5263

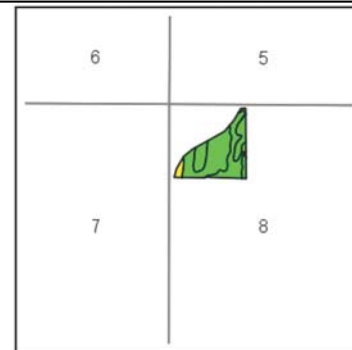
www.hfmgt.com

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: Franklin
Location: 8-92N-21W
Township: Marion
Acres: 19.3
Date: 5/31/2012

Hertz
Farm Management, Inc.
Caring for You and Your Farm

Maps provided by:



surety
AGRI DATA, INC. 2012
www.AgrDataInc.com

Code	Soil Description	Acres	Percent of field	CSR Legend	Non-Irr Class	CSR	Corn	Soybeans
55	Nicollet loam, 1 to 3 percent slopes	9	46.6%		I	89	210	57
107	Webster silty clay loam, 0 to 2 percent slopes	5	25.8%		IIW	84	203	55
329	Webster-Nicollet complex, 1 to 3 percent slopes	2.5	13.0%		IIW	86	206	56
138B	Clarion loam, 2 to 5 percent slopes	2.1	10.9%		IIe	82	201	54
507	Canisteo silty clay loam, 0 to 2 percent slopes	0.7	3.7%		IIW	79	197	53
Weighted Average						86.2	206.2	55.9

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