



**We are Pleased to
Present for Sale**

**Lasansky Farm
40 Acres m/l
Johnson County, Iowa**

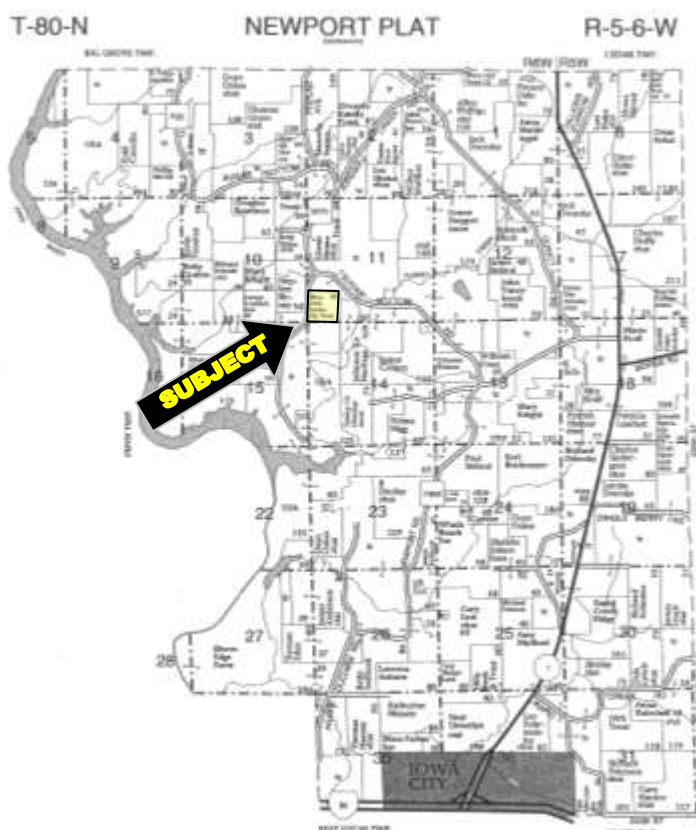
OWNERS:	Emilia and Mauricio Lasansky Trust
LOCATION:	From Iowa City, Intersection of I-80 and Highway 1: 4 miles north on Highway 1, 1 ¼ miles west on Newport Road, 2 miles north on Sugar Bottom Road, and ¼ mile south on Anchorage Road. The farm is located on the east side of the road.
LEGAL DESCRIPTION:	Tract 1 of the Survey in the S ½ SW ¼ and SW ¼ SE ¼ Section 11, Township 80 North, Range 6 West of the 5 th P.M. and E ½ NW ¼ and NW ¼ NE ¼ Section 14, Township 80 North, Range 6 West of the 5 th P.M., Johnson County, Iowa, according to the survey thereof recorded in Book 20 at Page 14, of the Survey Records of Johnson County.
PRICE & TERMS:	\$370,000 - \$9,250/acre - 10% upon acceptance of offer and balance at closing.
POSSESSION:	Negotiable, subject to 2012 cash rent lease.
TAXES:	2010-2011, Payable 2011-2012 – \$510 – net – \$13.08 per taxable acre. There are 39 taxable acres.
SCHOOL DISTRICT:	Solon Community School District.
AVERAGE CSR:*	ArcView Software indicates a CSR of 53.9 on the pasture acres. The Johnson County Assessor indicates a CSR of 44.03 on the entire farm.
BUILDINGS:	None.
BROKER'S COMMENTS:	This farm is ideally located north of Iowa City in the rolling hills of Johnson County. This would make an attractive site and includes many mature oak trees.

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

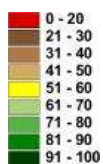


CSR: Calculated using ArcView 3.2 software

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	19.6	Average CSR	53.9	Corn Yield	Soybean Yield	Acres
Soil Label	Soil Name	CSR				
163B	Fayette silt loam, 2 to 5 percent	85	197	53	1.73	
163C2	Fayette silt loam, 5 to 9 percent	68	174	47	9.02	
163D2	Fayette silt loam, 9 to 14 percent	58	160	43	1.64	
16300	Fayette silt loam, 14 to 18 percent	48	147	40	0.01	
163F	Fayette silt loam, 18 to 25 percent	30	123	33	0.03	
163F2	Fayette silt loam, 18 to 25 percent	28	120	32	7.19	



WE ARE PLEASED TO OFFER THESE SERVICES

APPRAISALS ✦ REAL ESTATE SALES ✦ FARM MANAGEMENT

FOR MORE INFORMATION EMAIL: Troy Vincent at TroyV@Hertz.ag or Troy Louwagie at TroyL@Hertz.ag

MT. VERNON OFFICE: 102 PALISADES ROAD ✦ MT. VERNON IA ✦ 52314 ✦ PHONE: 319-895-8858 ✦ WWW.HFMGT.COM ✦



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