



## **We are Pleased to Present for Sale**

### **Pospisil Farm 16 Acres m/l Jones County, Iowa**

|   |   |  |                          |                  |          |            |           |           |  |                      |              |           |   |                    |
|---|---|--|--------------------------|------------------|----------|------------|-----------|-----------|--|----------------------|--------------|-----------|---|--------------------|
| <b>OWNER:</b>                             | Leota Pospisil  |  |                          |                  |          |            |           |           |  |                      |              |           |   |                    |
| <b>LOCATION:</b>                          | From Mount Vernon: Intersection of Highway 30 and Highway 1, 3 miles north on Highway 1, 2 miles east on Linn Ridge Road, ¼ mile north on 240 <sup>th</sup> Avenue and 1 mile east on 15 <sup>th</sup> Street.  |  |                          |                  |          |            |           |           |  |                      |              |           |   |                    |
| <b>LEGAL DESCRIPTION:</b>                 | The south 16 acres located in the SE ¼ NE ¼ of Section 32, Township 83 North, Range 4 West of the 5 <sup>th</sup> P.M., Jones County, Iowa. The exact legal description will be taken from the abstract.  |  |                          |                  |          |            |           |           |  |                      |              |           |   |                    |
| <b>PRICE &amp; TERMS:</b>                 | \$140,000 - \$8,750 per acre. 10% upon acceptance of offer and balance at closing.  |  |                          |                  |          |            |           |           |  |                      |              |           |   |                    |
| <b>POSSESSION:</b>                        | Negotiable, subject to the 2012 Cash Rent Lease.  |  |                          |                  |          |            |           |           |  |                      |              |           |   |                    |
| <b>TAXES:</b>                             | 2010-2011, payable 2011-2012 – \$508.00 – net - \$32.92 per acre. There are 15.43 taxable acres.  |  |                          |                  |          |            |           |           |  |                      |              |           |   |                    |
| <b>FSA INFORMATION:</b>                   | <table><tr><td>Farm #5061 – Tract #9985</td><td><u>Estimated</u></td></tr><tr><td>Cropland</td><td>16.0 Acres</td></tr><tr><td>Corn Base</td><td>7.0 Acres</td></tr><tr><td>Direct and Counter Cyclical Corn Yield</td><td>139/139 Bushels/Acre</td></tr><tr><td>Soybean Base</td><td>9.0 Acres</td></tr><tr><td>Direct and Counter Cyclical Soybean Yield</td><td>35/35 Bushels/Acre</td></tr></table> |  | Farm #5061 – Tract #9985 | <u>Estimated</u> | Cropland | 16.0 Acres | Corn Base | 7.0 Acres | Direct and Counter Cyclical Corn Yield | 139/139 Bushels/Acre | Soybean Base | 9.0 Acres | Direct and Counter Cyclical Soybean Yield | 35/35 Bushels/Acre |
| Farm #5061 – Tract #9985                  | <u>Estimated</u>  |  |                          |                  |          |            |           |           |  |                      |              |           |   |                    |
| Cropland                                  | 16.0 Acres  |  |                          |                  |          |            |           |           |  |                      |              |           |   |                    |
| Corn Base                                 | 7.0 Acres   |  |                          |                  |          |            |           |           |  |                      |              |           |   |                    |
| Direct and Counter Cyclical Corn Yield    | 139/139 Bushels/Acre  |  |                          |                  |          |            |           |           |  |                      |              |           |   |                    |
| Soybean Base                              | 9.0 Acres   |  |                          |                  |          |            |           |           |  |                      |              |           |   |                    |
| Direct and Counter Cyclical Soybean Yield | 35/35 Bushels/Acre  |  |                          |                  |          |            |           |           |  |                      |              |           |   |                    |
| <b>AVERAGE CSR:</b>                       | ArcView Software indicates a CSR of 78.9 on the cropland acres. The Jones County Assessor indicates an average CSR of 78.5 on the entire farm.  |  |                          |                  |          |            |           |           |  |                      |              |           |   |                    |
| <b>SCHOOL DISTRICT:</b>                   | Lisbon Community School District.   |  |                          |                  |          |            |           |           |  |                      |              |           |   |                    |
| <b>BROKER’S COMMENTS:</b>                 | This is a good income producing farm located in a strong area. It would make an excellent investment or add-on.   |  |                          |                  |          |            |           |           |  |                      |              |           |   |                    |

*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



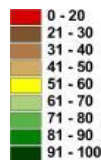
Greenfield Township

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 |                                     | 17.4 | Average CSR |  | 78.9 |       |         |
|-------------------------|-------------------------------------|------|-------------|--|------|-------|---------|
|                         |                                     |      |             |  |      | Corn  | Soybean |
| Soil Label              | Soil Name                           | CSR  |             |  |      | Yield | Yield   |
| 11B                     | Colo-Ely silty clay loams, 2 to 5 p | 68   |             |  | 176  | 48    | 1.08    |
| 162B                    | Downs silt loam, 2 to 5 percent s   | 90   |             |  | 206  | 56    | 3.92    |
| 162C                    | Downs silt loam, 5 to 9 percent s   | 75   |             |  | 185  | 50    | 7.18    |
| 163B                    | Fayette silt loam, 2 to 5 percent s | 85   |             |  | 199  | 54    |         |
| 163C2                   | Fayette silt loam, 5 to 9 percent s | 68   |             |  | 176  | 48    | 2.82    |
| 184B                    | Klinger silt loam, 1 to 4 percent s | 90   |             |  | 206  | 56    | 0.88    |
| 981B                    | Worthen silt loam, 2 to 5 percent   | 90   |             |  | 206  | 56    | 1.54    |



WE ARE PLEASED TO OFFER THESE SERVICES

APPRAISALS ✱ REAL ESTATE SALES ✱ FARM MANAGEMENT

FOR MORE INFORMATION EMAIL: **TROY LOUWAGIE** AT [TROYL@HERTZ.AG](mailto:TROYL@HERTZ.AG)

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*PHOTOS*



*Cropland*



*Cropland*

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