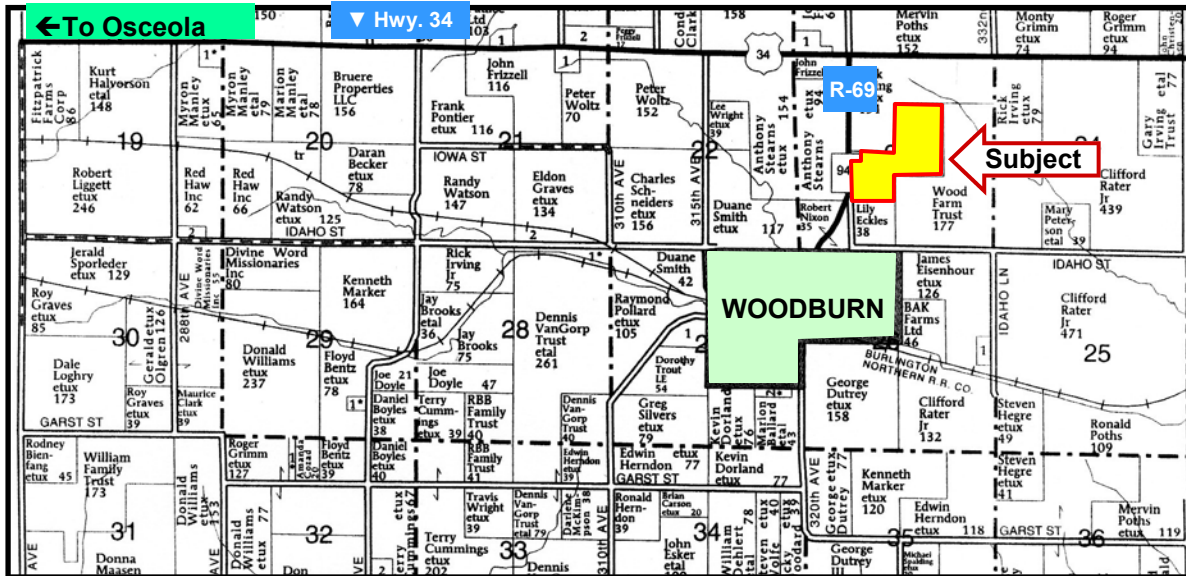




LAND FOR SALE

WE ARE PLEASED TO PRESENT

97.5 Acres, m/l - Clarke County, Iowa



Map reproduced with permission of Farm & Home Publishers, Ltd.

LOCATION: 8 miles east of Osceola on Hwy. 34 to R-69 (330th Ave), then south 1/2 mile to property (east side of road)

LEGAL DESCRIPTION: SW $\frac{1}{4}$ NE $\frac{1}{4}$, NE $\frac{1}{4}$ SW $\frac{1}{4}$, and N $\frac{1}{2}$ NW $\frac{1}{4}$ SE $\frac{1}{4}$, all in Section 23, Township 72 North, Range 24, West of the 5th P.M., (Jackson Twp.)

PRICE AND TERMS:

- \$204,750 \$2,100/Acre
- 10% down, balance due in cash at closing.

REAL ESTATE TAX:

Payable in 2011-2012: \$998

Taxable Acres: 98

Tax per Acre: \$5.09

FSA DATA:

Farm Number 485, Tract Number 1502

Crop Acres: 61.6

Yields	Direct	Counter-Cyclical
Corn Base: 35.8	87	87
Oats Base: 9.6	44	44

CSR: 32.2 on tillable, 29.6 on entire property

SOURCE: AgriData, Inc.

LAND DESCRIPTION: Rolling

SOIL TYPES: Primary soils are Lamoni, Arispe and Shelby. See soil map on back for detail.

IMPROVEMENTS: None

DRAINAGE: Natural

WATER & WELL DATA: No wells, 2 ponds

SERVICES: School District: Clarke
Utilities: REC
Mail: Woodburn

POSSESSION: As agreed

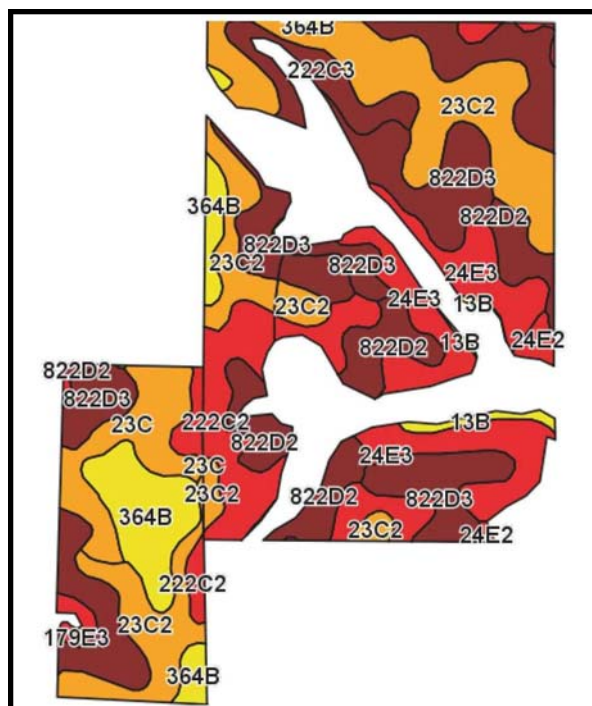
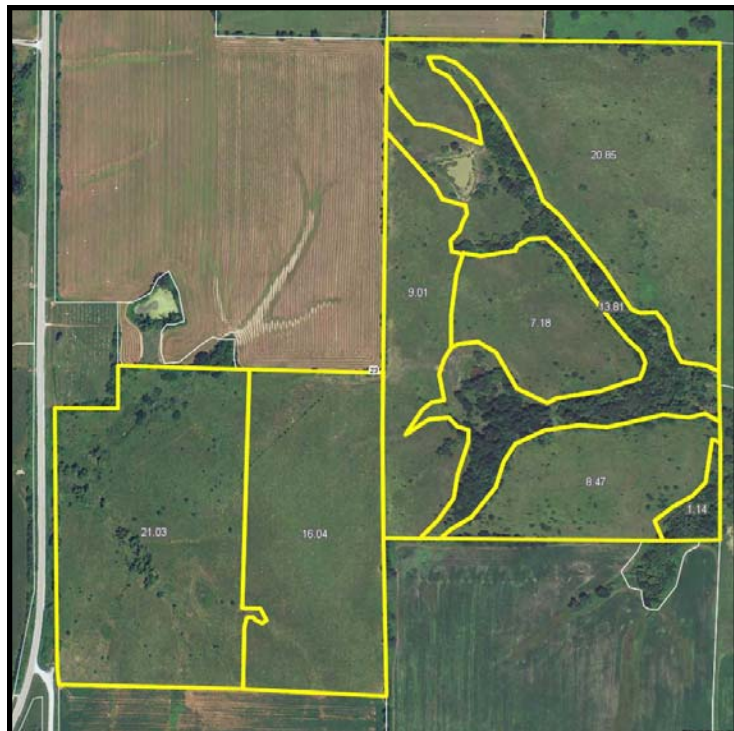
COMMENTS: Combination of tillable and pasture acres. Located on hard surface road with good fences.

For additional information, contact Chris Smith

415 S. 11th Street, Nevada, Iowa 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: Clarke
Location: 23-72N-24W
Township: Jackson
Acres: 61.6
Date: 5/7/2012



Maps provided by:



Code	Soil Description	Acres	Percent of field	CSR Legend	Non-Irr Class	CSR	Corn	Soybeans
23C2	Arispe silty clay loam, 5 to 9 percent slopes, moderately eroded	14.4	23.5%		IIIe	50	141	38
822D3	Lamoni clay loam, 9 to 14 percent slopes, severely eroded	10.4	16.9%		VIe	5	80	22
822D2	Lamoni clay loam, 9 to 14 percent slopes, moderately eroded	8.3	13.4%		IVe	15	93	25
24E3	Shelby clay loam, 14 to 18 percent slopes, severely eroded	7.2	11.7%		VIe	30	114	31
222C2	Clarinda silty clay loam, 5 to 9 percent slopes, moderately eroded	6.6	10.8%		IVw	25	107	29
364B	Grundy silty clay loam, 2 to 5 percent slopes	4.9	8.0%		IIe	75	174	47
222C3	Clarinda silty clay, 5 to 9 percent slopes, severely eroded	4.3	6.9%		VIe	15	93	25
23C	Arispe silty clay loam, 5 to 9 percent slopes	3.5	5.7%		IIIe	55	147	40
24E2	Shelby clay loam, 14 to 18 percent slopes, moderately eroded	0.8	1.3%		IVe	33	118	32
13B	Olmitz-Zook-Colo complex, 0 to 5 percent slopes	0.6	0.9%		IIe	60	154	42
179E3	Gara clay loam, 14 to 18 percent slopes, severely eroded	0.4	0.7%		VIe	25	107	29
179E2	Gara clay loam, 14 to 18 percent slopes, moderately eroded	0.1	0.1%		VIe	28	111	30
Weighted Average						32.2	116.5	31.5

WE ARE PLEASED TO OFFER THESE SERVICES

Sales • Acquisition • Auctions • Investment Analysis • Exchanging • Farm and Ranch Management • Appraisals