



LAND FOR SALE

WE ARE PLEASED TO PRESENT

157.21 Acres, m/l - Story County, Iowa

LOCATION: Located one mile north of Nevada (or 2 miles southwest of Fernald) on the east side of 630th Ave. north of the 210th St. intersection.

LEGAL DESCRIPTION: W½ NW¼ and W½ SW¼, except Parcel "A", all in Section 29, Township 84 North, Range 22 West of the 5th p.m. (Richland Twp.)

PRICE AND TERMS:

- \$1,887,000 \$12,000/Acre
- 10% down, balance due in cash at closing.

REAL ESTATE TAX:

Taxes Payable in 2011-2012: \$3,978
Taxable Acres: 152.42
Tax per Acre: \$26.10

FSA DATA:

Farm Number: 1461
Crop Acres: 152.40
Corn Base: 72.8
Corn Yields: 118 Direct/172 Counter-Cyclical
Bean Base: 76.2
Bean Yields: 31 Direct/37 Counter-Cyclical

LAND DESCRIPTION: Level to gently sloping

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

CSR: 88.4 per AgriData, Inc.

UTILITIES: Midland Power Coop

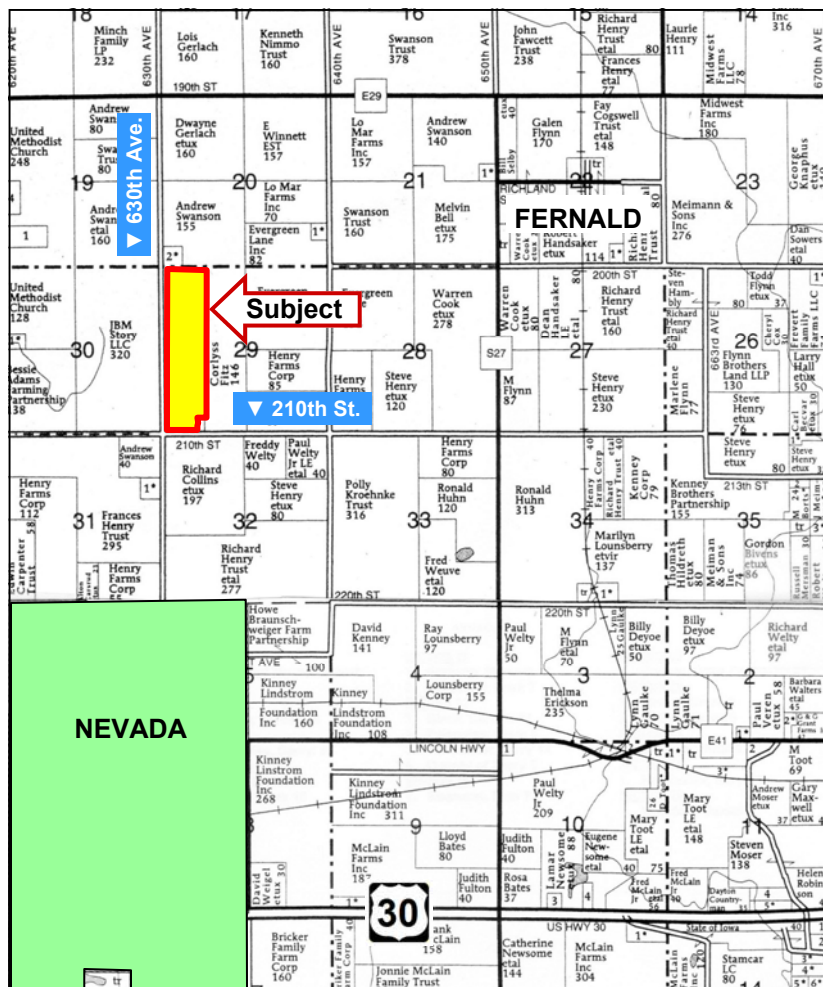
IMPROVEMENTS: 24' storage bin with drying floor and fan

DRAINAGE: Natural, plus tile. Located in Drainage District #10 with two county mains going through the farm.

WATER & WELL DATA: None

POSSESSION: As agreed

COMMENTS: High quality farm located in a seed corn production area.



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For additional information, contact Tim Fevold

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Telephone: 515-382-1500

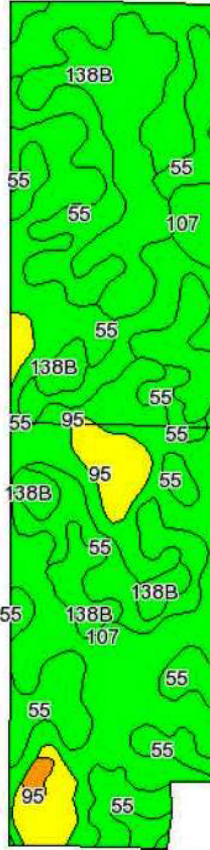
www.hfmgt.com

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AERIAL, SOIL and TILE MAPS



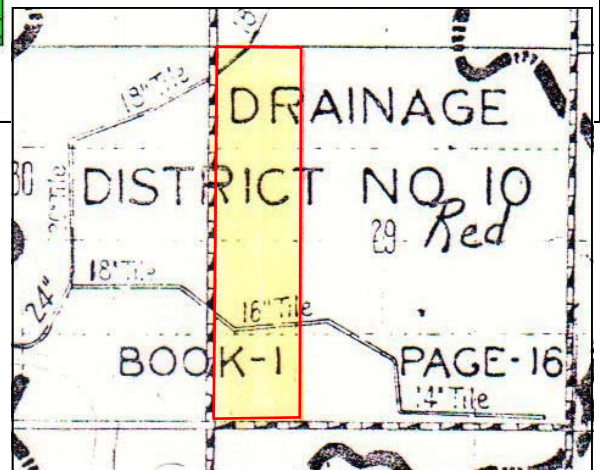
Code	Soil Description	Acres	Percent of field	CSR Legend	Non-Irr Class	CSR	Com	Soybeans
107	Webster clay loam, 0 to 2 percent slopes	88.1	43.4%		IIw	89	210	57
55	Nicollet loam, 1 to 3 percent slopes	46.5	30.5%		I	94	217	59
138B	Clanton loam, 2 to 5 percent slopes	30	19.7%		IIe	96	206	56
95	Harpis loam, 1 to 3 percent slopes	9	5.9%		IIw	66	179	43
6	Okoboji silty clay loam, 0 to 1 percent slopes	0.8	0.5%		IIw	59	170	46
Weighted Average							88.4	209.3
								56.8



State: **Iowa**
 County: **Story**
 Location: **029-084N-022W**
 Township: **Richland**
 Acres: **152.4**
 Date: **3/26/2012**



Maps provided by:



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