



LAND FOR SALE

WE ARE PLEASED TO PRESENT

60 Acres, m/l - Polk County, Iowa



LOCATION: Located 1/2 mile west of Bondurant at the corner of NE 78th Ave. and NE 64th St. Property lies on the south side of the county hardtop.

GENERAL LEGAL DESCRIPTION: W1/2 NW1/4 north of the Railroad ROW, except parcel in NW1/4 NW1/4 (2.9 Ac.) and except Northern Natural Gas Site (75' x 100'), all in Section 36, Township 80 North, Range 23 West of the 5th p.m. (Douglas Twp.) *Exact Legal to come from Abstract.*

PRICE AND TERMS:

- ~~\$720,000~~ **\$660,000** ~~\$12,000/Acre~~ **\$11,000/Acre**
- 10% down, balance due in cash at closing.

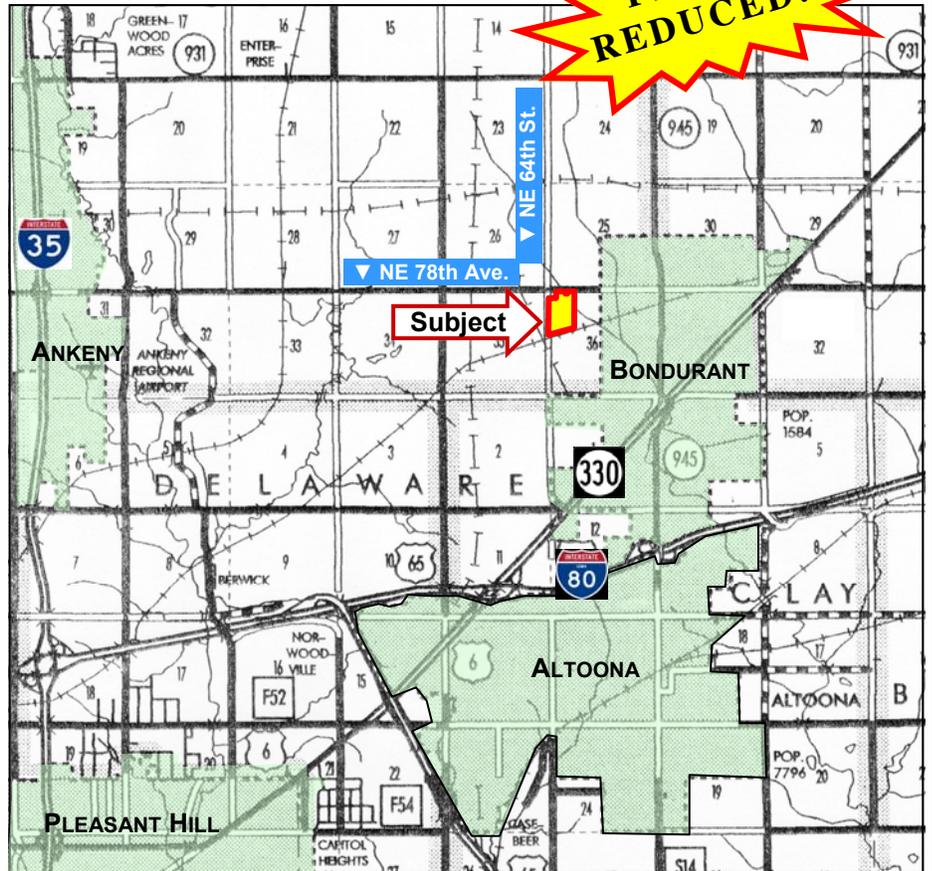
REAL ESTATE TAX:

Tax Payable in 2011-2012: \$1,865
Taxable Acres: 60.44
Tax per Acre: \$30.86

FSA DATA:

Farm Number: 829
Crop Acres: 58.2 NHEL

Base/Yields	Direct & Counter-Cyclical
Corn Base: 49.0	115/115
Bean Base: 9.0	38/38



LAND DESCRIPTION: Level to 5% sloping

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

CSR: 86.1 on tillable acres per AgriData, Inc.
86.2 on entire farm per County Assessor

SERVICES: **School District:** Bondurant-Farrar **Telephone:** Bondurant
Utilities: Mid American Energy **Mail:** Bondurant

IMPROVEMENTS: None

DRAINAGE: Open ditch across this property. Drainage District #2.

WATER & WELL DATA: No wells. Bondurant water line runs along NE 78th Ave. to NE 64th St.

POSSESSION: Subject to cash lease for 2012 crop year.

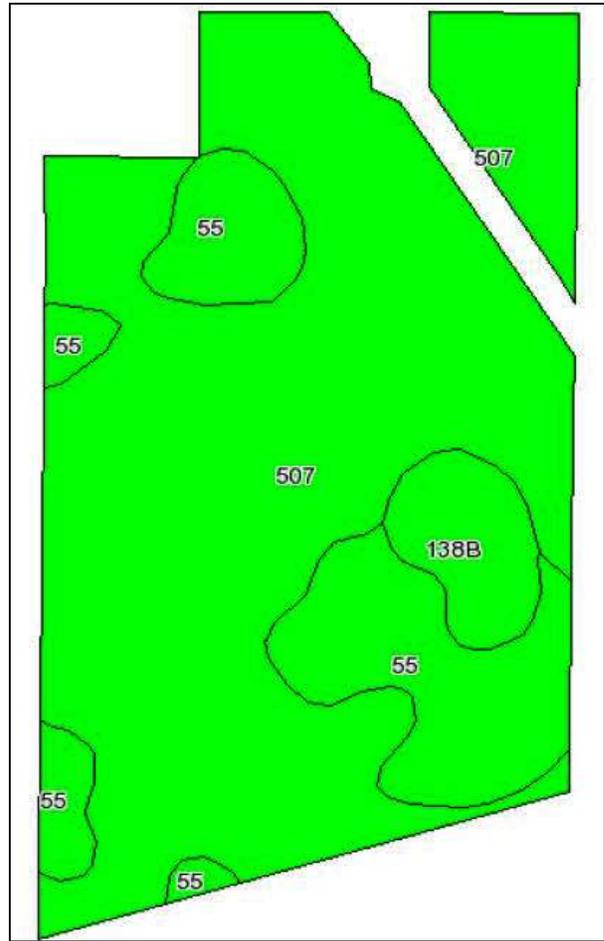
For additional information, contact Bill Vogel

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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



Code	Soil Description	Acres	Percent of field	CSR Legend	Non-Irr Class	CSR	Corn	Soybeans
507	Canisteo clay loam, 0 to 2 percent slopes	43.8	75.3%		IIw	84	200	54
55	Nicollet loam, 1 to 3 percent slopes	11.4	19.6%		I	94	214	58
138B	Clarion loam, 2 to 5 percent slopes	3	5.1%		IIe	86	203	55
Weighted Average						86.1	202.9	54.8

FSA borders provided by the Farm Service Agency as of May 23, 2008.
Soils data provided by USDA and NRCS



Maps provided by:



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