



## LAND FOR SALE

WE ARE PLEASED TO PRESENT

### 273 Acres, m/l - Marshall County, Iowa

**ADDRESS:** 2540 Starry Grove Rd.  
Marshalltown, IA 50158

**DIRECTIONS:** From intersection of Hwy. 330 and Hwy. 30 west of Marshalltown, 1 mile southwest on Hwy. 330, to 250th St. then ½ mile east to Starry Grove Rd.; ½ mile south on Starry Grove Rd. Property lies on east side of road.

**GENERAL LEGAL DESCRIPTION:** SE¼ except Railroad ROW; all land east of public Hwy. in N½ SW¼ except parcel in NE¼ SW¼; Lots 1, 2 & 3 SE¼ SW¼ all in Section 23; and all land in W½ SW¼ south of centerline Railroad ROW in Section 24; All in Township 83 North, Range 19 West of the 5th p.m. (Washington Twp.)  
*Exact legal to come from Final Abstract.*

#### PRICE AND TERMS:

- \$1,600,000 \$5,860.81/Acre
- 10% down, balance due in cash at closing.

#### REAL ESTATE TAX:

Taxes payable 2011-2012: \$6,712  
Taxable Acres: 272.34 (33.08 acres in Forest Reserve)  
Tax per Acre: \$24.65

#### FSA DATA:

Farm Number 1692, Tract 716  
Crop Acres: 225.5, including 53.5 in CRP  

Base/Yields	Direct	Counter-Cyclical
Corn Base: 172.0	110	110

**CRP CONTRACTS:** 53.5 acres currently enrolled in three CRP contracts paying a total of \$7,358 annually:

- 19.2 acres with annual payment of \$3,450 expiring 9/30/13
- 25.3 acres with annual payment of \$2,783 expiring 9/30/13
- 9.0 acres with annual payment of \$1,125 expiring 9/30/16

**LAND DESCRIPTION:** Cropland includes bottom ground along Timber Creek to rolling upland

**SOIL TYPES:** Primary soils are Ackmore, Kildduff and Tama, with a CSR of 73.6 on the tillable acres, including the CRP per AgriData, Inc. and ArcView. See soil map on back for detail.

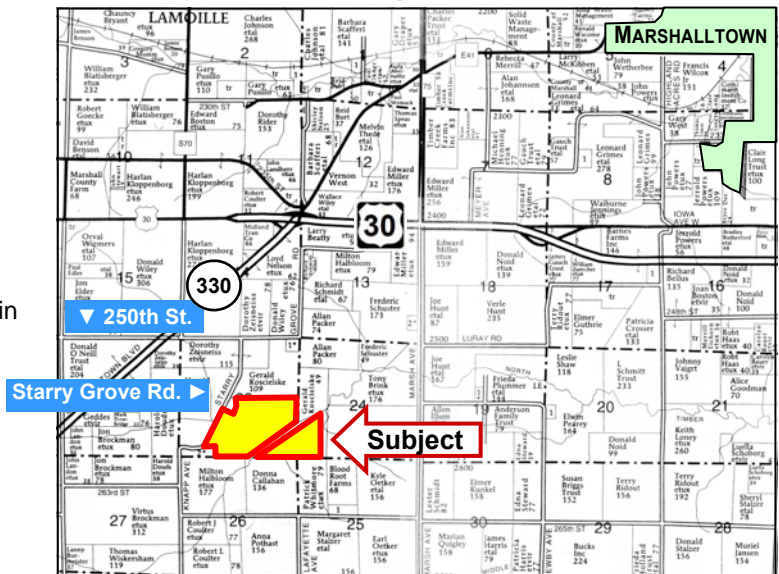
**IMPROVEMENTS:** Three 30' grain bins with approximately 32,000 Bu. of storage, including two dryer bins and 1 aeration bin.

**DRAINAGE:** Natural drainage, plus tile. Tile map available upon request.

**WATER & WELL DATA:** Unused well located southeast of grain bins.

**POSSESSION:** At closing, subject to 2012 custom lease agreement.

**COMMENTS:** This diversified farm has something for everyone: productive farmland, timber, recreational and hunting land, as well as income producing CRP.



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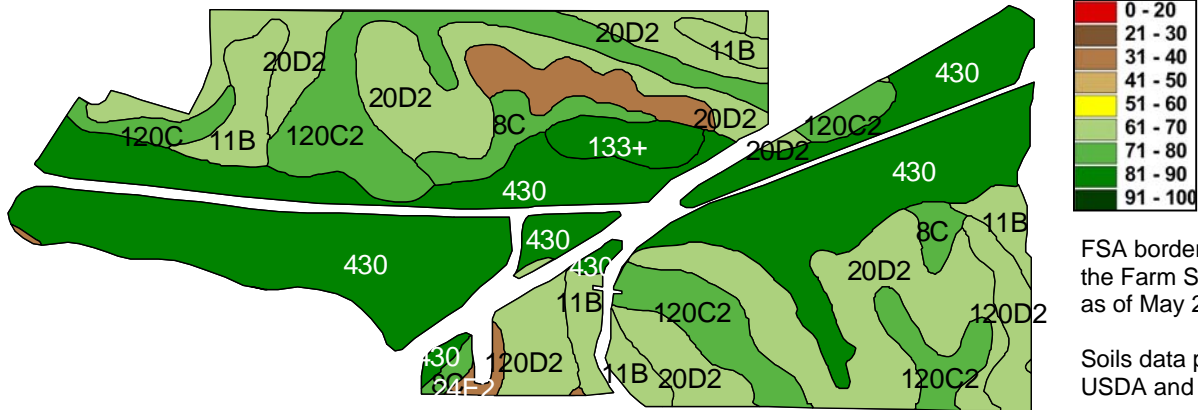
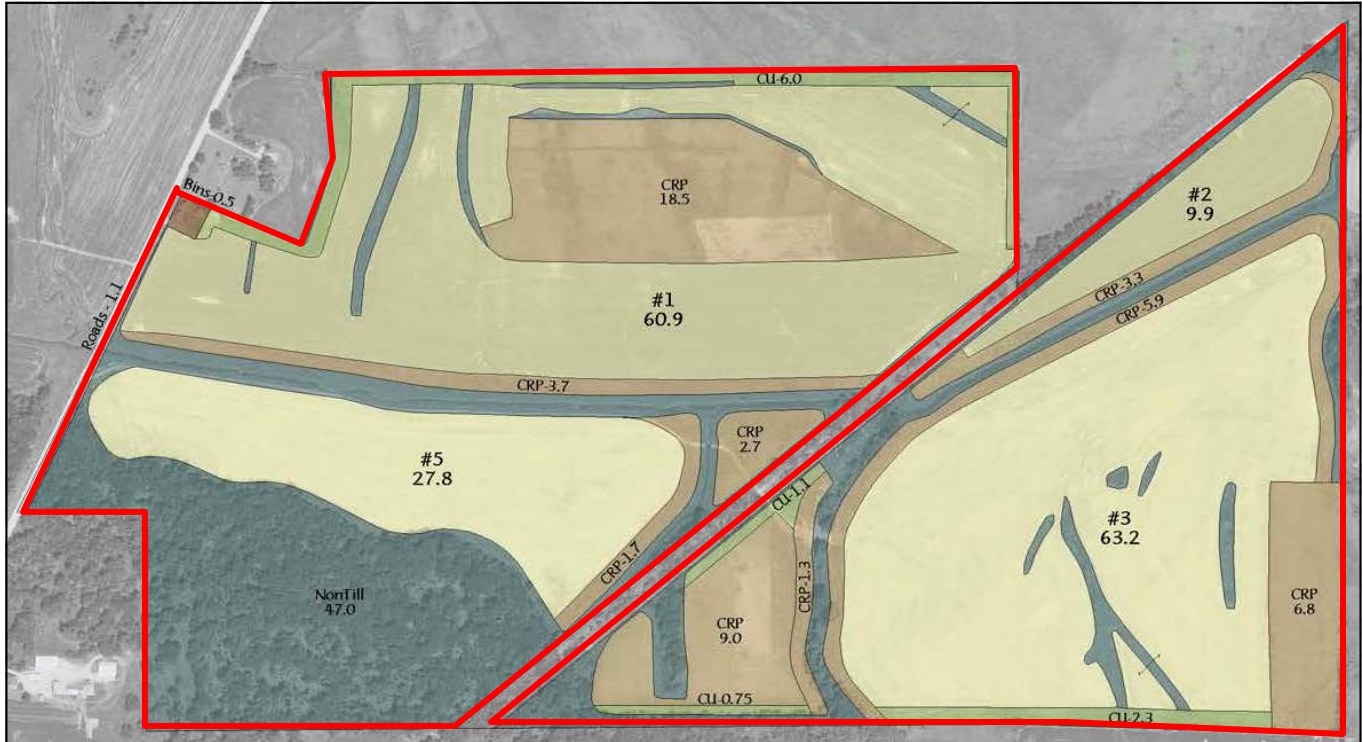
**For additional information, contact Marv Huntrods or Dick Pringnitz**

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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



FSA borders provided by the Farm Service Agency as of May 23, 2008.

Soils data provided by USDA and NRCS.

Acres Shown: 225.5

Average CSR: 73.6

Soil Label	Soil Name	CSR	Corn Yield	Soybean Yield	Capability Class	Acres
430	Ackmore silt loam, 0 to 2 percent slopes	83	205	55	IIw	86.70
20D2	Killduff silty clay loam, 9 to 14 percent slopes, moderately eroded	63	178	48	IIIe	57.53
120C2	Tama silty clay loam, 5 to 9 percent slopes, moderately eroded	78	198	53	IIIe	32.06
11B	Colo-Ely complex, 2 to 5 percent slopes	68	185	50	IIIe	14.90
120D2	Tama silty clay loam, 9 to 14 percent slopes, moderately eroded	68	185	50	IIIe	11.34
24E2	Shelby loam, 14 to 18 percent slopes, moderately eroded	38	144	39	IVe	7.65
8C	Judson silty clay loam, 5 to 9 percent slopes	75	194	52	IIIe	7.61
133+	Colo silt loam overwash, 0 to 2 percent slopes	85	208	56	IIw	4.68
120C	Tama silty clay loam, 5 to 9 percent slopes	80	201	54	IIIe	2.84
179E	Gara loam, 14 to 18 percent slopes	35	140	38	VIe	0.13
179E2	Gara loam, 14 to 18 percent slopes, moderately eroded	33	138	37	VIe	0.06
Weighted Average		73.6	192.3	51.7		225.5

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