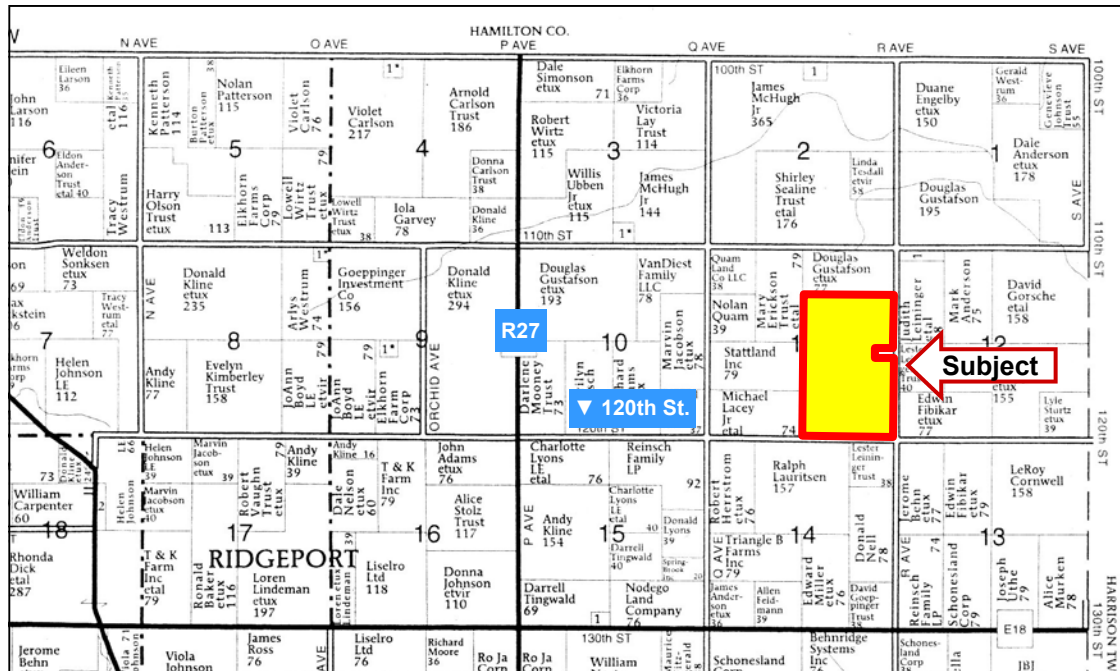




# LAND FOR SALE

WE ARE PLEASED TO PRESENT

**236 Acres, m/l - Boone County, Iowa**



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

**LOCATION:** 7 miles north of Boone on R27; then 2 miles east on 120th St.

**LEGAL DESCRIPTION:** SE $\frac{1}{4}$  except acreage yet to be surveyed; and S $\frac{1}{2}$  NE $\frac{1}{4}$  all in Section 11, T-85-N, R-26-W of the 5th P.M., (Dodge Township)

## PRICE AND TERMS:

- \$1,600,000 \$6,780/Acre
- 10% down, balance due in cash at closing.

## REAL ESTATE TAX:

Payable in 2011-2012 Tax Year: \$7,688  
Taxable Acres: 235  
Tax per Acre: \$32.71

## FSA DATA:

Farm Number: 212, Tract 1099  
Crop Acres: 233.2 HEL

| Base/Yields      | Direct | Counter-Cyclical |
|------------------|--------|------------------|
| Corn Base: 113.6 | 127    | 148              |
| Bean Base: 113.6 | 36     | 43               |

**LAND DESCRIPTION:** Level to steep

**SOIL TYPES:** Primary soils are Webster, Zenor, Clarion, Nicollet, Okoboji, Storden, and Canisteo. See soil map on back for detail.

**CSR:** 62.1 **SOURCE:** AgriData, Inc.

**DRAINAGE:** Natural plus tile—presently no maps

**POSSESSION:** As agreed, subject to cash lease for 2012

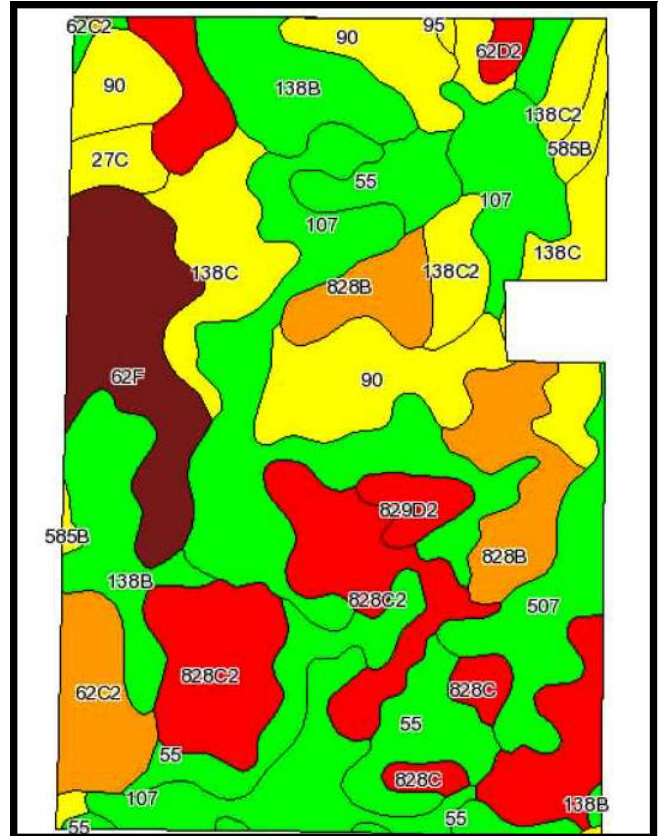
**For additional information, contact Marv Huntrods**

415 S. 11th Street, Nevada, Iowa 50201  
Telephone: 515-382-1500

[www.hfmgt.com](http://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



Section 11, T85N, R26W (Dodge Twp)  
232.3 Acres

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

Soils data provided by USDA and NRCS.



Maps provided by:



| Code             | Soil Description                                                 | Acres | Percent<br>of field | CSR<br>Legend | Non-Irr<br>Class | CSR  | Corn  | Soybeans |
|------------------|------------------------------------------------------------------|-------|---------------------|---------------|------------------|------|-------|----------|
| 107              | Webster silty clay loam, 0 to 2 percent slopes                   | 45.6  | 19.7%               |               | IIw              | 87   | 208   | 56       |
| 828C2            | Zenor sandy loam, 5 to 9 percent slopes, moderately eroded       | 29.9  | 12.9%               |               | IIIe             | 29   | 130   | 35       |
| 138B             | Clarion loam, 2 to 5 percent slopes                              | 21.8  | 9.4%                |               | Ile              | 84   | 204   | 55       |
| 55               | Nicollet loam, 1 to 3 percent slopes                             | 21.6  | 9.3%                |               | I                | 92   | 215   | 58       |
| 90               | Okoboji mucky silt loam, 0 to 1 percent slopes                   | 21.2  | 9.1%                |               | IIIw             | 61   | 173   | 47       |
| 62F              | Storden loam, 18 to 25 percent slopes                            | 17.2  | 7.4%                |               | VIe              | 7    | 100   | 27       |
| 138C             | Clarion loam, 5 to 9 percent slopes                              | 16    | 6.9%                |               | IIIe             | 69   | 184   | 50       |
| 828B             | Zenor sandy loam, 2 to 5 percent slopes                          | 14.9  | 6.4%                |               | IIIe             | 46   | 153   | 41       |
| 507              | Canisteo silty clay loam, 0 to 2 percent slopes                  | 10.5  | 4.5%                |               | IIw              | 82   | 202   | 55       |
| 138C2            | Clarion loam, 5 to 9 percent slopes, moderately eroded           | 8.4   | 3.6%                |               | IIIe             | 66   | 180   | 49       |
| 62C2             | Storden loam, 5 to 9 percent slopes, moderately eroded           | 8.2   | 3.5%                |               | IIIe             | 53   | 163   | 44       |
| 62E2             | Storden loam, 14 to 18 percent slopes, moderately eroded         | 4.4   | 1.9%                |               | IVe              | 28   | 129   | 35       |
| 828C             | Zenor sandy loam, 5 to 9 percent slopes                          | 3     | 1.3%                |               | IIIe             | 31   | 133   | 36       |
| 829D2            | Zenor-Storden complex, 9 to 14 percent slopes, moderately eroded | 2.9   | 1.3%                |               | IVe              | 28   | 129   | 35       |
| 27C              | Terril loam, 5 to 9 percent slopes                               | 2.8   | 1.2%                |               | IIIe             | 69   | 184   | 50       |
| 585B             | Coland-Spillville complex, 2 to 5 percent slopes                 | 2.3   | 1.0%                |               | Ile              | 70   | 186   | 50       |
| 62D2             | Storden loam, 9 to 14 percent slopes, moderately eroded          | 1.3   | 0.6%                |               | IIIe             | 38   | 142   | 38       |
| 95               | Harps loam, 0 to 2 percent slopes                                | 0.3   | 0.1%                |               | IIw              | 64   | 177   | 48       |
| Weighted Average |                                                                  |       |                     |               |                  | 62.1 | 174.8 | 47.2     |

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