



# LAND FOR SALE

WE ARE PLEASED TO PRESENT

74.43 Acres, m/l - Story County, Iowa

**LOCATION:** Located ½ mile south & 2 miles east of Fernald or 5 miles northwest of Colo.

**LEGAL DESCRIPTION:** Parcel "A" in the E½ NE¼ Section 26, Township 84 North, Range 22 West of the 5th p.m. (Richland Twp.)

## PRICE AND TERMS:

- \$461,000 \$6,193/Acre
- 10% down, balance due in cash at closing.

## REAL ESTATE TAX:

Payable in 2011-2012: \$1,190

Taxable Acres: 69.64

Tax per Acre: \$17.09

## FSA DATA:

Farm Number 6120, Tract 10487

Crop Acres: 67.2, including 11.8 in CRP

Base/Yields Direct Counter-Cyclical

Corn Base: 32.1 119 164

Bean Base: 23.3 36 43

## Yields per Owner (Corn/Bean Rotation):

Corn 6-year average of 183.3

Beans 5-year average of 50.0

## CRP CONTRACTS:

- 7.3 Acre contract pays \$830 annually and expires 9/30/18
- 2.5 Acre contract pays \$300.00 annually and expires 9/30/25
- 2.0 acre buffer strip contract pays \$278 annually and expires 9/30/14

**LAND DESCRIPTION:** Level to gently rolling producing cropland. Has been GPS soil tested on several occasions.

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

**CSR:** 77.3 on 55.4 crop acres per AgriData, Inc.

**IMPROVEMENTS:** None

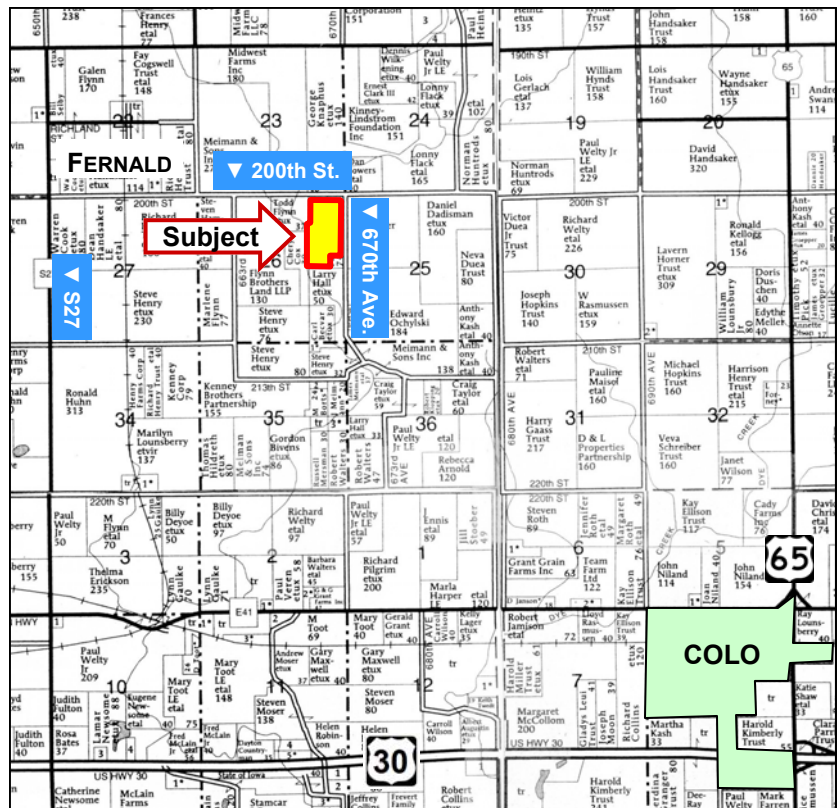
**DRAINAGE:** Farm has good surface and tile drainage with no ponds. See tile map on back.

**WATER & WELL DATA:** None

**POSSESSION:** As agreed, at closing date.

**COMMENTS:** Ideal starter farm with lowest quality land in CRP leaving 54.2 acres for crop production.

**DISCLOSURE:** Seller is a licensed Real Estate Broker in the State of Iowa.



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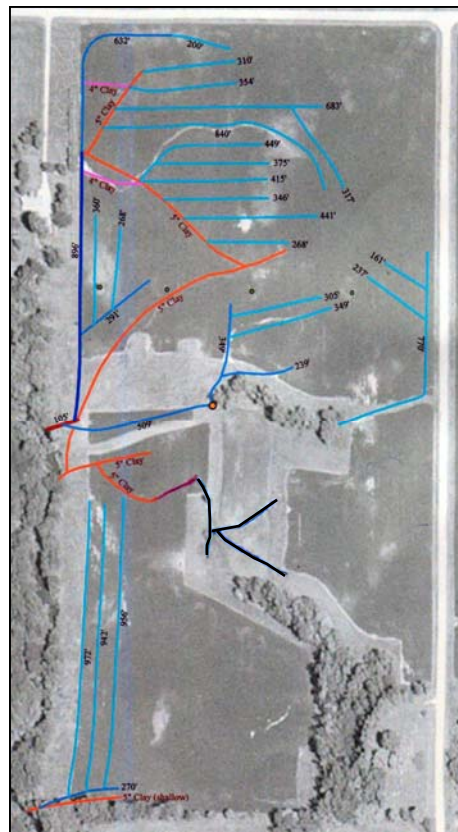
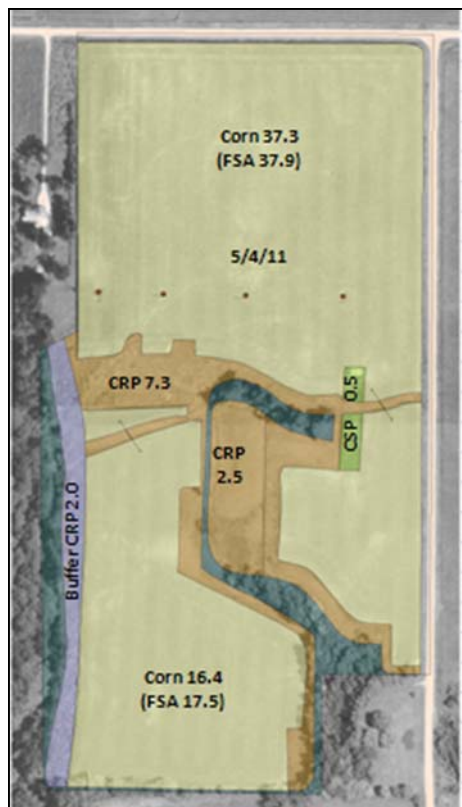
**For additional information, contact Jim Frevert**

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# AERIAL, SOIL & TILE MAPS



Soil data provided by USDA and NRCS.

\*Hand drawn property borders are an approximate representation

## Tile-2008

- 4" Plastic
- 5" Plastic

## Tile-Old

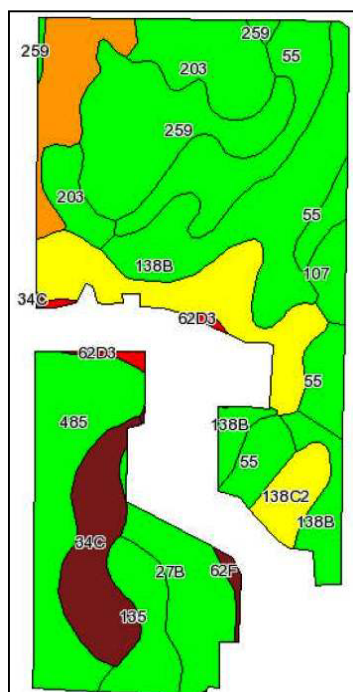
- 4" Clay
- 5" Clay

## Tile-2000

- 4" Plastic
- 5" Plastic
- 6" Plastic
- 8" Plastic

## Tile-2010

- 996' of 5"



Maps provided by:



Code	Soil Description	Acres	Percent of field	CSR Legend	Non-Irr Class	CSR	Corn	Soybeans
138B	Clarion loam, 2 to 5 percent slopes	9.2	16.7%		Ile	86	206	56
55	Nicollet loam, 1 to 3 percent slopes	7.5	13.5%		I	94	217	59
138C2	Clarion loam, 5 to 9 percent slopes, moderately eroded	6.7	12.2%		IIle	68	182	49
485	Spillville loam, 0 to 2 percent slopes	6.5	11.7%		IIw	92	214	58
259	Biscay clay loam, 32 to 40 inches to sand and gravel, 0 to 2 percent slopes	6.4	11.5%		IIw	81	199	54
203	Cylinder loam, 32 to 40 inches to sand and gravel, 0 to 2 percent slopes	4.6	8.4%		I	82	201	54
34C	Estherville sandy loam, 2 to 9 percent slopes	4	7.2%		IVe	14	109	29
27B	Terril loam, 2 to 5 percent slopes	3.6	6.4%		Ile	86	206	56
828B	Zenon sandy loam, 2 to 5 percent slopes	2.9	5.2%		IIIe	52	160	43
135	Coland clay loam, 0 to 2 percent slopes	2.4	4.4%		IIw	84	203	55
107	Webster clay loam, 0 to 2 percent slopes	1	1.8%		IIw	89	210	57
62D3	Storden loam, 9 to 14 percent slopes, severely eroded	0.4	0.7%		IVe	39	143	39
62F	Storden loam, 18 to 25 percent slopes	0.2	0.4%		Vle	13	108	29
Weighted Average						77.2	194.2	52.6

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