



LAND FOR SALE
WE ARE PLEASED TO PRESENT

336.96 Acres, m/l - Poweshiek County, Iowa

LOCATION: From Searsboro: 4 mi. SE on US Hwy. 146, then ½ mi. E on 512th Ave. Property lies on the south side of the road.

LEGAL DESCRIPTION: SW Fr¼ and the S½ NW Fr¼ Sec.19-T78N-R15W of the 5th p.m. (Union Twp.) and E½ SE¼ and SE¼ NE¼, Except Parcel "B" of Sec. 24-T78N-R16W of the 5th p.m. (Sugar Creek Twp.)

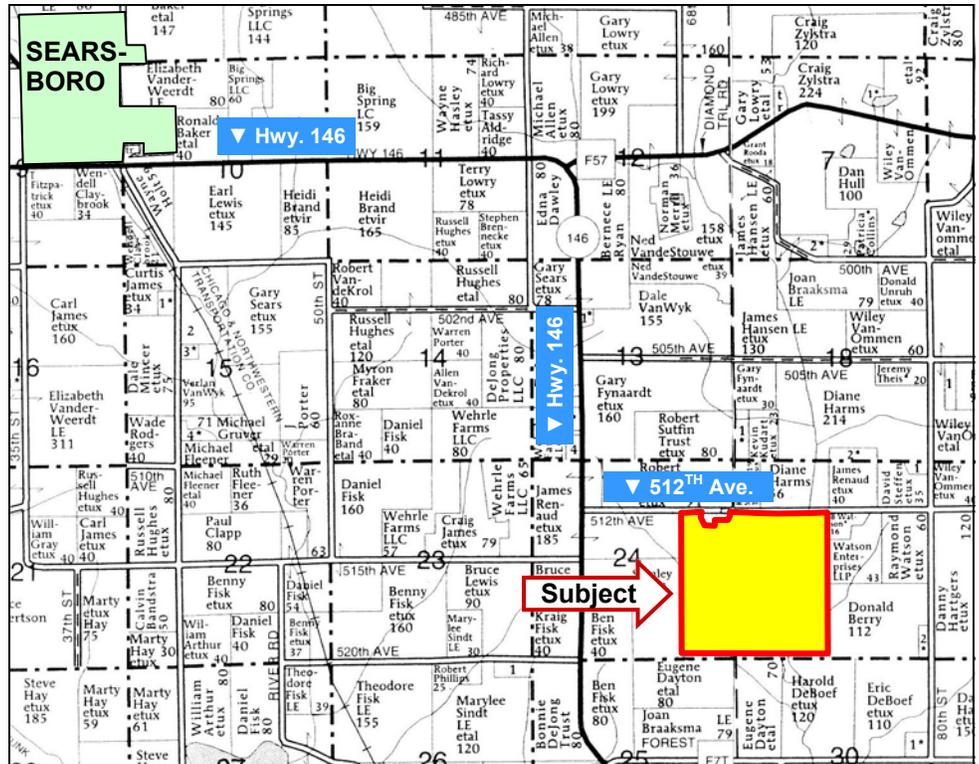
PRICE AND TERMS:

- \$1,555,000 or \$4,614.79/Acre
- 10% down, balance due in cash at closing.

REAL ESTATE TAX:

Payable 2011-2012: \$4,558
Taxable Acres: 333.67 (29.5 Ac. in Timber Reserve)
Tax per Acre: \$13.66

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



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

FSA DATA:

	Base/Yields	Direct	Counter-Cyclical
Farm Number 5427	Corn Base: 132.4	123	123
Crop Acres: 219.2	Bean Base: 1.2	41	41

CRP CONTRACTS: 75.1 acres currently in CRP with total annual payment of \$7,800.00. See contract breakdown on back.

SOIL TYPES: Primary soils are Nodaway, Lawson, Clinton and Gara-Armstrong loams. See soil map on back for detail.

CSR: 66.0 on the tillable acres, including CRP. 59.7 on entire farm. Per AgriData, Inc./Arcview

SCHOOL DISTRICT: Montezuma Community School

IMPROVEMENTS: 20' x 80' Harvester, silo shed, concrete feed bunk

DRAINAGE: A total of 8,225' of drainage tile was installed in May 2011.

WATER & WELL DATA: No well. Pasture includes a pond.

POSSESSION: November 15, 2011, subject to existing lease which expires March 1, 2012.

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

For additional information, contact Dick Pringnitz or Marv Huntrods

415 South 11th • PO Box • Nevada, IA 50201
Telephone: 515-382-1500 or 1-800-593-5263

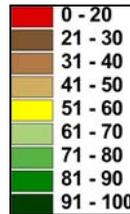
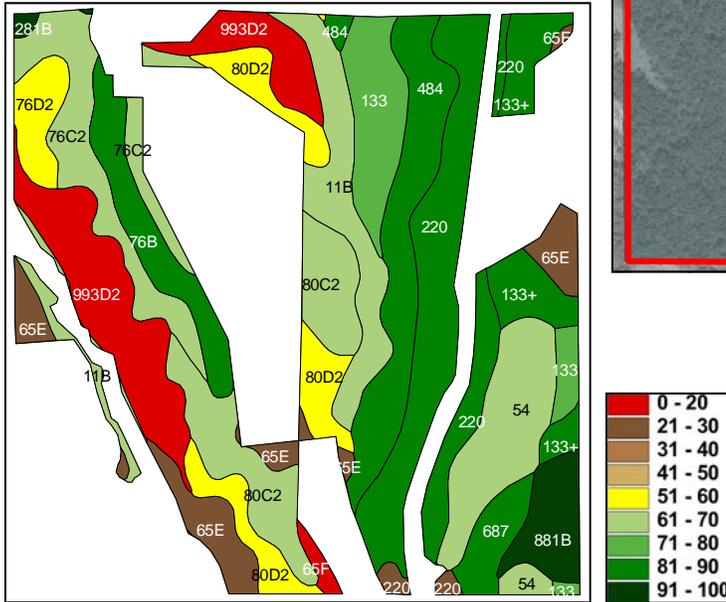
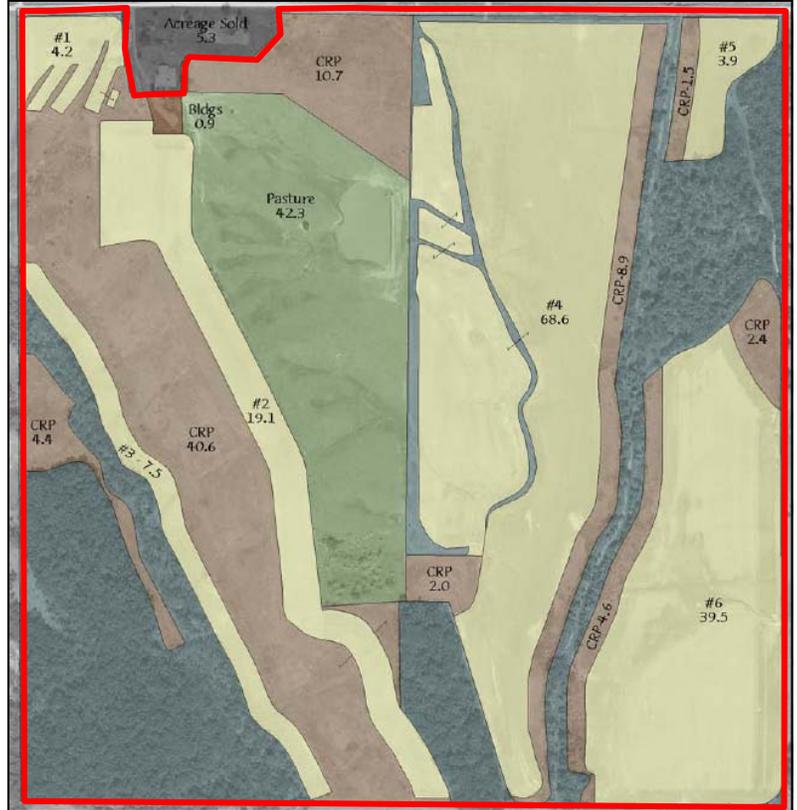
www.hfmgt.com

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

CRP CONTRACT BREAKDOWN:

- 0.7 acres with annual payment of \$84.00 expiring 9/30/2011
- 37.1 acres with annual payment of \$2,931.00 expiring 9/30/2012
- 8.9 acres with annual payment of \$1,532.00 expiring 9/30/2014
- 6.1 acres with annual payment of \$1,048.00 expiring 9/30/2014
- 22.3 acres with annual payment of \$2,205.00 expiring 9/30/2018



Acres Shown: 219.2 Average CSR: 66.0						
Soil Label	Soil Name	CSR	Corn Yield	Soybean Yield	Capability Class	Acres
220	Nodaway silt loam, 0 to 2 percent slopes	85	205	55	IIw	29.59
993D2	Gara-Armstrong loams, 9 to 14 percent slopes, moderately eroded	20	117	32	IVe	24.63
484	Lawson silt loam, 0 to 2 percent slopes	90	212	57	IIw	19.22
80C2	Clinton silt loam, 5 to 9 percent slopes, moderately eroded	62	174	47	IIIe	17.32
76C2	Ladoga silt loam, 5 to 9 percent slopes, moderately eroded	66	179	48	IIIe	16.67
11B	Colo-Ely silty clay loams, 0 to 5 percent slopes	68	182	49	Ile	16.39
54	Zook silty clay loam, 0 to 2 percent slopes	70	185	50	IIw	15.97
80D2	Clinton silt loam, 9 to 14 percent slopes, moderately eroded	52	160	43	IIIe	13.10
133	Colo silty clay loam, 0 to 2 percent slopes	80	198	53	IIw	12.96
65E	Lindley loam, 14 to 18 percent slopes	30	131	35	VIe	12.61
133+	Colo silt loam, overwash, 0 to 2 percent slopes	85	205	55	IIw	10.53
76B	Ladoga silt loam, 2 to 5 percent slopes	86	206	56	Ile	10.27
881B	Otley silty clay loam, benches, 2 to 5 percent slopes	91	213	58	Ile	6.94
76D2	Ladoga silt loam, 9 to 14 percent slopes, moderately eroded	56	166	45	IIIe	5.19
687	Watkins silt loam, 0 to 2 percent slopes	85	205	55	I	4.88
1220	Nodaway-Ackmore silt loams, channeled, 0 to 2 percent slopes	25	124	33	Vw	1.25
65F	Lindley loam, 18 to 25 percent slopes	10	104	28	VIIe	1.11

Drawn property border is an approximate representation. FSA Borders provided by the Farm Service Agency as of May 23, 2008. Soils data provided by USDA and NRCS.

WE ARE PLEASED TO OFFER THESE SERVICES

Sales • Acquisition • Auctions • Investment Analysis • Exchanging • Farm and Ranch Management • Appraisals