



LAND FOR SALE

WE ARE PLEASED TO PRESENT

65.67 Net Taxable Acres - Clarke County, Iowa

LOCATION: Located approx. 7.5 miles southwest of Osceola. From Osceola go south on Interstate 35 to Exit 29, then west/south on H45 to Elk St., west on Elk 1½ mile, south on 195th Ave 1 mile, west on Doyle St. 1 mile and south on R25/187th Ave 1¼ mile. (see highlighted route on map). Property lies on the west side of R25 / 187th Ave.

LEGAL DESCRIPTION: Part of the NE¼ SW¼ (except 727' x 660' in NE corner) and SE¼ NW¼ (except 43' x 660' tract in SE corner) all in Section 28, Township 71 North, Range 26 West of the 5th p.m. (Knox Township)

PRICE AND TERMS:

- \$122,400.00 \$1,864(-)/Acre
- 10% down, balance due in cash at closing.

REAL ESTATE TAX:

Tax Payable 2011-2012: \$542.00

Taxable Acres: 65.67

Tax per Acre: \$8.25

FSA DATA:

Farm Number: 2208, Tract 100911

Crop Acres: 55.1 HEL

CRP CONTRACTS: 55.1 acres in CRP contract with annual income of \$4,444 that expires 2017.

LAND DESCRIPTION: Gently sloping to steep.

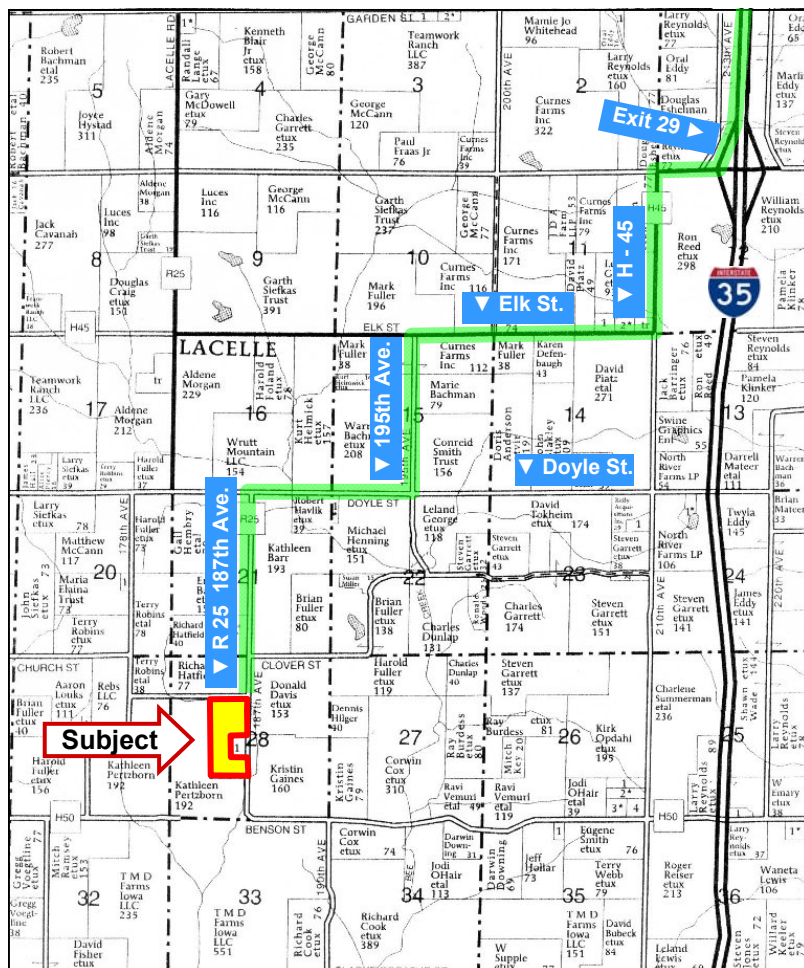
SOIL TYPES: Primary soils are Shelby and Olmitz-Zook-Colo. See soil map on back for detail.

CSR: 31.2 on tillable acres per AgriData, Inc.

SCHOOL DISTRICT: Knox Clarke Community Schools

IMPROVEMENTS: None

POSSESSION: As agreed



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For additional information, contact Marv Huntrods

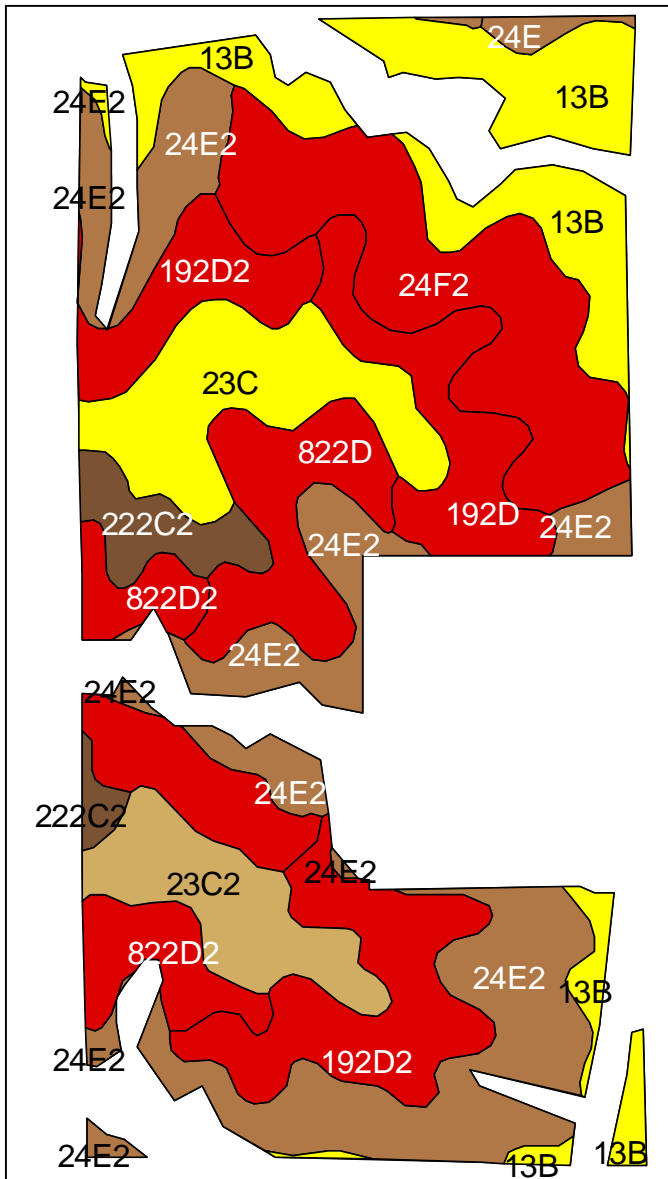
415 South 11th • PO Box • Nevada, IA 50201

Telephone: 515-382-1500 or 800-593-5263

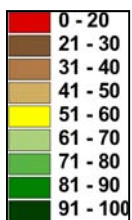
www.hfmgt.com

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AERIAL & SOIL MAPS



Property Borders are an approximate representation. FSA borders provided by the FSA as of 5/23/08. Soils data provided by USDA and NRCS.



Acres Shown: 55.1 Average CSR: 31.2						
Soil Label	Soil Name	CSR	Corn Yield	Soybean Yield	Capability Class	Acres
24E2	Shelby clay loam, 14 to 18 percent slopes, moderately eroded	33	118	32	IVe	11.84
13B	Olmitz-Zook-Colo complex, 0 to 5 percent slopes	60	154	42	Ile	7.47
24F2	Shelby clay loam, 18 to 25 percent slopes, moderately eroded	13	91	25	VIe	7.30
192D2	Adair clay loam, 9 to 14 percent slopes, moderately eroded	15	93	25	IVe	6.85
822D2	Lamoni clay loam, 9 to 14 percent slopes, moderately eroded	15	93	25	IVe	4.85
23C	Arispe silty clay loam, 5 to 9 percent slopes	55	147	40	IIIe	4.58
822D	Lamoni clay loam, 9 to 14 percent slopes	20	100	27	IVe	3.41
192D	Adair loam, 9 to 14 percent slopes	20	100	27	IVe	3.28
23C2	Arispe silty clay loam, 5 to 9 percent slopes, moderately eroded	50	141	38	IIIe	3.21
222C2	Clarinda silty clay loam, 5 to 9 percent slopes, moderately eroded	25	107	29	IVw	1.80
24E	Shelby loam, 14 to 18 percent slopes	35	120	32	IVe	0.34

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