



LAND FOR SALE

WE ARE PLEASED TO PRESENT

150 Acres, m/l - Taylor County, Iowa

LOCATION: Property is located 1.5 miles east and 4 miles south on County Road N26 / Colt Ave., south of New Market.

LEGAL DESCRIPTION: NW NW, except 3.17 Ac; NE NW, except 6.28 Ac; SW NW; NW SW all in Section 20, Township 68 North, Range 35 West of the 5th p.m. (Mason Twp.)

PRICE AND TERMS:

- \$450,000 \$3,000/Acre
- 10% down, balance due in cash at closing.

REAL ESTATE TAX:

Taxes Payable in 2011-2012: \$1,680.00
Taxable Acres: 147.59
Tax per Acre: \$11.38

FSA DATA:

Farm Number: 3067
Crop Acres: 76
40 acres currently being row cropped and 80 acres in hay, balance in pasture.

LAND DESCRIPTION: Rolling. No portion of the property is over 5.9% sloped.

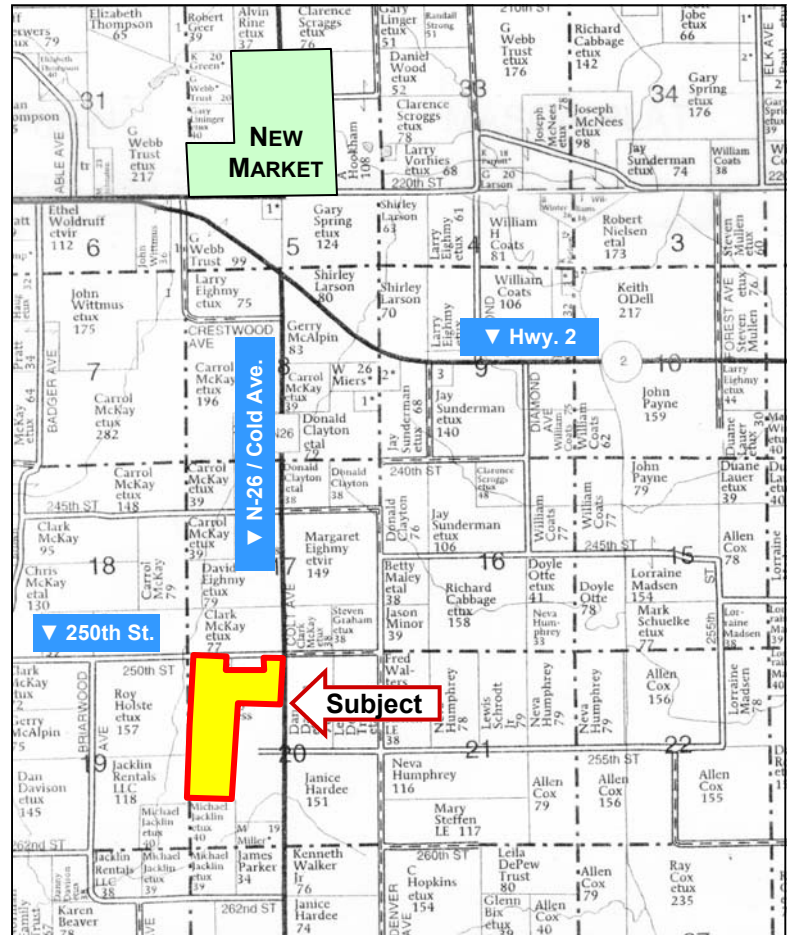
SOIL TYPES: Primary soils are Sharpsburg and Lamoni. See soil map on back for detail.

CSR: 59.9 on currently cropped acres per AgriData, Inc. and Arcview

IMPROVEMENTS: None

WATER & WELL DATA: Two wells (1 in SW $\frac{1}{4}$ NW $\frac{1}{4}$ and 1 in NW $\frac{1}{4}$ SW $\frac{1}{4}$)

POSSESSION: As agreed, subject to existing lease.



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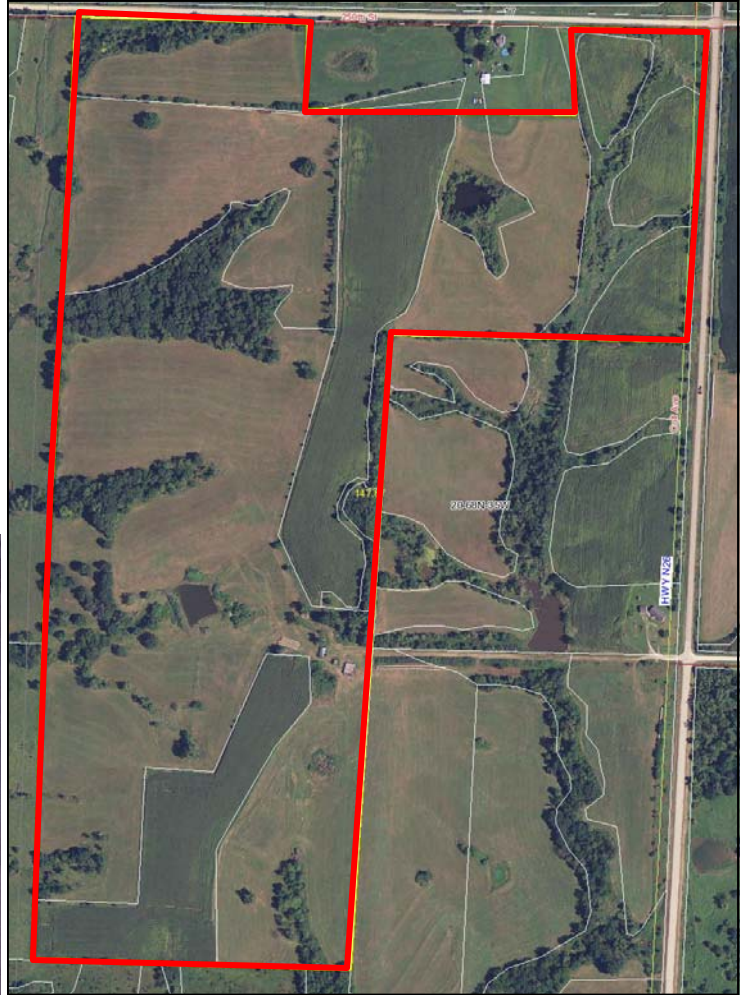
For additional information, contact J. Kelly Tobin

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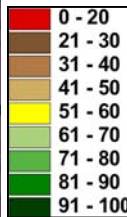
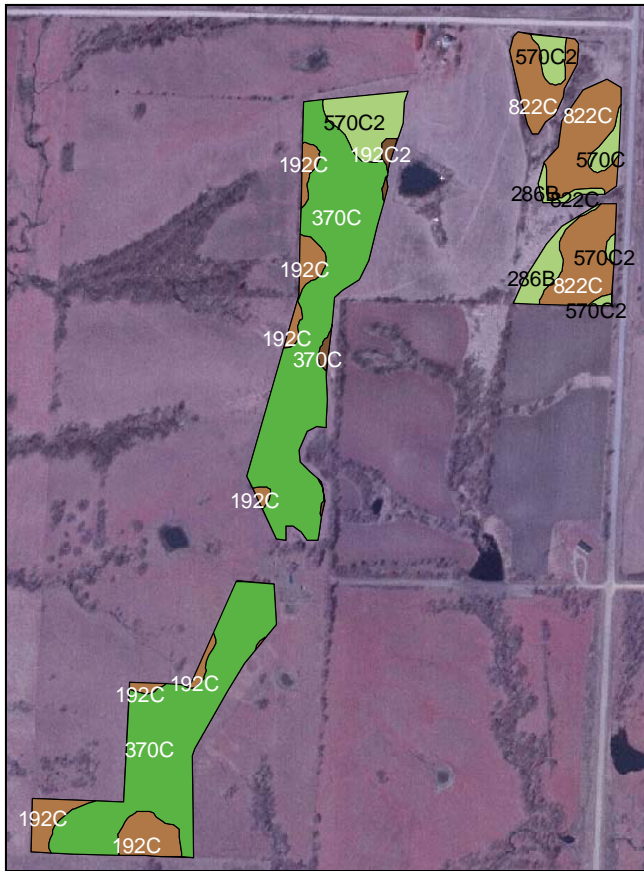
www.hfmgt.com

The information in this brochure is from sources deemed to be reliable but it cannot be guaranteed by Hertz Farm Management, 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. Property borders are an approximate representation.



Acres Shown: 35 Average CSR: 59.9

Soil Label	Soil Name	CSR	Corn Yield	Soybean Yield	Capability Class	%Slope	Acres
370C	SHARPSBURG	72	169	46	3E	5-9%	20.11
822C	LAMONI	35	119	32	3E	5-9%	6.85
192C	ADAIR	35	119	32	3E	5-9%	3.42
570C2	NIRA	64	158	43	3E	5-9%	2.68
286B	COLO-JUDSON-NODAWAY	65	160	43	2W	0-2%	1.20
570C	NIRA	69	165	45	3E	5-9%	0.44
192C2	ADAIR	30	113	31	3E	5-9%	0.33
WEIGHTED AVERAGE		59.9	152.7	41.4			

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