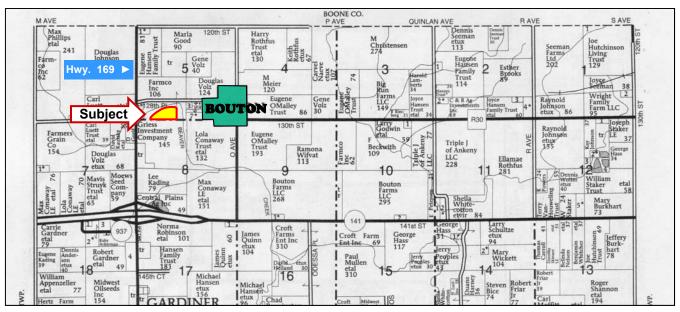


LAND FOR SALE

WE ARE PLEASED TO PRESENT

18.64 Acres, m/l - Dallas County, Iowa



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

LOCATION: The property is located west of Bouton with access from U.S. Hwy. 169. Look for sign at Beaver Creek Bridge.

LEGAL DESCRIPTION: Parcel A of the SW¼ SW¼ and the SE¼ SW¼ Section 5, Township 81 North, Range 27 West of the 5th P.M., Dallas County, Iowa (also referred to as Tax Parcel No. 03-05-300-012)

PRICE AND TERMS:

\$102,500\$5,500/Acre10% down, balance due in cash at closing.

REAL ESTATE TAX:

Payable in 2010-2011: \$254.00

Taxable Acres: 18.64 Tax per Acre: \$13.63

POSSESSION: As agreed

FSA DATA:

Farm Number: Part of 5650, Tract 26310

Crop Acres: 18.0 NHEL—all bid into CRP paying

\$3,248 annually

CP25 for 9.8 ac. @\$193.61/ac. matures 09-30-2020

CP21 for 1.0 ac. @ \$197.00/ac. matures 09-30-2017

CP33 for 7.2 ac. @ \$160,29/ac, matures 09-30-2016

LAND DESCRIPTION: Level cropland

SOIL TYPES: Primary soils are Spillville and Coland

See soil map on back for detail.

CSR: 89.3 **SOURCE:** AgriData, Inc.

ACCESS:

From Hwy. 169 to southwest corner of the property.

COMMENTS: An easement along the north property line provides limited access to owners of adjoining property north and east of the subject property.

For additional information, contact Jerry L. Lage

415 S 11th St., 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.

Listing REID 000-3115

AERIAL & SOIL MAPS



