

340 Tower Park Drive, P.O. Box 2396 Waterloo, IA 50704-2396 Ph: 319-234-1949 Fax: 319-234-2060

## WE ARE PLEASED TO PRESENT 120 Acres m/l - Tama County

**OWNER:** James and Lisa Umphrey

LOCATION: 3 miles southwest of Gladbrook, Iowa

**LEGAL:** The N  $\frac{1}{2}$  of the SW  $\frac{1}{4}$  and the SE  $\frac{1}{4}$  of the SW  $\frac{1}{4}$  EXCEPT beginning at a point 16 feet North of the SW corner of the SE  $\frac{1}{4}$  of the SW  $\frac{1}{4}$ , thence South 16 feet, thence East 16 feet, thence NW 22.63 feet to the point of beginning of Section 29, Township 85 North, Range 16 West of the 5<sup>th</sup> P.M., Tama County, Iowa.

# **PRICE/TERMS:** \$775,000.00

10% with offer and balance in cash at closing.

**RE TAXES:** 2009-2010, payable 2010-2011 \$2,724.00 net, on 118.99 taxable acres

**POSSESSION:** Negotiable.

SCHOOL DIST: Gladbrook - Reinbeck

FSA INFO: FSA #5484

		Direct Payment	Counter Cyclical
Crop	Base Acres	Yield	Payment Yield
Corn	8.4	128	128

Total Cropland 72.9

SOILS: See soil map included.

AVERAGE CSR: 73.1 per AgriData

WELL: None required due to access to rural water

**HIGHLY ERODIBLE CLASSIFICATION:** All cropland is classified Highly Erodible Land (HEL).

#### (CRP) CONSERVATION RESERVE PROGRAM:

			Annual	
Contract #	Acres	Rate/Acre	Payment	Expires
2757b	60.0	\$144.99	\$8,699	9/30/2019

#### (CSP) CONSERVATION STEWARDSHIP PROGRAM:

This farm has a CSP Contract that expires Sept. 30, 2012. One more payment is left on this contract in the amount of \$1,689 payable sometime after Oct. 1, 2011. After Sept. 30, 2011, owner will no longer be obligated to any of the practices completed during the CSP Contract.







HOUSE: Efficient 2-Story Built in 2004

- Boiler Heat Propane
- Zone Heating Less than 1,000 g L.P. / Year
- R50 Ceilings 50-year Warranty
- R30 Walls
- 2X6 Frame
- Handicap Accessible
- Rural Water / No Well Needed
- Two Levels of Finished Living Area
- Satellite TV
- Matching Steel Siding and Roofing to Adjacent Garages

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### **COMMENTS:**

- Outdoorsman's paradise in the middle of Iowa adjacent to Union Grove State Park and its 110-acre lake.
- Excellent hunting.
- Year-round fishing Marsh and lower pond stocked with crappie, bass, bluegill, perch, carp, bullhead, some channels, walleye, and northern. Upper pond stocked with crappie, bass, bluegill, carp, and bullhead.
- Outstanding year-round views.
- Deer, pheasants, wild turkeys, and waterfowl are in abundance, and Sandhill cranes, swans, and eagles have also been spotted on the farm.
- Great place to hike and ride horses.
- Six fruit trees (apple, pear, and cherry), red raspberry patch, and two groves of wild plums.
- In addition to CRP income, this property provides approximately \$6,000 to \$7000 annually in hay income.





#### **OUTBUILDINGS:**

- East Garage 30' x 48' w/ 16' x 10' and 16' x 12' overhead doors. Area is set up to process game.
- West Garage 24 x 30 w/ 16' x 12' overhead door
- Open Front Horse Barn 24' x 24'
- Northeast Machine Shed 40' x 64' -110 electricity, 2 overhead doors, no cement floor.



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JUDSON SILTY CLAY LOAM, 2 TO 5 PERCENT SLOPES	90	8B	5.15
TAMA SILTY CLAY LOAM, 14 TO 18 PERCENT SLOPES, MODERATELY ERODED	58	120E2	20.20
TAMA SILTY CLAY LOAM, 2 TO 5 PERCENT SLOPES, MODERATELY ERODED	93	120B2	2.04
WATER	0	W	0.25
DOWNS SILT LOAM, 5 TO 9 PERCENT SLOPES	75	162C	4.14
TAMA SILTY CLAY LOAM, 5 TO 9 PERCENT SLOPES, MODERATELY ERODED	78	120C2	19.52
TAMA SILTY CLAY LOAM, 9 TO 14 PERCENT SLOPES, MODERATELY ERODED	68	120D2	24.62
COLO SILTY CLAY LOAM, 0 TO 2 PERCENT SLOPES	85	133	32.61
FAYETTE SILT LOAM, 18 TO 25 PERCENT SLOPES	30	163F	0.52
COLO-ELY COMPLEX, 2 TO 5 PERCENT SLOPES	68	11B	1.53
DOWNS SILT LOAM, 14 TO 18 PERCENT SLOPES, MODERATELY ERODED	53	162E2	8.40

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View of the House from Northeast by the Road



House from the East



New Machine Shed



House from the West



Newest Pond Looking From the West



Spring Fed Upper Pond

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