



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 1/2 of the SW 1/4 and the SE 1/4 of the SW 1/4 EXCEPT beginning at a point 16 feet North of the SW corner of the SE 1/4 of the SW 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 5th 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

Crop	Base Acres	Direct Payment Yield	Counter Cyclical 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

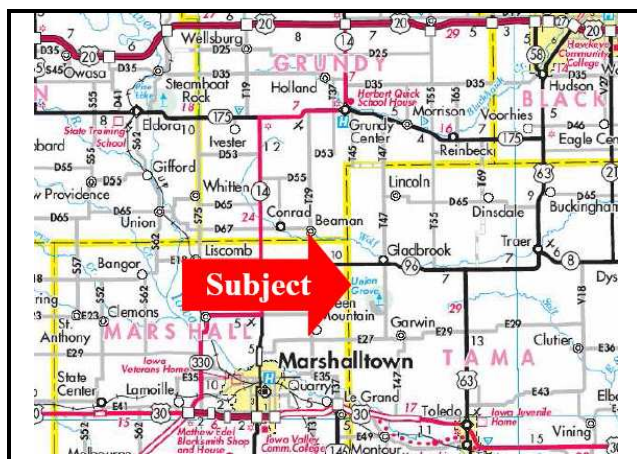
HIGHLY ERODIBLE CLASSIFICATION: All cropland is classified Highly Erodible Land (HEL).

(CRP) CONSERVATION RESERVE PROGRAM:

Contract #	Acres	Rate/Acre	Annual 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.



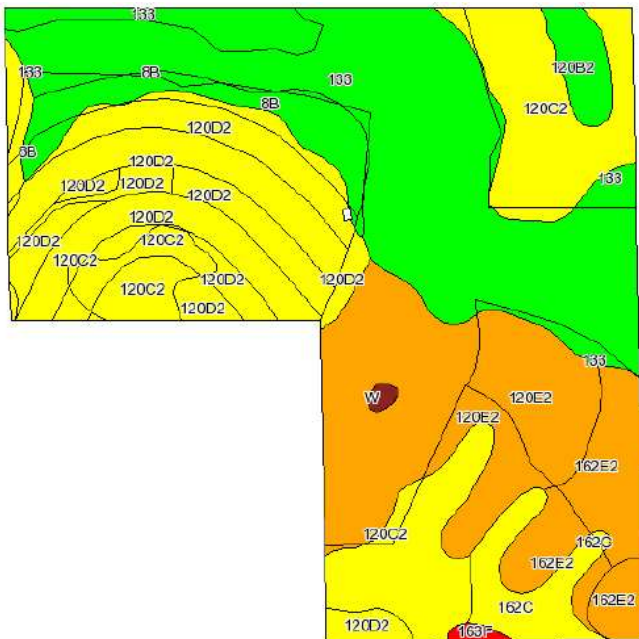
HOUSE : Efficient 2-Story Built in 2004

- 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

The information gathered for this brochure is from sources deemed reliable, but cannot be guaranteed by Hertz Farm Management, Inc. or its staff.
REID #050-0624

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.





View of the House from Northeast by the Road



New Machine Shed



House from the East



House from the West



Newest Pond Looking From the West



Spring Fed Upper Pond