



LAND FOR SALE

WE ARE PLEASED TO PRESENT

40 Acres, m/l - Warren County, Iowa

ADDRESS: 7685 - 50th Ave., Prole, IA 50229

LOCATION: Located 4 miles south of Norwalk on Hwy. 28 and 1/2 mile south on 50th Ave.

LEGAL DESCRIPTION: NW¼ SW¼ Section 2, Township 76 North, Range 25 West of the 5th p.m. (Jefferson Twp.)

PRICE AND TERMS:

- \$296,000
- 10% down, balance due in cash at closing.

REAL ESTATE TAX:

Taxes Payable 2010-2011: \$1,674.00
Taxable Acres: 38

FSA DATA:

Farm Number: 535, Tract 480

Crop Acres: 23.8 HEL

Base/Yields	Direct	Counter-Cyclical
Corn Base: 16.2	99	99

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

CSR: 67.0 on the crop acres, per AgriData, Inc.

SERVICES:

School District: Martensdale-St. Mary's

Utilities: Mid-American

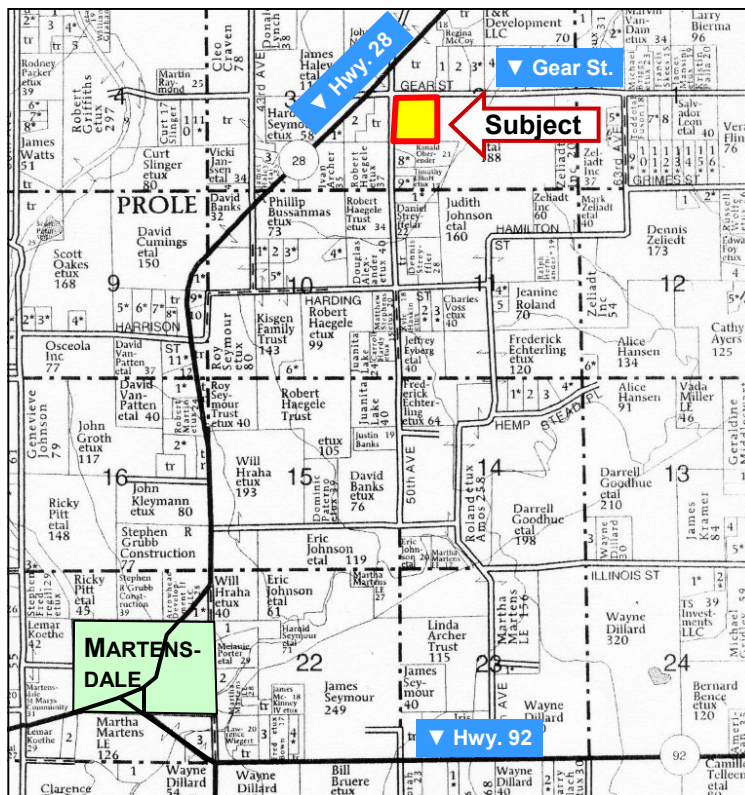
Mail: Norwalk

Trade Centers: Norwalk, Des Moines

IMPROVEMENTS: 2-story, 1,568 sq. ft. house built in 1925 with 4 bedroom, 2 baths, central air and LP heat.

WATER & WELL DATA: On Warren Rural Water, plus 2 wells.

POSSESSION: As Agreed.



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For additional information, contact Marv Huntrods

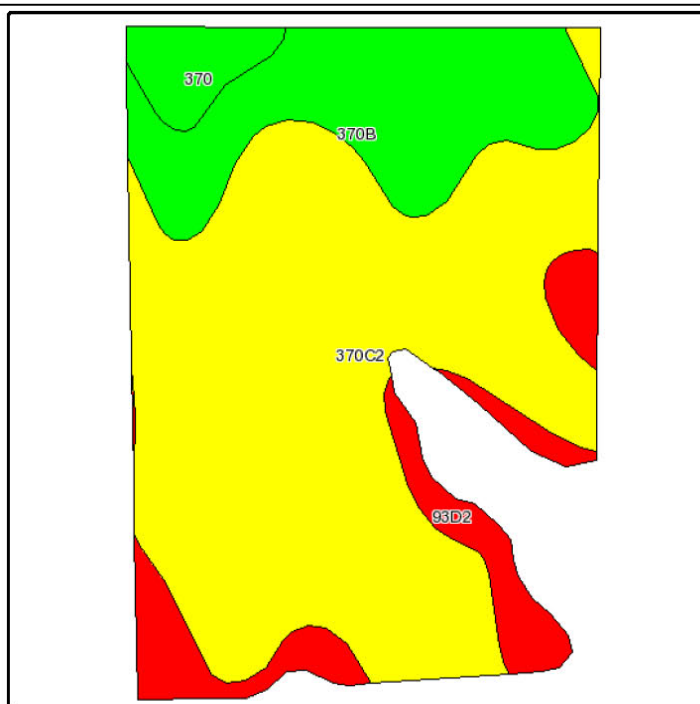
415 South 11th • PO Box • Nevada, IA 50201

Telephone: 515-382-1500

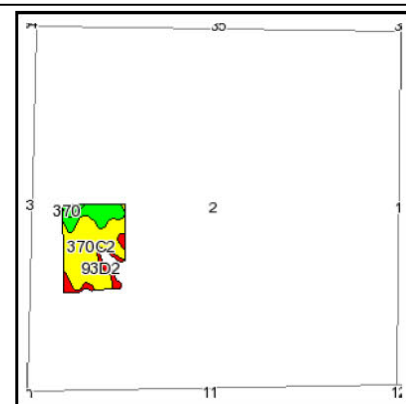
www.hfmgt.com

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.

AERIAL & SOIL MAPS



Fsa borders provided by the Farm Service Agency as of May 23, 2008.
Soils data provided by USDA and NRCS.



State: Iowa
County: Warren
Location: 002-076N-025W
Township: Jefferson
Acres: 23.8
Date: 3/10/2011



Maps provided by:



Code	Soil Description	Acres	Percent of field	CSR Legend	Non-Irr Class	CSR	Corn	Soybeans
370C2	Sharpsburg silty clay loam, 5 to 9 percent slopes, moderately eroded	15.5	65.1%		IIIe	67	168	45
370B	Sharpsburg silty clay loam, 2 to 5 percent slopes	4.7	19.7%		Ile	87	195	53
93D2	Adair-Shelby clay loams, 9 to 14 percent slopes, moderately eroded	2.7	11.4%		IVe	25	112	30
370	Sharpsburg silty clay loam, 0 to 2 percent slopes	0.9	3.7%		I	92	202	55
Weighted Average						67	168	45.2

WE ARE PLEASED TO OFFER THESE SERVICES

Sales • Acquisition • Auctions • Investment Analysis • Exchanging • Farm and Ranch Management • Appraisals