



# LAND FOR SALE

WE ARE PLEASED TO PRESENT

## 60 Acres, m/l - Montgomery County, Iowa

**LOCATION:** Located one mile east of Stanton on Hwy. 34, and 1½ miles south on P Ave.

**LEGAL DESCRIPTION:** North 60 acres of the E½ SE¼ of Section 10, Township 71 North, Range 37 West of the 5th p.m. (Scott Twp.)

**PRICE AND TERMS:**

- \$160,000.00 \$2,666(+)/Acre
- 10% down, balance due in cash at closing.

**REAL ESTATE TAX:**

Taxes Payable in  
2010-2011: \$740.00  
Taxable Acres: 58.5  
Tax per Acre: \$12.65

**FSA DATA:**

Farm Number: 2317  
Crop Acres: 54.0 (in CRP)  
Base & Yields (Direct/CounterCyclical)  
Corn: 20.4 103/013  
Bean: 16.2 49/49

**CRP CONTRACTS:**

- 41.3 acres in CRP through 9/30/12, paying \$97.50/acre.
- 12.7 acres in CRP through 9/30/18, paying \$153.68/acre

The combination of both contracts produces an annual income of \$5,979.00

**LAND DESCRIPTION:** Rolling with creek

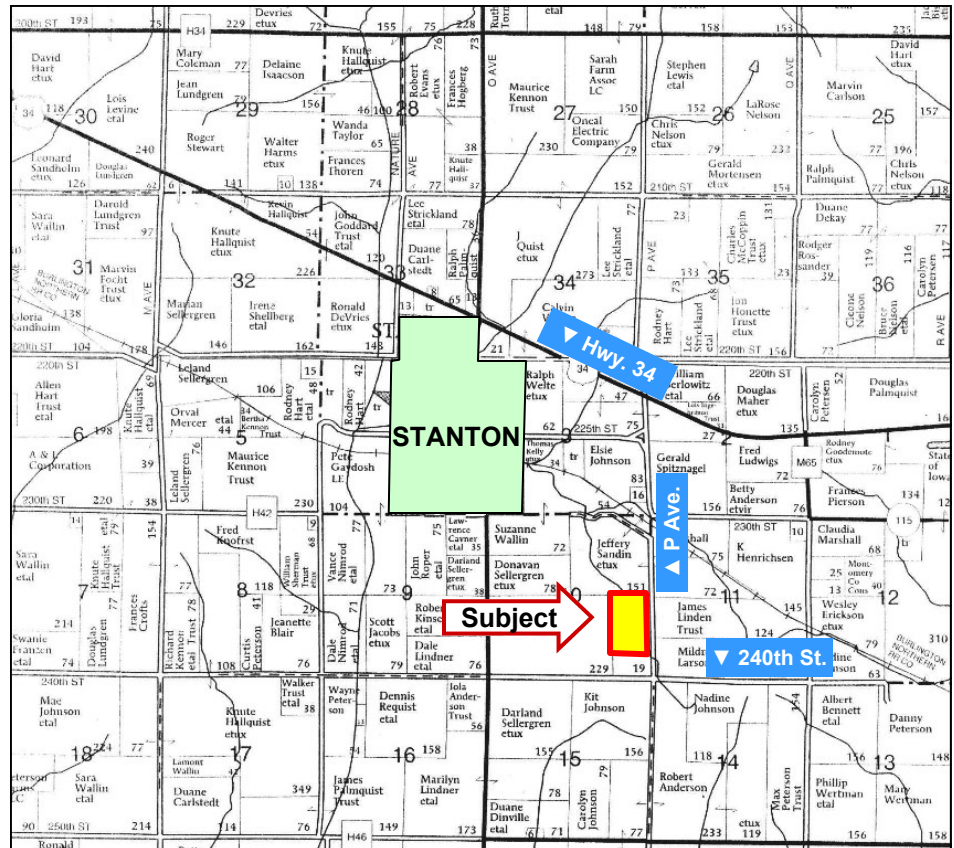
**SOIL TYPES:** Primary soils are Ackmore-Colo-Judson complex, Marshall and Shelby. See soil map on back for detail.

**CSR:** 50.0 per AgriData, Inc. and ArcView

**SERVICES:** Seed, fertilizer, chemicals, feed and elevator in Stanton and Red Oak

**POSSESSION:** At closing

**COMMENTS:** There will be a great deal of organic matter that will have been built up over the many years in CRP. Would also be a perfect time to start with organic crops.



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**For additional information, contact Randy Piittmann**

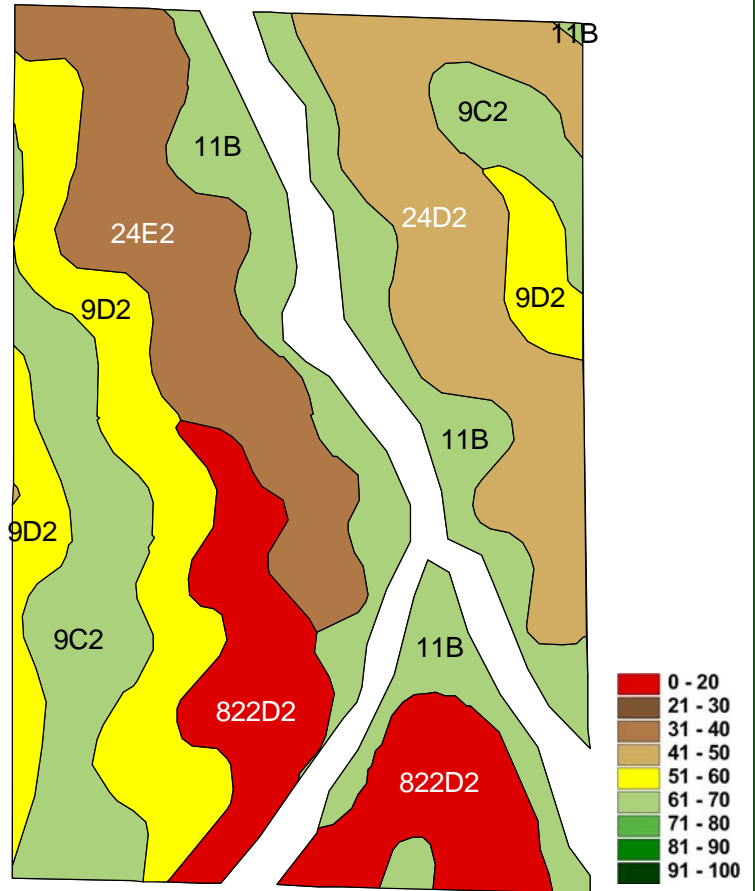
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*The information in this brochure is from sources deemed to be reliable but it cannot be guaranteed by Hertz Real Estate Services, Inc. or its staff.*

# AERIAL & SOIL MAPS



**Acres Shown: 54**

**Average CSR: 50**

Soil Label	Soil Name	CSR	Corn Yield	Soybean Yield	Acres
11B	Ackmore-Colo-Judson complex, 2 to 5 percent slopes	68	171	46	10.26
9D2	Marshall silty clay loam, 9 to 14 percent slopes, moderately eroded	58	157	42	9.79
24D2	Shelby loam, 9 to 14 percent slopes, moderately eroded	48	144	39	9.11
24E2	Shelby loam, 14 to 18 percent slopes, moderately eroded	38	130	35	8.47
822D2	Lamoni clay loam, 9 to 14 percent slopes, moderately eroded	15	99	27	8.24
9C2	Marshall silty clay loam, 5 to 9 percent slopes, moderately eroded	68	171	46	8.13

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