



LAND FOR SALE

WE ARE PLEASED TO PRESENT

145 Acres, m/l Cerro Gordo County, Iowa

LOCATION: Located between Clear Lake and Mason City three miles east of I-35 Exit 193 on the north side of B-35; or ½ mile west of intersection of S-34 (Lark Ave.) & B-35; or 4½ miles west of US Hwy. 65 on B-35.

GENERAL LEGAL DESCRIPTION: NW¼, Except parcel surveyed and owned by Des Moines Cold Storage and Except RR ROW, all in Section 14, Township 96, North, Range 21 West of the 5th p.m. (Lake Twp.)

PRICE AND TERMS:

- \$725,000 \$5,000/Acre
- 10% down, balance due in cash at closing.

REAL ESTATE TAX:

Payable 2010-2011: \$2,478.00

Taxable Acres: 145.14

Tax per Acre: \$17.07

FSA DATA:

Farm Number 5517, Tract 5573

Crop Acres: 109.9 NHEL (Non-Highly Erodible Land)

Base/Yields Direct Counter-Cyclical

Corn Base: 53 144 144

Bean Base: 53 37 37

LAND DESCRIPTION: Level to gently sloping cropland and pasture

SOIL TYPES: Primary soils are Saude, Coland, Marshan and Lawler. See soil map on back for detail.

CSR: 67.9 per AgriData, Inc.

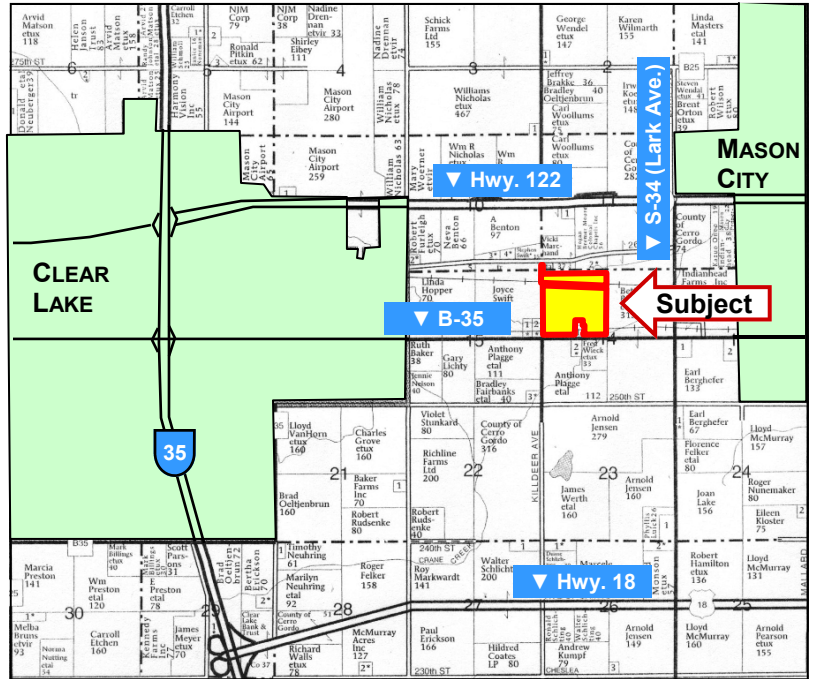
IMPROVEMENTS: None

DRAINAGE: Natural - Creek

WATER & WELL DATA: No well. City water is available.

POSSESSION: Full possession at closing.

COMMENTS: Zoned industrial. Known sand and gravel deposit underlies the property. ITRC Railroad extends east to west along the entire southern boundary and the CP Railroad runs east to west through the northerly portion of the property. Deeded easement to northwest corner of property from 263rd St.



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For additional information, contact Sterling Young

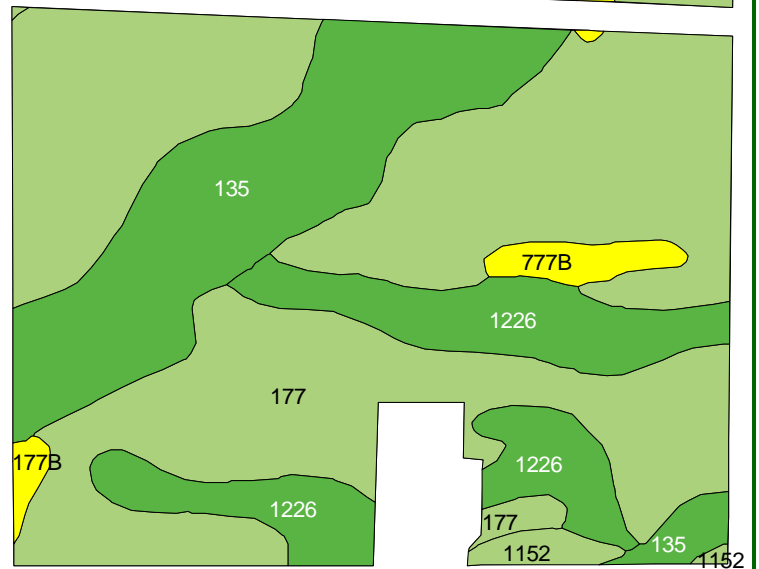
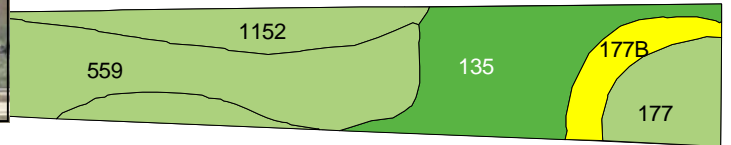
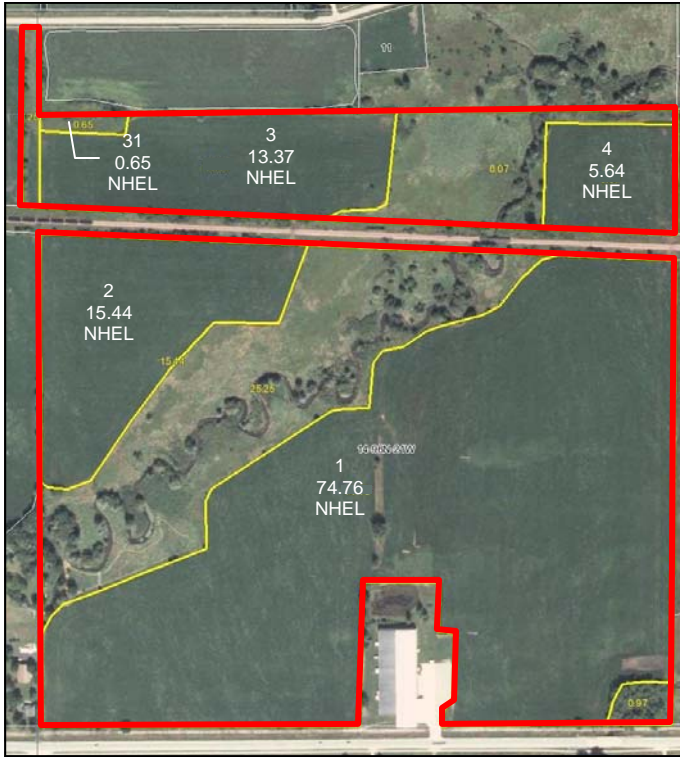
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The information in this brochure is from sources deemed to be reliable but it cannot be guaranteed by Hertz Real Estate Services, Inc. or its staff.

AERIAL & SOIL MAPS



Acres Shown: 144.2

Average CSR: 67.9

Soil Label	Soil Name	CSR	Corn Yield	Soybean Yield	Acres
177	Saude loam, 0 to 2 percent slopes	63	171	46	56.71
135	Coland clay loam, 0 to 2 percent slopes	78	191	52	32.14
1152	Marshan clay loam, 0 to 2 percent slopes	67	176	48	23.44
1226	Lawler loam, 24 to 40 inches to sand and gravel, 0 to 2 percent slopes	71	157	43	17.64
559	Talcot clay loam, 32 to 40 inches to sand and gravel, 0 to 2 percent slopes	65	174	47	9.34
177B	Saude loam, 2 to 5 percent slopes	58	164	44	2.86
777B	Wapsie loam, 2 to 5 percent slopes	53	158	43	2.02
Weighted Average		67.9	174.4	47.3	

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