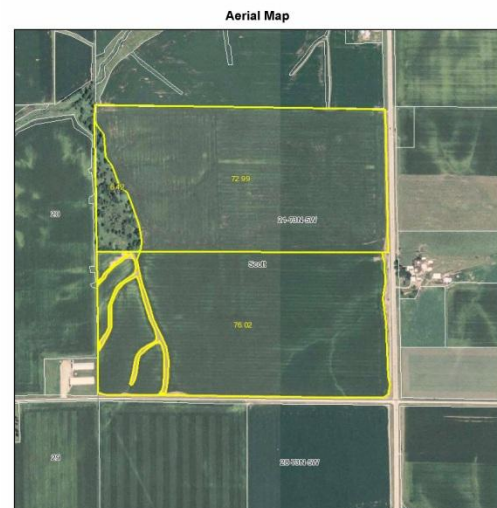




**We are Pleased to
Present for Sale
157 Acres m/l
Henry County, Iowa**

- LOCATION:** From Winfield: 1 mile south on Highway 78.
- LEGAL DESCRIPTION:** SW ¼ Section 21, Township 73 North, Range 5 West of the 5th P.M., Henry County, Iowa.
- PRICE & TERMS:** \$1,334,500 or \$8,500 an acre - 10% upon acceptance of offer and balance at closing.
- POSSESSION:** Negotiable.
- TAXES:** 2009-2010, payable 2010-2011 – \$4,732 – net – \$30.65 per taxable acre. There are 154.41 taxable acres.
- SCHOOL DISTRICT:** Winfield-Mt. Union Community School District.
- FSA INFORMATION:** Farm #4238
Cropland 149.0 Acres
- Final corn and soybean base will be determined by the Farm Service Agency as this parcel is combined with other farmland.
- This farm is classified as non-highly erodible land (NHEL) according to the Henry County NRCS.
- AVERAGE CSR:*** ArcView Software indicates a CSR of 85.6 on the tillable acres.
- HOG MANURE:** A total of 435,284 gallons of hog manure was applied to the south 75 acres in November 2010. Buyer or buyer's tenant to reimburse seller \$5,804.97 at closing.
- BROKER'S COMMENTS:** Excellent Quality Investment Farm! This property is pattern tiled on 66' spacings.

*CSR is an index of soil productivity with a range from 5 to 100, the higher the index, the more productive the soil. All acres are more or less.

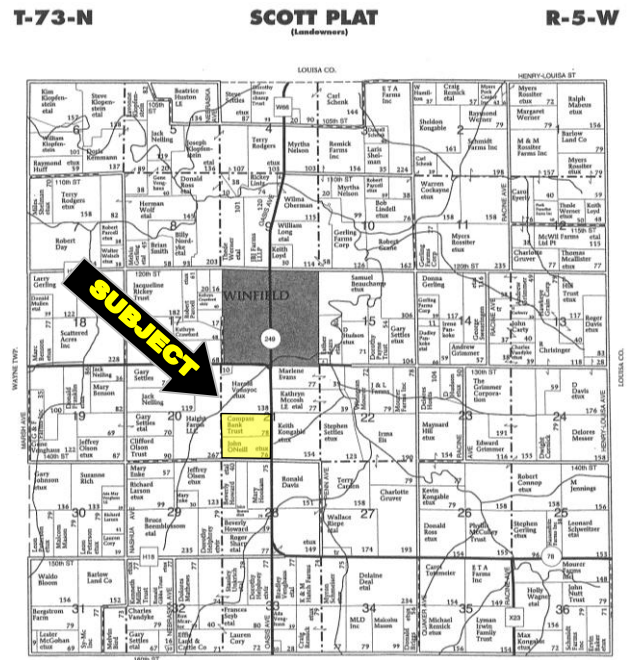


The information gathered for this brochure is from sources deemed reliable, but cannot be guaranteed by Hertz Real Estate Services or its staff. All acres are considered more or less.

Aerial Map



Plat Map



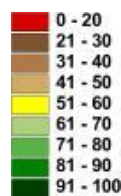
Permission for reproduction of map granted by Farm & Home Publishers

CSR: Calculated using ArcView 3.2 software

CSR is an index of soil productivity with a range from 5 to 100, the higher the index, the more productive the soil.



Measured Tillable Acres	149.0	Average CSR	85.6	Corn Yield	Soybean Yield	Acres
Soil Label	Soil Name	CSR	Corn Yield	Soybean Yield	Acres	
133B	Colo silty clay loam, 2 to 5 percent slope	75	186	50	0.85	
192D2	Adair loam, 9 to 14 percent slope	15	105	28	0.47	
222C	Clarinda silty clay loam, 5 to 9 percent slope	30	126	34	4.22	
279	Taintor silty clay loam, 0 to 2 percent slope	88	204	55	26.92	
280	Mahaska silty clay loam, 0 to 2 percent slope	95	213	58	43.09	
280B	Mahaska silty clay loam, 2 to 5 percent slope	90	207	56	32.60	
281B	Otley silty clay loam, 2 to 5 percent slope	90	207	56	17.91	
281C2	Otley silty clay loam, 5 to 9 percent slope	70	180	49	2.09	
570C2	Nira silty clay loam, 5 to 9 percent slope	67	175	47	20.88	



WE ARE PLEASED TO OFFER THESE SERVICES

APPRAISALS ✦ REAL ESTATE SALES ✦ FARM MANAGEMENT

FOR MORE INFORMATION EMAIL: JREBUHN@MTV.HFMGT.COM

102 PALISADES ROAD ✦ MT. VERNON IA ✦ 52314 ✦ PHONE: 319-895-8858 ✦ WWW.HFMGT.COM

REID: 010-1197 & 010-1198 7/1/2011

The information gathered for this brochure is from sources deemed reliable, but cannot be guaranteed by Hertz Real Estate Services or its staff. All acres are considered more or less.