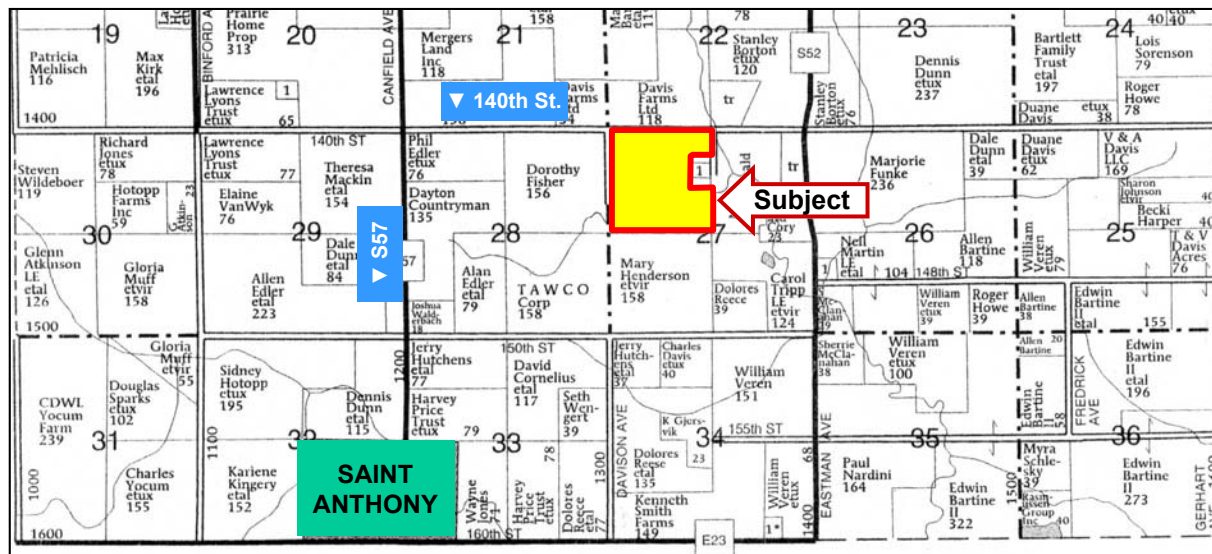




LAND FOR SALE

WE ARE PLEASED TO PRESENT

145 Acres, m/l - Marshall County, Iowa



Map reproduced with permission of Farm & Home Publishers, Ltd.

LOCATION: 1½ miles North of St. Anthony on S57, then 1 mile East on 140th St.

LEGAL DESCRIPTION: NW¼ EXCEPT East 543' of South 634' (NE NW) and EXCEPT East 543' of North 374' (SE NW) all in Section 27, T-85-N, R-20W of the 5th P.M. (Liberty Twp.)

PRICE AND TERMS:

- \$852,280 \$5,878/Acre
- 10% down, balance due in cash at closing.

REAL ESTATE TAX:

Payable in 2010-2011: \$3,162
Taxable Acres: 142.12
Tax per Acre: \$22.25

FSA DATA:

Farm Number: 2481, Tract 2105
Crop Acres: 132 (HEL)

Base	Direct/Counter-Cyclical Yields	
Corn:	63.2	122/122
Beans:	61.1	30/30
Oats:	2.5	60/60

LAND DESCRIPTION: Level to moderately sloping

SOIL TYPES: Primary soils are Clarion, Nicollet, Coland-Terril, Webster and Lawler. (See soil map on back.)

CSR: 74.5 per Agri Data Inc. 2008

SCHOOL DISTRICT: West Marshall

IMPROVEMENTS: None

DRAINAGE: Natural—no tile maps available

POSSESSION: As agreed subject to 2011 cash rent lease

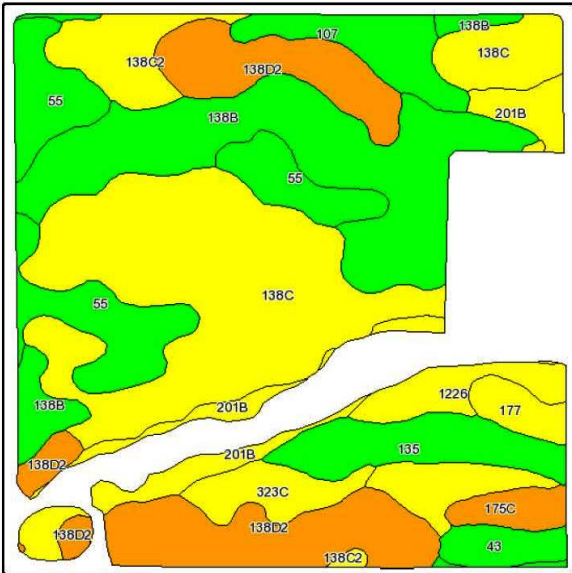
For additional information, contact Marv Huntrods

415 S. 11th St., PO Box 500, Nevada, IA 50201
Telephone: 515-382-1500

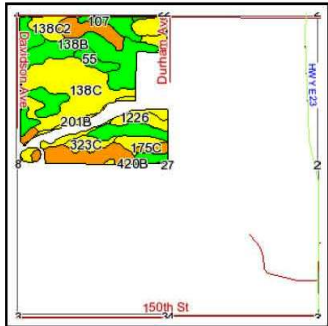
www.hfmgt.com

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: Marshall
Location: 027-085N-020W
Township: Liberty
Acres: 132
Date: 1/19/2011



Maps provided by:



©AgriData, Inc 2008
www.AgriDataInc.com

Code	Soil Description	Acres	Percent of field	CSR Legend	Non-Irr Class	CSR	Corn	Soybeans
138C	Clarion loam, 5 to 9 percent slopes	34.4	26.1%		IIIe	70	188	51
138B	Clarion loam, 2 to 5 percent slopes	24	18.2%		IIe	86	209	56
138D2	Clarion loam, 9 to 14 percent slopes, moderately eroded	18.7	14.1%		IIIe	58	171	46
55	Nicollet loam, 1 to 3 percent slopes	13.6	10.4%		I	94	220	59
138C2	Clarion loam, 5 to 9 percent slopes, moderately eroded	8.2	6.2%		IIIe	68	185	50
201B	Coland-Terril complex, 2 to 5 percent slopes	7.5	5.7%		IIw	67	183	49
135	Coland silty clay loam, 0 to 2 percent slopes	6.5	5.0%		IIw	80	201	54
107	Webster silty clay loam, 0 to 2 percent slopes	4.9	3.7%		IIw	89	213	58
1226	Lawler loam, 24 to 40 inches to sand and gravel, 0 to 2 percent slopes	3.6	2.7%		IIs	73	157	43
323C	Terril loam, sandy substratum, 5 to 9 percent slopes	3.6	2.7%		IIIe	75	194	52
43	Bremer silty clay loam, 0 to 2 percent slopes	2.4	1.8%		IIw	82	204	55
177	Saude loam, 1 to 3 percent slopes	2.1	1.6%		IIs	65	181	49
175C	Dickinson fine sandy loam, 5 to 9 percent slopes	2.1	1.6%		IIIe	40	147	40
420B	Tama silty clay loam, benches, 2 to 5 percent slopes	0.2	0.2%		IIe	95	221	60
Weighted Average						74.5	192.8	52

WE ARE PLEASED TO OFFER THESE SERVICES

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