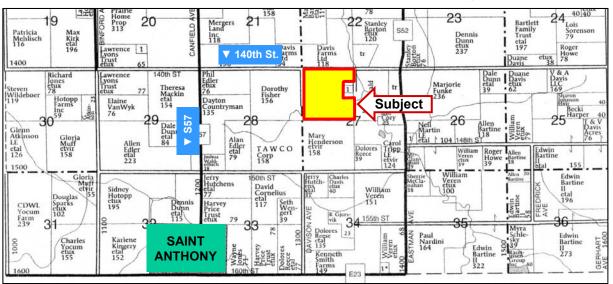


LAND FOR SALE

WE ARE PLEASED TO PRESENT

145 Acres, m/l - Marshall County, Iowa



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

LEGAL DESCRIPTION: NW¹/₄ 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



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