



LAND FOR SALE

WE ARE PLEASED TO PRESENT

45 Acres, m/l - Adair County, Iowa

LOCATION: 2 miles south of Greenfield on Hwy. 25 and 1/4 mile east on 260th St.. Property lies on the north side of the road.

LEGAL DESCRIPTION:
The east 46.63 acres (not including the acreage site) S½ SW¼ Section 20, Township 75 North, Range 31 West of the 5th p.m. (Lee Township)

PRICE AND TERMS:

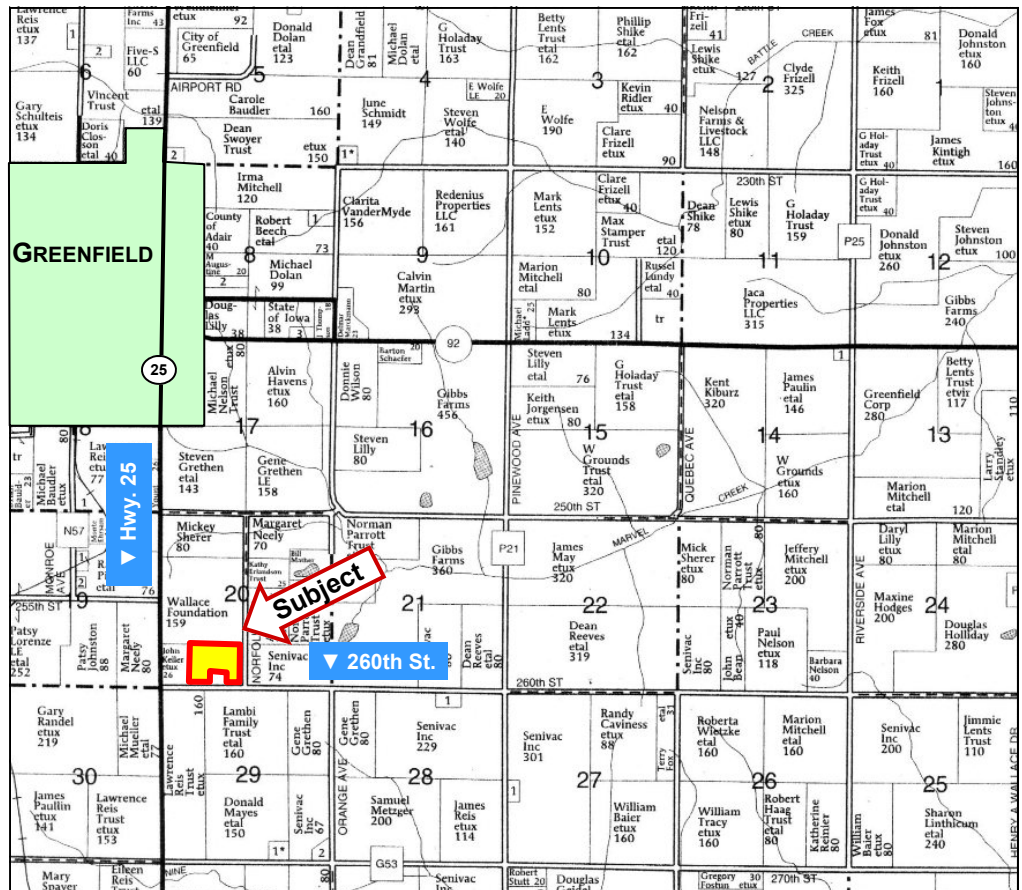
- \$268,000 \$5,747/
Assessed Acre
- 10% down with offer,
40% at closing and 50%
January 2012

REAL ESTATE TAX:

2009-2010 Tax Year:
\$1,162.00
Taxable Acres: 46.63
Tax per Acre: \$24.92

FSA DATA:

Farm Number: 5066
Crop Acres: 44.7



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

Base	Direct/Counter-Cyclical Yields
Corn: 17.2	104/104
Bean: 13.1	27/27

LAND DESCRIPTION: Ridge top to gently rolling

SOIL TYPES: Primary soils are Macksburg, Sharpsburg and Nira. See soil map on back for detail.

CSR: 73.9 per Agridata Inc.

SERVICES: Seed, fertilizer, chemicals, elevator and feed

POSSESSION: At closing.

COMMENTS: Farm has recently been tiled and terraced. Ridge top with a high CSR. Also excellent potential building site, close to town.

For additional information, contact **Randy Piittmann**

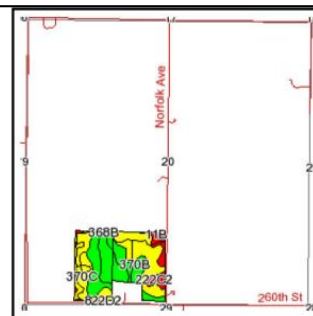
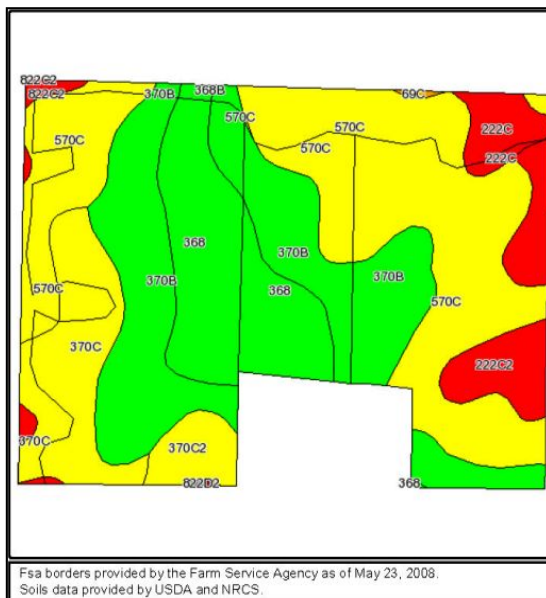
PO Box 309 • Oakland, IA 51560

Phone: 712-482-3400

www.hfmgt.com

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

AERIAL & SOIL MAPS



State: Iowa
County: Adair
Location: 020-075N-031W
Township: Greenfield
Acres: 44.7
Date: 1/18/2011



Maps provided by:



Code	Soil Description	Acres	Percent of field	CSR Legend	Non-Irr Class	CSR	Corn	Soybeans
570C	Nira silty clay loam, 5 to 9 percent slopes	15.7	35.2%		IIIe	69	173	47
370B	Sharpsburg silty clay loam, 2 to 5 percent slopes	12.2	27.2%		IIe	87	197	53
368	Macksburg silty clay loam, 0 to 2 percent slopes	6.6	14.8%		I	95	208	56
370C	Sharpsburg silty clay loam, 5 to 9 percent slopes	4.5	10.2%		IIIe	72	177	48
222C2	Clarinda silty clay loam, 5 to 9 percent slopes, moderately eroded	2.6	5.8%		IVw	25	114	31
370C2	Sharpsburg silty clay loam, 5 to 9 percent slopes, moderately eroded	1.3	2.8%		IIIe	67	170	46
222C	Clarinda silty clay loam, 5 to 9 percent slopes	1.2	2.7%		IVw	30	121	33
822C2	Lamoni silty clay loam, 5 to 9 percent slopes, moderately eroded	0.4	0.9%		IVe	24	112	30
69C	Clearfield silty clay loam, 5 to 9 percent slopes	0.1	0.1%		IIIw	50	148	40
11B	Colo-Ely silty clay loams, 2 to 5 percent slopes	0.1	0.2%		IIe	69	173	47
Weighted Average						73.9	179.5	48.5

WE ARE PLEASED TO OFFER THESE SERVICES

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