

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

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| Mary Reis Spayer Trust | MINE 8 | Senivac | Stutt 20 Douglas Geidel | Gregory 30 270th 3T | |

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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.

Listing 094-0005

AERIAL & SOIL MAPS



