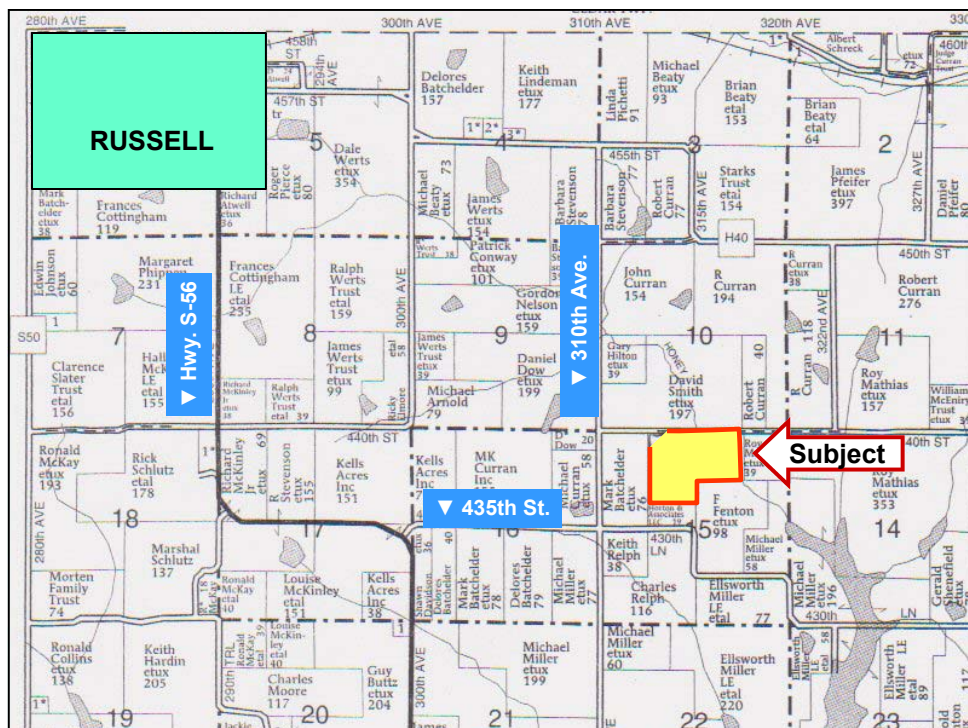




## LAND FOR SALE

WE ARE PLEASED TO PRESENT

96 Acres, m/l - Lucas County, Iowa



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

**LOCATION:** 2 miles south of Russell on S-56, 1 mi. E on S-56, 1 mi. E on 435th St., 1/2 mi. N on 310th Ave., then 1/4 mi E on 440th St.

**LEGAL DESCRIPTION:** NW¼ NE¼; N½ SE¼ NW¼ and NE¼ NW¼ EXCEPT Parcel "A", all in Section 15, T -71-N, R-20-W of the 5th P.M., ( Washington Twp.)

### PRICE AND TERMS:

- PRICE REDUCED! \$139,200 \$1,450/Acre  
\$158,400 \$1,650/Acre
- 10% down, balance due in cash at closing.

### REAL ESTATE TAX:

2009-2010 Tax Year: \$798.00  
Taxable Acres: 95.24  
Tax per Acre: \$8.38

### FSA DATA:

Farm Number: 4285, Tract 1634  
Crop Acres: 75.2 HEL

### Direct/Counter-Cyclical Yields

**Corn Base:** 10.5

85/85 bu.

CRP Contract (CP25) for 41.8 acres paying \$2,944 annually and expires 9-30-21. Contract (CP33) for 22.9 acres paying \$1,853 annually and expires 9-30-17.

**LAND DESCRIPTION:** Gently sloping to steep

**SOIL TYPES:** Primary soils are Zook, Olmitz-Vesser, Adair, Shelby & Arispie. See soil map on back for detail.

**CSR:** 37.3 **SOURCE:** Agri Data 2008

**SERVICES:** School District: Chariton Comm from Russell Schools

**IMPROVEMENTS:** None

**DRAINAGE:** Natural

**POSSESSION:** As agreed

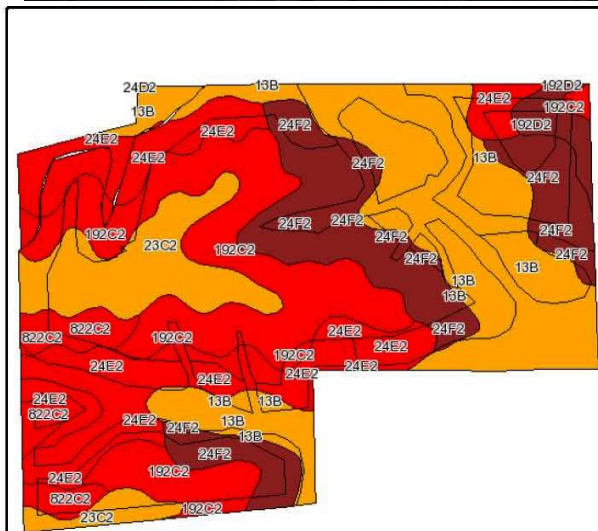
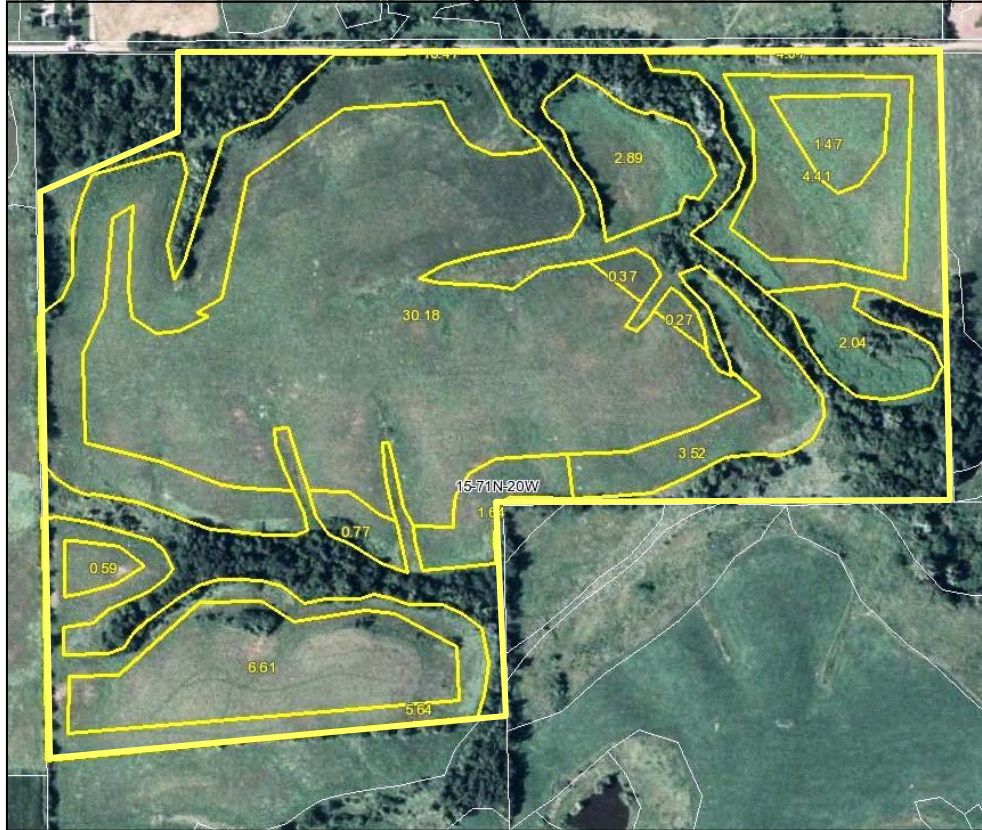
For additional information, contact Marv Huntrods

415 South 11th • PO Box • Nevada, IA 50201  
Telephone: 515-382-1500

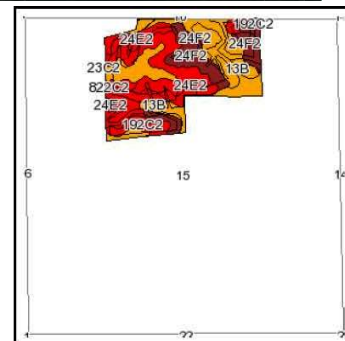
[www.hfmgt.com](http://www.hfmgt.com)

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: Lucas  
Location: 015-071N-020W  
Township: Washington  
Acres: 95.2  
Date: 5/6/2010



Maps provided by:



Code	Soil Description	Acres	Percent of field	CSR Legend	Non-Irr Class	CSR	Corn	Soybeans
13B	Zook-Olmitz-Vesser complex, 0 to 5 percent slopes	25.2	26.3%		Ile	53	144	39
192C2	Adair clay loam, 5 to 9 percent slopes, moderately eroded	19.6	20.6%		IIIe	30	113	31
24E2	Shelby clay loam, 14 to 18 percent slopes, moderately eroded	18.8	19.8%		IVe	38	123	33
24F2	Shelby clay loam, 18 to 25 percent slopes, moderately eroded	16.4	17.3%		VIe	18	96	26
23C2	Arispe silty clay loam, 5 to 9 percent slopes, moderately eroded	9.7	10.2%		IIIe	50	140	38
822C2	Lamoni silty clay loam, 5 to 9 percent slopes, moderately eroded	3.7	3.9%		IIIe	30	113	31
192D2	Adair clay loam, 9 to 14 percent slopes, moderately eroded	1.8	1.9%		IVe	15	92	25
Weighted Average						37.3	122.5	33.2

**WE ARE PLEASED TO OFFER THESE SERVICES**

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