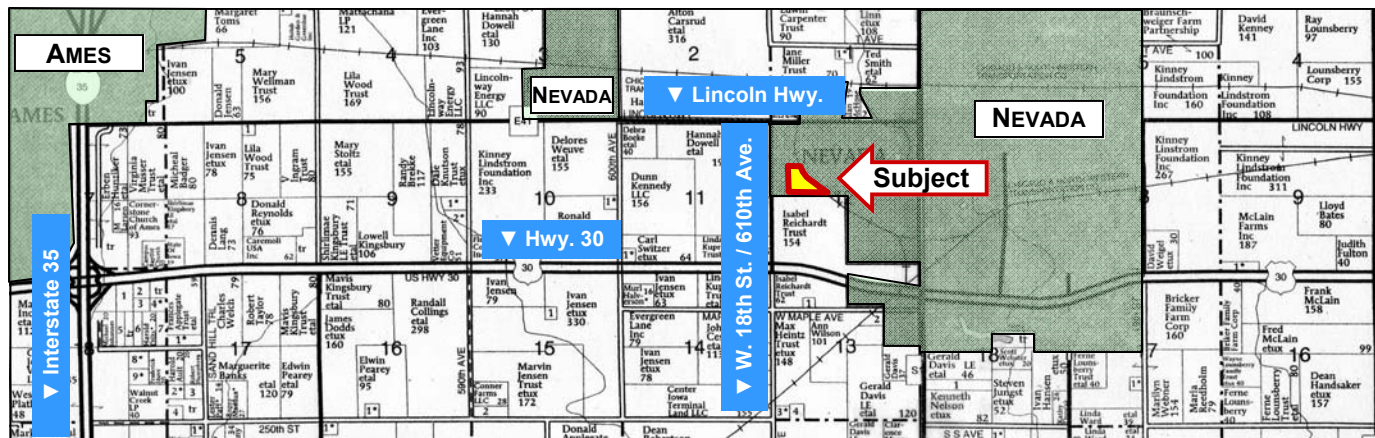




LAND FOR SALE

WE ARE PLEASED TO PRESENT

25 Acres, m/l - Story County, Iowa



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

LOCATION: Located on east edge of West F Ave., Nevada, IA 50201. From Intersection of Hwy. 30 and West 18th St/610th Ave., go north to West F and east to property.

LEGAL DESCRIPTION: East 25 acres, m/l, of the S $\frac{1}{2}$ NW $\frac{1}{4}$ Section 12-83-23 (Grant Twp.)

PRICE AND TERMS:

- \$250,000 \$10,000/Acre
- 10% down, balance due in cash at closing.

REAL ESTATE TAX:

2009-2010 Tax Year: \$630.00

Taxable Acres: 25 Tax per Acre: \$25.20

FSA DATA:

Farm Number: 4260, Tract 10072

Crop Acres: 24.4

	Base	Direct & C.C. Yields
Corn:	100.8*	116/116
Bean:	14.0*	34/34

*Part of larger farm

SOIL TYPES: Primary soils are Canisteo, Nicollet and Clarion. See soil map on back for detail.

CSR: 85.4 per AgriData, Inc. 2008
84.6 per Story County Assessor

SERVICES:

School District:

Alliant

Trade Centers: Nevada-Ames

Utilities:

Mail: Nevada

SEWER & WATER:

Sanitary and storm sewer available. 14-inch water main.

IMPROVEMENTS: None

LAND DESCRIPTION: Level cropland

DRAINAGE: 18" tile outlet on SE and 8" outlet on SW, several tile laterals

POSSESSION: Immediate - as negotiated

COMMENTS: Land is adjacent to Nevada Business Park and zoned Limited Industrial. City services available.

For additional information, contact Hertz Real Estate Services

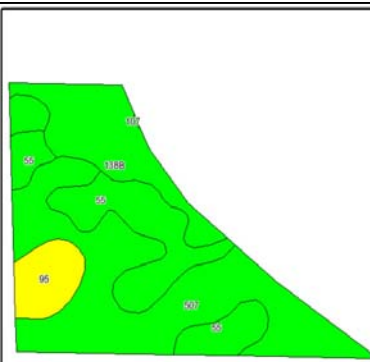
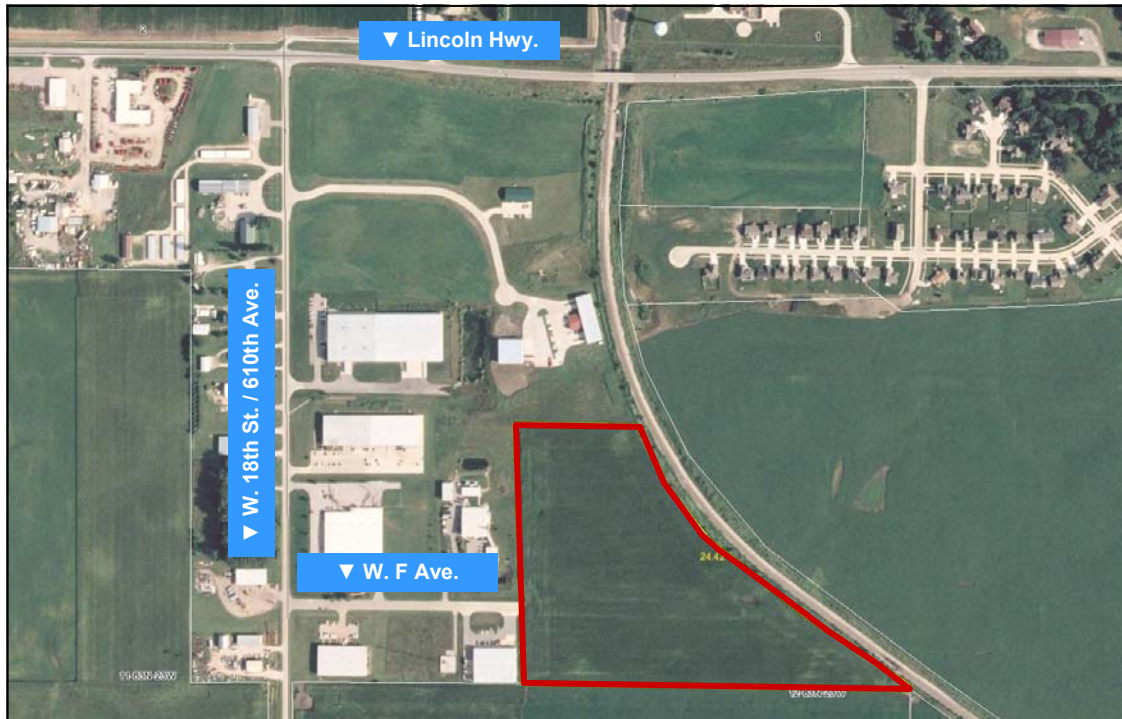
415 South 11th St. • PO Box • Nevada, IA 50201

Telephone: 515-382-1500 or 1-800-593-5263

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 AND ZONING MAPS



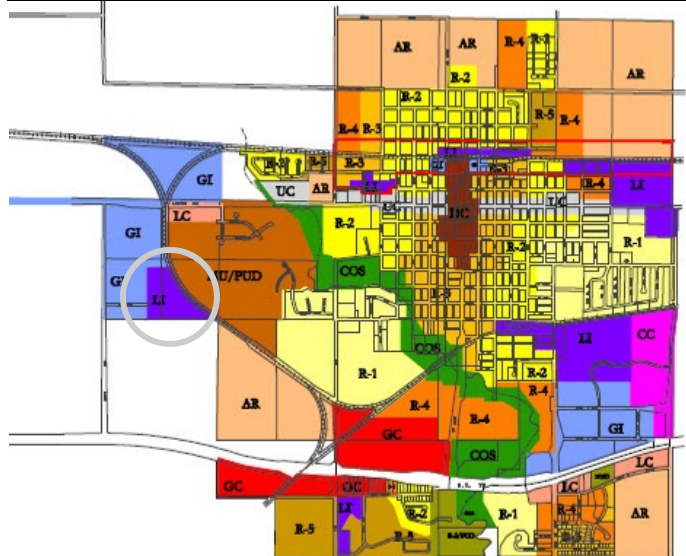
State: **Iowa**
 County: **Story**
 Location: **12-83N-23W**
 Township: **Grant**
 Acres: **24.4**



Maps provided by:
surety
 Data by: **surety**
 www.surety.com

Code	Soil Description	Acres	Percent of field	CSR Legend	Non-Irr Class	CSR	Com	Soybeans
007	Canisteo clay loam, 0 to 2 percent slopes	12	49.0%		8W	84	203	95
95	Nicollet loam, 1 to 3 percent slopes	6.1	25.0%		1	94	217	59
138B	Clanton loam, 2 to 5 percent slopes	4.4	18.1%		8E	85	206	56
95	Harpis loam, 1 to 3 percent slopes	1.9	7.8%		8W	86	179	43
		Weighted Average				85.4	205	55.6

NEVADA ZONING MAP - MAY 2005



- AR Agricultural - Residential Reserve District
- R-1 Single Family Dwelling District
- R-2 Single and Two Family Dwelling District
- R-3 Urban Family Residential District
- R-4 Multiple Family Dwelling District
- R-5 Mobile Home Park Residential District
- MU Mixed Use District
- GC Conservation & Open Space District
- LC Railroad Corridor Overlay
- UC Urban Corridor Mixed Use District
- DC Downtown Commercial
- LC Limited Commercial
- CC Community Commercial District
- GC General Commercial District
- LI Limited Industrial District
- GI General Industrial District
- BP Business Park District
- PUD Planned Unit Development Overlay District

WE ARE PLEASED TO OFFER THESE SERVICES

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