



# LAND FOR SALE

WE ARE PLEASED TO PRESENT

## 80 Acres, m/I - Webster County, Iowa

**LOCATION:** 320th & Johnson Ave., Section 28, Clay Township

**LEGAL DESCRIPTION:** The N $\frac{1}{2}$  NE $\frac{1}{4}$  Section 28 Township 87, Range 29 West of the 5th P.M. (Clay Twp.)

**PRICE AND TERMS:**

- \$592,000 \$7,400/Acre
- 10% down, balance due in cash on or before February 25, 2011.

**REAL ESTATE TAX:**

Payable in 2010-2011: \$1,638

Crop Acres: 78.3

Tax per Crop Acre: \$20.92

**DRAINAGE:** Open ditch/tile takes water to the north (Drainage District #5) and 15" tile takes water to southeast (Drainage District #48). Tile maps are available.

**POSSESSION:** Seller can give full possession or lease may be assumed.

**FSA DATA:**

Farm Number: Part of 5804

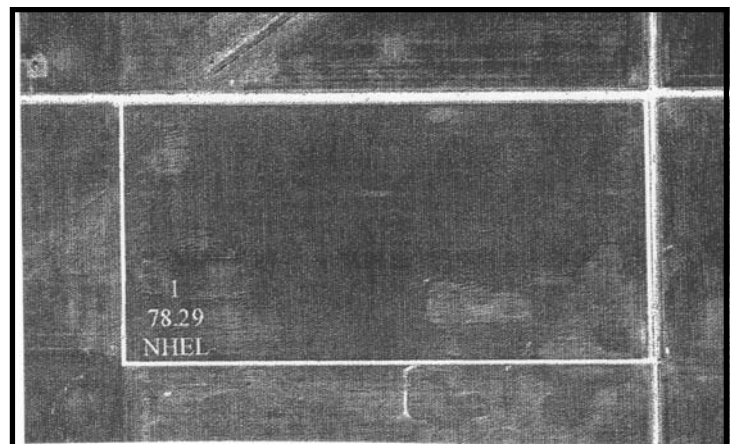
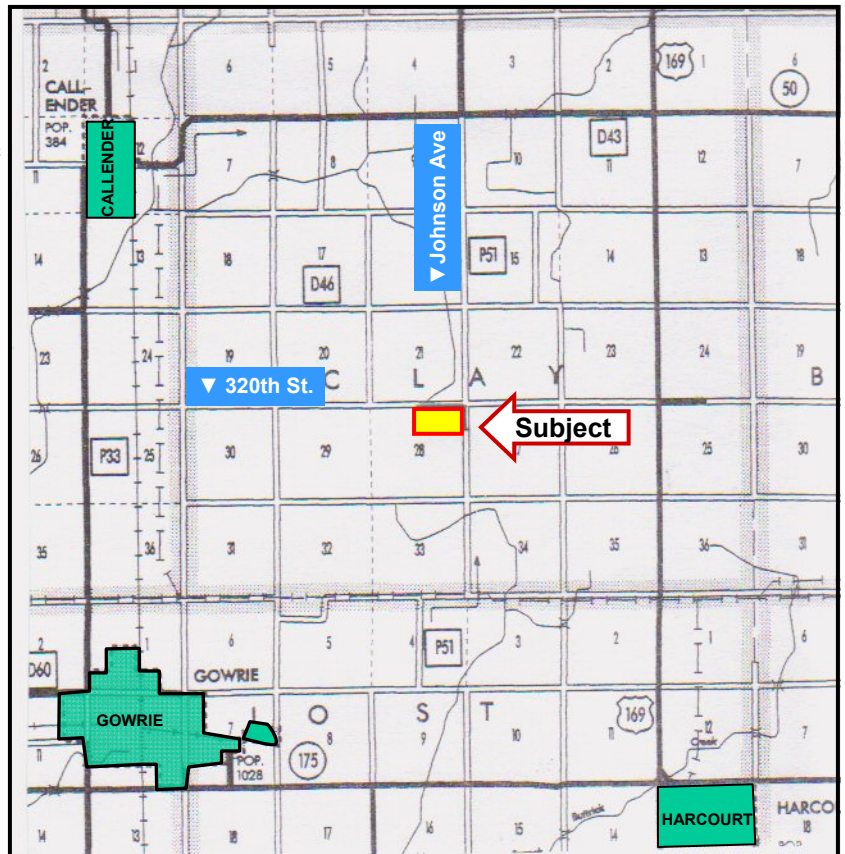
Crop Acres: 78.3

	Direct Yield	Counter-Cyclical
Corn Base: 37.5	120	161
Bean Base: 39.5	40	46

**SOIL TYPES:** Primary soils are Marna silty clay loam & Brownton silty clay loam. See soil map on back for detail.

**CSR:** 70.4

**SOURCE:** Agri Data



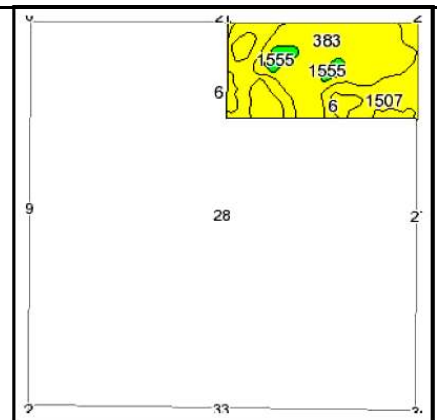
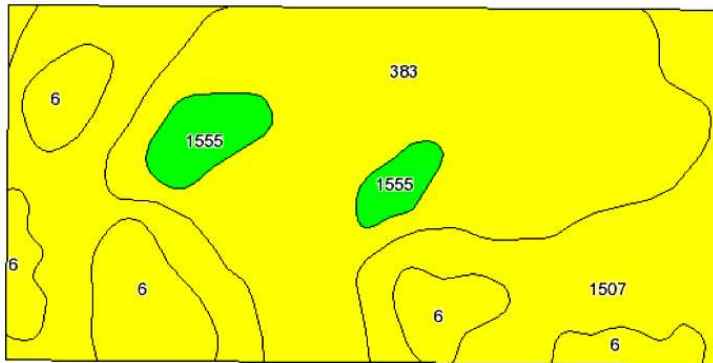
**For additional information, contact Bill Vogel**

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*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



State: Iowa  
 County: Webster  
 Location: 028-087N-029W  
 Township: Clay  
 Acres: 78.3  
 Date: 12/28/2010



Maps provided by:



Fsa borders provided by the Farm Service Agency as of May 23, 2008.  
 Soils data provided by USDA and NRCS.

Code	Soil Description	Acres	Percent of field	CSR Legend	Non-Irr Class	CSR	Corn	Soybeans
383	Mama silty clay loam, 0 to 2 percent slopes	37.4	47.7%		IIw	73	190	51
1507	Brownton silty clay loam, 0 to 2 percent slopes	25.9	33.1%		IIw	68	183	49
6	Okoboji silty clay loam, depressional, 0 to 1 percent slopes	11.2	14.3%		IIIw	62	175	47
1555	Nicollet-Guckeen complex, 1 to 3 percent slopes	3.8	4.9%		I	86	207	56
Weighted Average						70.4	186.4	50

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