



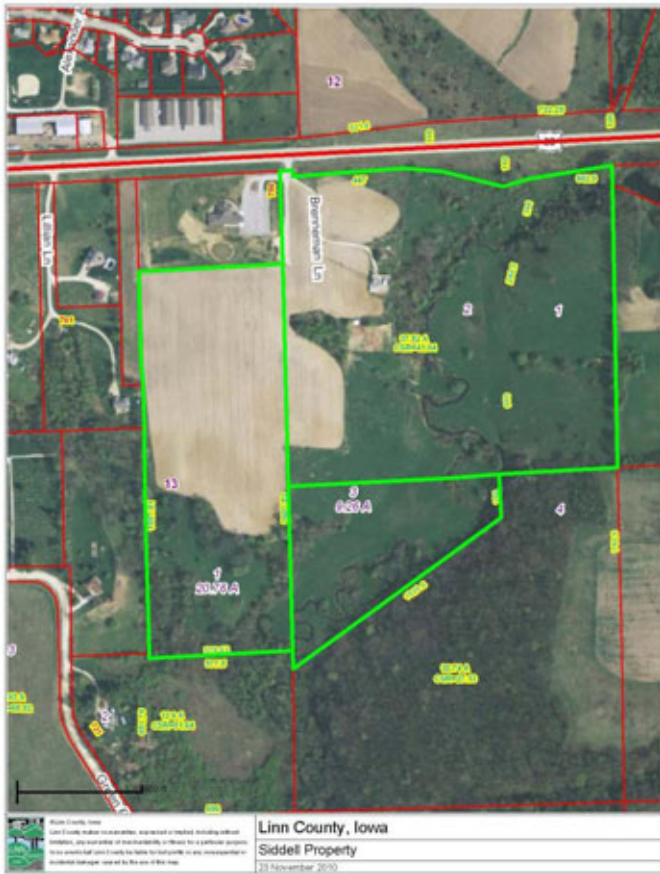
**We are Pleased to
Present for Sale
68 Acres m/l
Linn County, Iowa**

OWNERS:	Joshua A. Siddell and Carolyn J. Brennehan.
LOCATION:	From Lisbon: ¼ mile east of Lisbon on the south side of Highway 30.
LEGAL DESCRIPTION:	That part of the NE ¼ NW ¼ and that part of the NW ¼ NE ¼ of Section 13, Township 82 North, Range 5 West of the 5 th P.M., Linn County, Iowa. The exact legal description to be taken from the abstract.
PRICE & TERMS:	\$374,000 - \$5,500 per acre- 5% upon acceptance of offer and balance at closing.
POSSESSION:	Negotiable subject to a 2011 cash rent lease.
TAXES:	2009-2010, payable 2010-2011 – \$1,136.00 – net – \$16.82 per taxable acre. There are 67.54 taxable acres.
SCHOOL DISTRICT:	Lisbon Community School District.
CROPLAND:	There are approximately 19.9 acres of cropland.
AVERAGE CSR:*	ArcView Software indicates a CSR of 79.9 on the cropland acres.
CELL TOWER:	U.S. Cellular has a cell tower on this farm. They are currently paying \$526.00 per month for a total annual payment of \$6,312. U.S. Cellular pays all taxes and insurance for this tower.
SOLID WASTE:	There is some old metal and junk located on this farm.
WELLS:	There are two wells located on this farm.
BROKER'S COMMENTS:	This farm is ideally located at the east edge of the Lisbon city limits along Highway 30. This property would work well for commercial or residential development. The property includes a mixture of cropland, timber and pasture.

*CSR is an index of soil productivity with a range from 5 to 100, the higher the index, the more productive the soil. All acres are more or less.

The information gathered for this brochure is from sources deemed reliable, but cannot be guaranteed by Hertz Real Estate Services or its staff. All acres are considered more or less.

PHOTOS

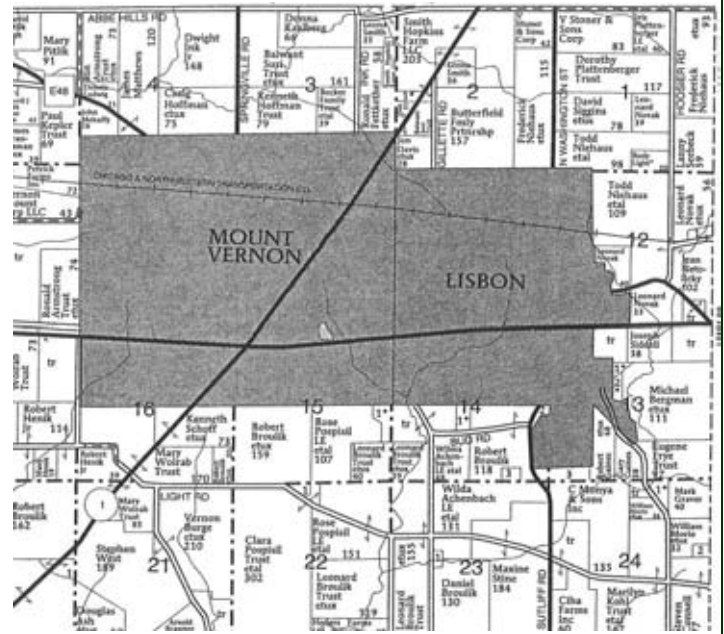


The information gathered for this brochure is from sources deemed reliable, but cannot be guaranteed by Hertz Real Estate Services or its staff. All acres are considered more or less.

Aerial Map



Plat Map



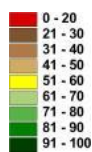
Permission for reproduction of map granted by Farm & Home Publishers

CSR: Calculated using ArcView 3.2 software

CSR is an index of soil productivity with a range from 5 to 100, the higher the index, the more productive the soil.



Measured Tillable Acres	19.9	Average CSR	79.9		
			Corn	Soybean	
Soil Label	Soil Name	CSR	Yield	Yield	Acres
120A	Tama silty clay loam, 0 to 2 perc	100	219	59	0.44
162B	Downs silt loam, 2 to 5 percent s	90	206	56	10.33
162C	Downs silt loam, 5 to 9 percent s	75	185	50	0.80
162C2	Downs silt loam, 5 to 9 percent s	73	183	49	7.46
293D	Chelsea-Lamont-Fayette comple	30	125	34	0.30
293F	Chelsea-Lamont-Fayette comple	10	98	26	0.32
478G	Steep rock land	5	91	25	0.28



WE ARE PLEASED TO OFFER THESE SERVICES

APPRAISALS ✦ REAL ESTATE SALES ✦ FARM MANAGEMENT

FOR MORE INFORMATION EMAIL: TLOUWAGIE@MTV.HFMGT.COM

102 PALISADES ROAD ✦ MT. VERNON IA ✦ 52314 ✦ PHONE: 319-895-8858 ✦ WWW.HFMGT.COM

REID: 010-1189-8-1-11

The information gathered for this brochure is from sources deemed reliable, but cannot be guaranteed by Hertz Real Estate Services or its staff. All acres are considered more or less.