



Greene County Property

236± acres
Greene Co., Iowa



Capital
Agricultural
Property
Services, Inc.

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Offered in two tracts or as a whole

The Greene County Property located near Jefferson, Iowa, would be an excellent property for the hunter and outdoor enthusiasts. Bordering the Raccoon River, the mixture of timber and CRP acreage make it an ideal location to hunt deer, pheasant and turkey.

The property is located 71 miles northwest of Des Moines, 43 miles west of Ames, 45 miles south and west of Fort Dodge, and 128 miles east of Sioux City.

Size: 236± total acres, 144.0± FSA CRP acres
Tract 1: 54.97± total acres
Tract 2: 181.03± total acres

Location: 5 miles west of Jefferson on J Avenue and 230th Street

Legal: Part of Sections 3 and 4, Jackson Township (T83N), Range 31 West, Greene County, Iowa

Annual CRP Info:

17.7 ac.	\$1,769 through 2013
112.1 ac.	\$14,193 through 2018
4.2 ac.	\$562 through 2018
10.0 ac.	\$1,760 through 2020

FSA Information:

	<u>Base</u>	<u>Dir Yld</u>	<u>CC Yld</u>
Corn	8.3	101	107

Soils: Fluvaquents, Spillville, Wadena

RE Taxes: Tract 1: Appx. \$751.44
Tract 2: Appx. \$2,474.56

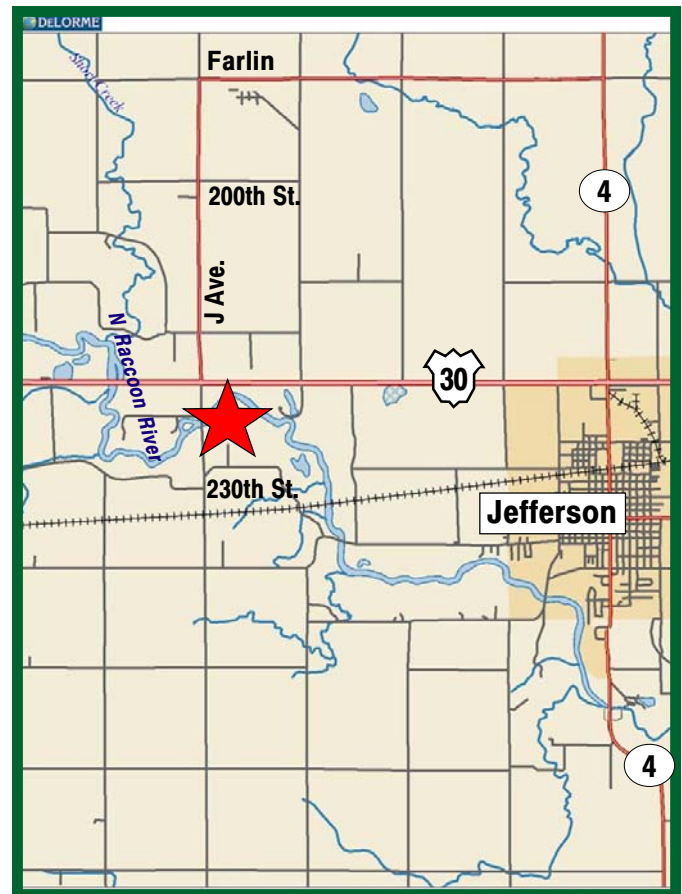
Price: Tract 1: \$126,431
Tract 2: \$416,369

Terms: Cash

Possession: Call for terms

Showing: Please call to schedule an appointment

Other: Seller is an Illinois Licensed Real Estate Salesperson
Enrolled in the AgraGate Climate Credits Corp. Carbon Program through 2010



For further information contact:
John G. Nitz, Real Estate Broker
801 Warrenville Road, Suite 150
Lisle, IL 60532
john.nitz@prudential.com
Tel: (630) 829-4679

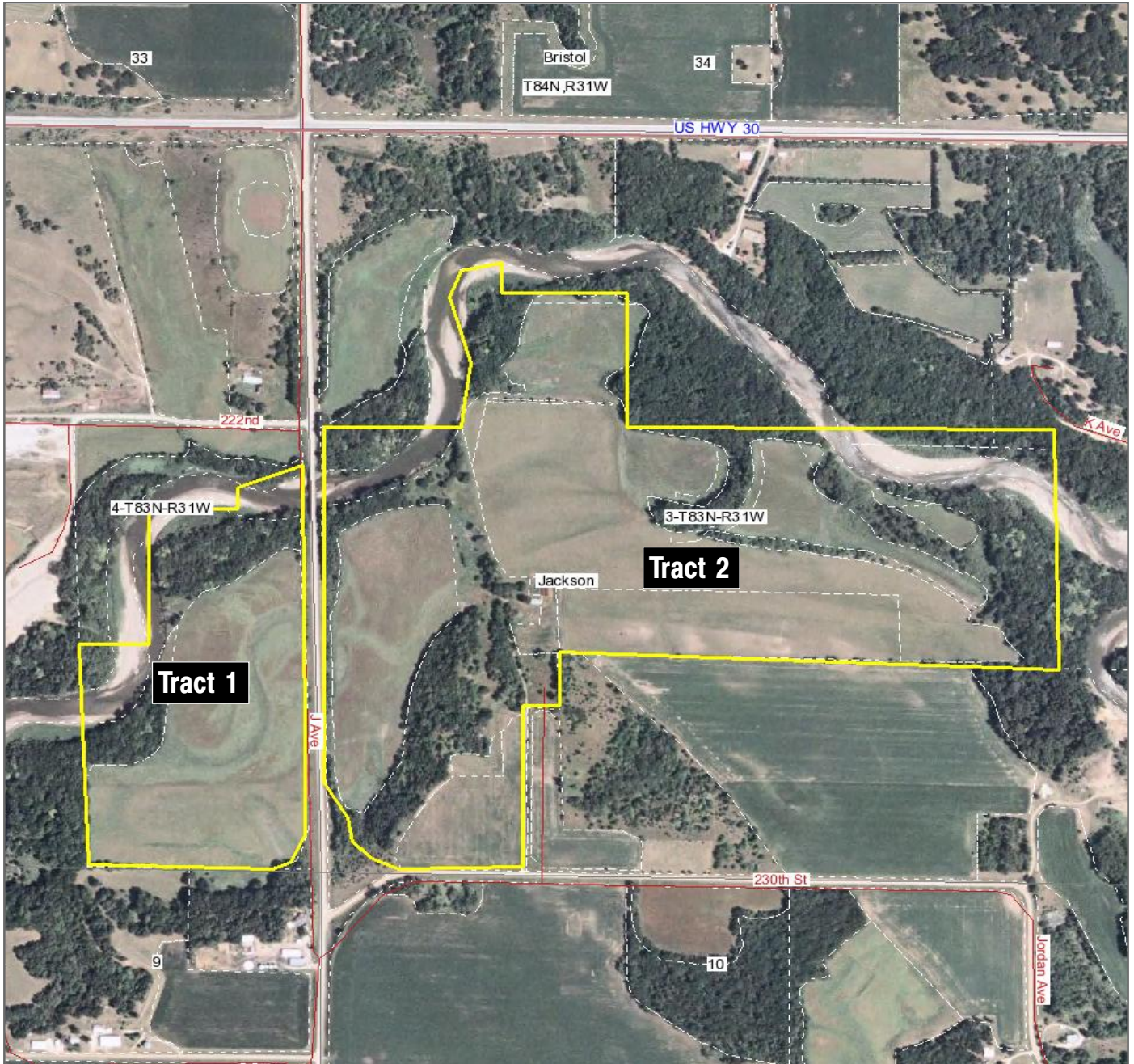
Designated Agent for Seller

The information contained herein is from sources Capital Agricultural Property Services, Inc. (CAPS) considers reliable, but is not guaranteed. This offering may be withdrawn from the market or be subject to a change in price or terms without advance notice. Seller reserves the right to reject any and all offers.

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FSA Aerial Photograph



Boundary lines on maps are for illustration purposes only and should not be used to define legal property lines



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Map Provided by

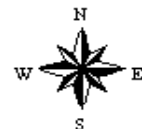


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3-83N-31W
Greene County
Iowa

map center: 42° 1' 41.07, 94° 27' 0.75
scale: 1:9456



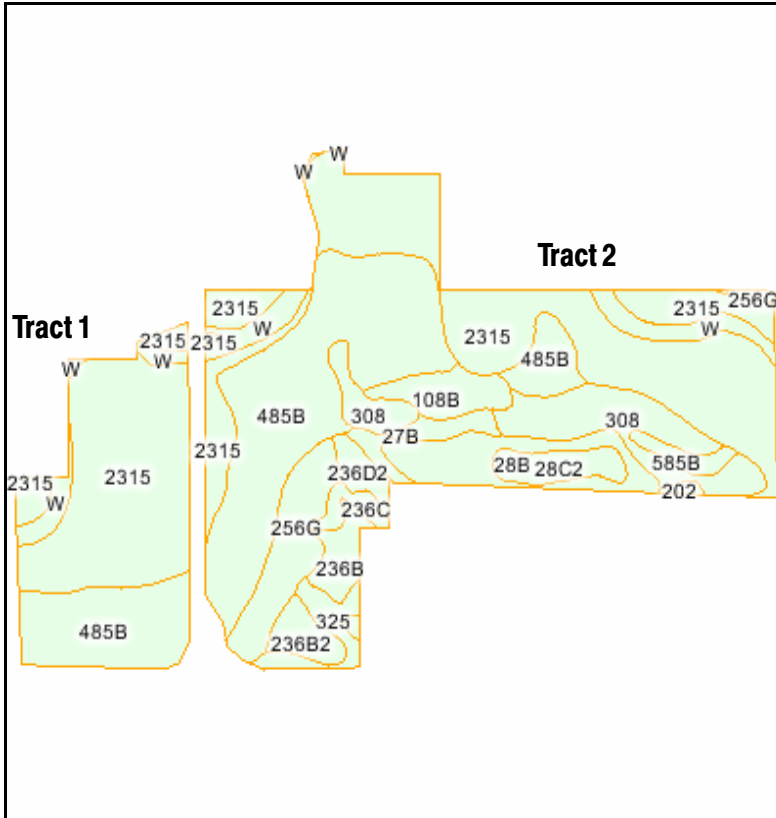
10/15/2008

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Greene County Property

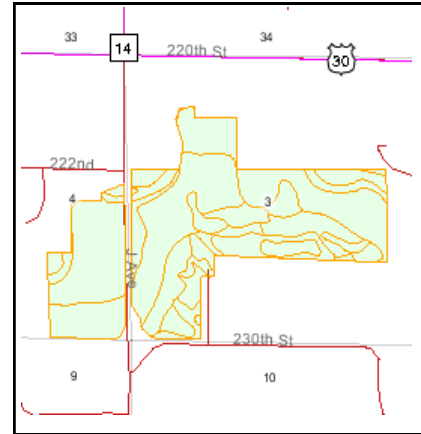
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Soils Information



Fsa borders provided by the Farm Service Agency.

Soils data provided by USDA and NRCS.



State: **IA**
County: **Greene**
Location: **3-83N-31W**
Township: **Jackson**



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Maps provided by:



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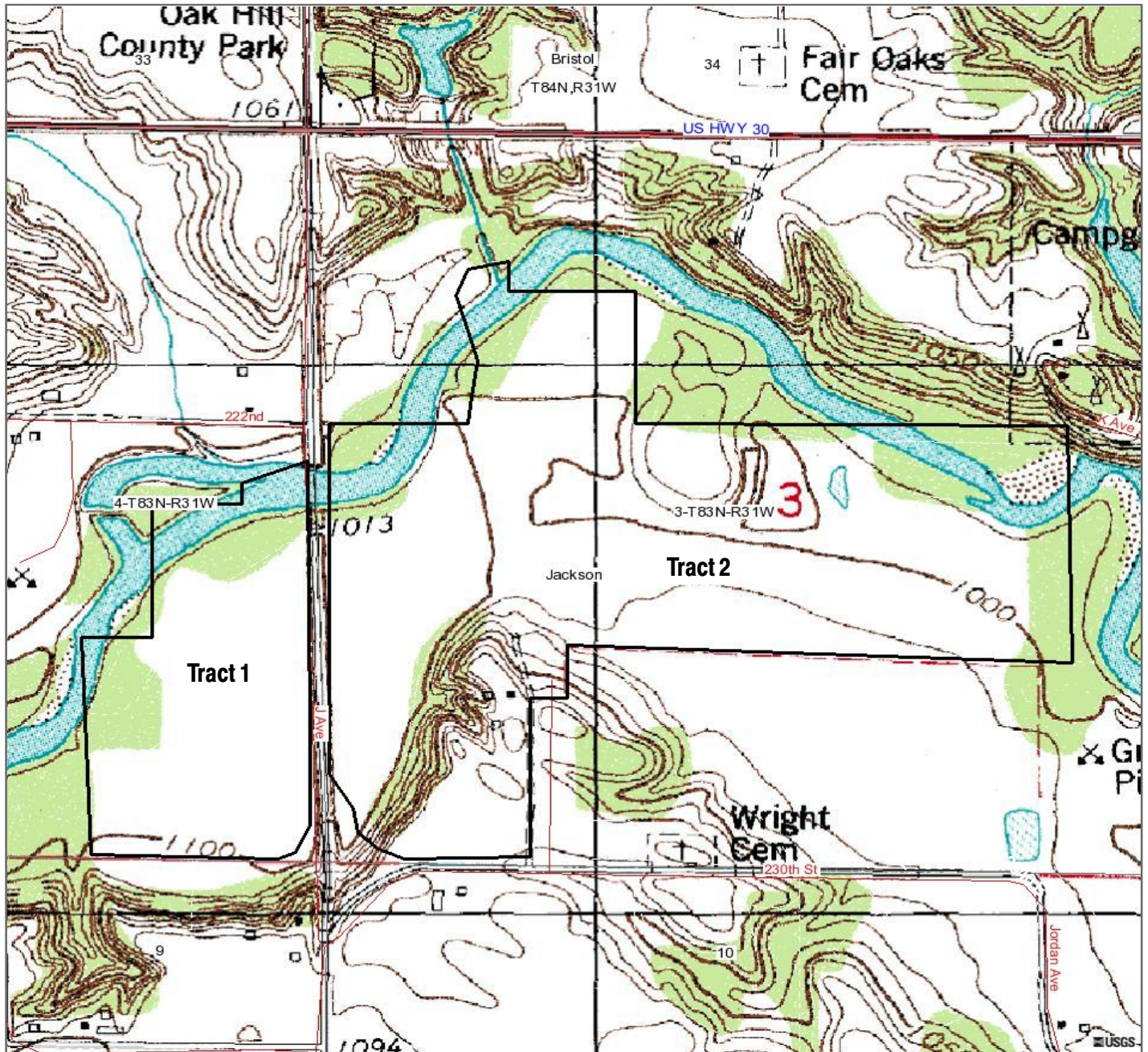
Code	Soil Description	Acres	Percent of field	Non-Irr Class	CSR	Corn	Oats	Soybeans
2315	Fluvaquents-Coland complex, 0 to 3 percent slopes	91.0	39.5%	Vw	25	0	82	37
485B	Spillville loam, 2 to 5 percent slopes	60.3	26.2%	Ile	86	186	106	48
308	Wadena loam, 32 to 40 inches to sand and gravel, 0 to 2 percent slopes	16.9	7.3%	Ils	72	121	81	37
256G	Lester-Storden loams, 25 to 40 percent slopes	10.7	4.6%	Vlle	7	0	0	0
W	Water	10.0	4.3%		0	0	0	0
28B	Dickman fine sandy loam, 2 to 5 percent slopes	9.7	4.2%	IIle	37	80	53	24
108B	Wadena loam, 24 to 32 inches to sand and gravel, 2 to 5 percent slopes	5.4	2.3%	Ile	51	95	67	31
28C2	Dickman fine sandy loam, 5 to 9 percent slopes, moderately eroded	4.4	1.9%	IVe	22	72	47	21
236B	Lester loam, 2 to 5 percent slopes	4.0	1.7%	Ile	78	165	96	44
325	Le Sueur loam, 1 to 3 percent slopes	3.9	1.7%	I	86	181	104	48
27B	Terril loam, 2 to 5 percent slopes	3.7	1.6%	Ile	83	182	103	47
236B2	Lester loam, 2 to 5 percent slopes, moderately eroded	3.4	1.5%	Ile	76	161	93	43
236D2	Lester loam, 9 to 14 percent slopes, moderately eroded	2.5	1.1%	IIle	51	143	83	38
585B	Coland-Spillville complex, 1 to 5 percent slopes	2.0	0.9%	IIw	70	178	98	45
236C	Lester loam, 5 to 9 percent slopes	2.0	0.9%	IIle	63	158	92	42
202	Cylinder loam, 24 to 32 inches to sand and gravel, 0 to 2 percent slopes	0.5	0.2%	Ils	67	121	83	38
Weighted Average					48.3	81	80	36

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Topography Map



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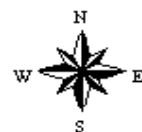
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