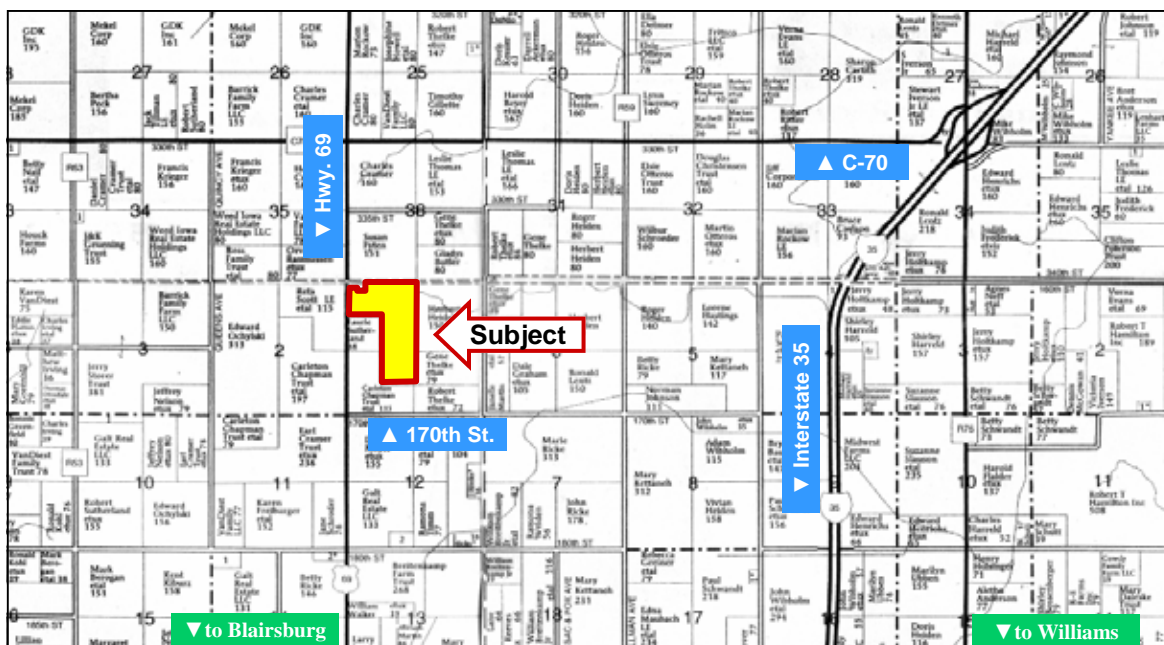




# LAND FOR SALE

WE ARE PLEASED TO PRESENT

150 Acres, m/l - Hamilton County, Iowa



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

**LOCATION:** Located 5 miles north of Blairsburg along US Hwy. 69.

**LEGAL DESCRIPTION:** NW¼ NW¼, except acreage site; E½ NW¼ and NE¼ SW¼ of Section 1, Township 89 North, Range 24 West of the 5th p.m. (Blairsburg Twp.)

## PRICE AND TERMS:

- \$840,000 \$5,600/Acre **PRICE REDUCED!**
- ~~\$862,500~~ ~~\$5,750/Acre~~
- 10% down, balance due in cash at closing.

## REAL ESTATE TAX:

Payable in 2010-2011: \$3,112.00  
Taxable Acres: 150.48  
Tax per Acre: \$20.68

## FSA DATA:

Farm Number: 3090  
Crop Acres: 108.7

Base/Yields	Direct	Counter-Cyclical
Corn Base: 77.0	128	128
Bean Base: 31.7	27	27

**CRP CONTRACT:** 40 acres in CRP Contract with annual payment of \$6,195.00. Expires 9/30/16.

**SOIL TYPES:** Primary soils are Ottosen, Harps, Canisteo and Okoboji. See soil map on back for detail.

**CSR:** 71.3 **SOURCE:** Agridata, Inc. 2008

**SERVICES:** **School District:** Northeast Hamilton  
**Telephone:** Blairsburg  
**Mail:** Blairsburg

**IMPROVEMENTS:** None

**DRAINAGE:** Located in Wood Joint Drainage District No. 26 2010 Drainage Assessment \$1,013.72.

**WATER & WELL DATA:** None

**POSSESSION:** As agreed upon. Full possession at closing, subject to 2010 cash rent lease.

## COMMENTS:

- One wind turbine contract paying \$4,000 annually.
- Good income potential with wildlife habitat.

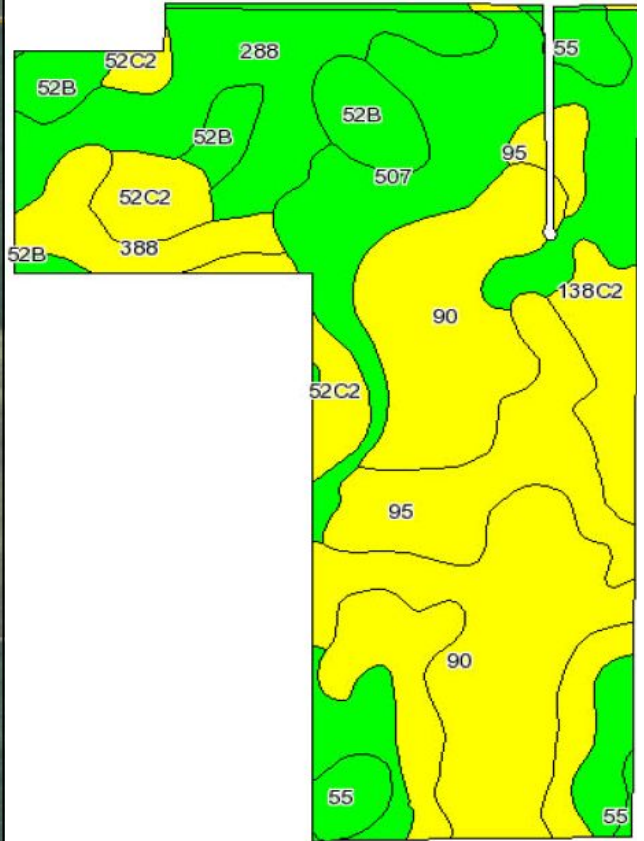
**For additional information, contact Tim Fevold**

415 South 11th • PO Box 500 • 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



Maps provided by:



©AgriData, Inc 2008  
www.AgrDataInc.com

State: **Iowa** Location: **001-089N-024W**  
Township: **Blairsburg** Date: **5/12/2010**  
County: **Hamilton** Acres: **149.8**

Code	Soil Description	Acres	Percent of field	CSR Legend	Non-Irr Class	CSR	Corn	Soybeans
90	Okoboji mucky silty clay loam, 0 to 1 percent slopes	38.9	26.0%		IIIw	60	171	46
507	Canisteo silty clay loam, 0 to 2 percent slopes	31.5	21.0%		IIw	80	198	53
95	Harps clay loam, 0 to 2 percent slopes	26.3	17.6%		IIw	63	175	47
288	Ottosen clay loam, 1 to 3 percent slopes	17.3	11.5%		I	86	206	56
52B	Bode clay loam, 2 to 5 percent slopes	9	6.0%		IIc	80	198	53
52C2	Bode clay loam, 5 to 9 percent slopes, moderately eroded	8.5	5.6%		IIIe	63	175	47
388	Kossuth silty clay loam, 0 to 2 percent slopes	6.3	4.2%		IIw	79	197	53
138C2	Clarion loam, 5 to 9 percent slopes, moderately eroded	6.1	4.1%		IIIe	65	178	48
55	Nicollet loam, 1 to 3 percent slopes	4.7	3.2%		I	90	212	57
288	Ottosen clay loam, 1 to 3 percent slopes	0.8	0.6%		I	84	203	55
507	Canisteo silty clay loam, 0 to 2 percent slopes	0.2	0.2%		IIw	78	195	53
55	Nicollet loam, 1 to 3 percent slopes	0.2	0.1%		I	88	209	56
Weighted Average						71.3	186.4	50.1

FSA Borders provided by the Farm Service Agency as of May 23, 2008. Soils data provided by USDA and NRCS.  
Property borders are an approximate representation.

**WE ARE PLEASED TO OFFER THESE SERVICES**

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