



**We are Pleased to
Present for Sale
161.3 Acres
Clinton County, Iowa**

OWNERS:	Wayne L. and Kathleen A. Busch
LOCATION:	From Welton: West on E63 7.5 miles, then north on Y46 1.5 miles, then west on 175 th Street 1.5 miles. From Elwood: South on Y46 5 miles, then west on 175 th Street 1.5 miles.
ADDRESS:	1803 180 th Street, Lost Nation, IA 52254
LEGAL DESCRIPTION:	NW¼ NW¼ and the SW¼ NW¼ of Section 16, the NE¼ of Section 17 except 77 acres located in the W ½ NE ¼ Section 17, and the S 1/3 acre of the SE ¼ SE ¼ of Section 8, all in Township 82 North, Range 2 East of the 5th P.M., Clinton County, Iowa.
PRICE & TERMS:	\$1,208,943.50 - \$7,495 per acre - 10% upon acceptance of offer and balance at closing.
POSSESSION:	Negotiable – Lease is open for 2011 - Possession of cropland could be given upon harvest of the 2010 corn crop.
SCHOOL DISTRICT:	Midland Community School District.
TAXES:	2009-2010, payable 2010-2011 – \$4,896 – net – \$30.35 per taxable acre. There are 161.3 taxable acres.
FSA INFORMATION:	Farm #6548 – Tract #604
	Cropland 152.5 Acres
	Corn Base 96.3 Acres
	Direct and Counter Cyclical Corn Yield 000/000 Bushels/Acre
	Soybean Base 56.2 Acres
	Direct and Counter Cyclical Soybean Yield 00/00 Bushels/Acre

This farm is classified as non-highly erodible land (NHEL) according to the Clinton County NRCS.

AVERAGE CSR:* ArcView Software indicates a CSR of 88.5 on the cropland.

*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.

OUTBUILDINGS:

This farm is improved as an older cattle feeding facility that includes many buildings. They include two machine sheds, several open-front cattle sheds, two Harvestore silos, concrete feed floor, seven government storage bins, a 10,000 bu. grain drying bin, hay shed, and other smaller outbuildings. The larger machine shed measures approximately 54' x 117'; the second machine shed measures approximately 36' x 60'. These machine sheds were constructed in the mid 1970's and provide good machinery storage.

WELLS:

Well:

Located south of the house.

Well:

Located under the windmill southeast of the house.

TILING:

The farm has been extensively tiled over the years. In April of 2009, approximately 39,000 feet of 4" tile and approximately 2000 feet of 6" tile were installed.

DRAINAGE DISTRICT:

No. 12 in Clinton County

No. 12 Lateral 8 in Clinton County

No special assessments are due at this time.

RESERVED ITEMS:

All personal property.

BROKER'S**COMMENTS:**

Excellent Quality Farm that is very well tiled with high fertility!



Cropland Looking Southeast from Buildings



Cropland Looking South from Buildings



Cropland Looking Southwest from Buildings



Machine Shed



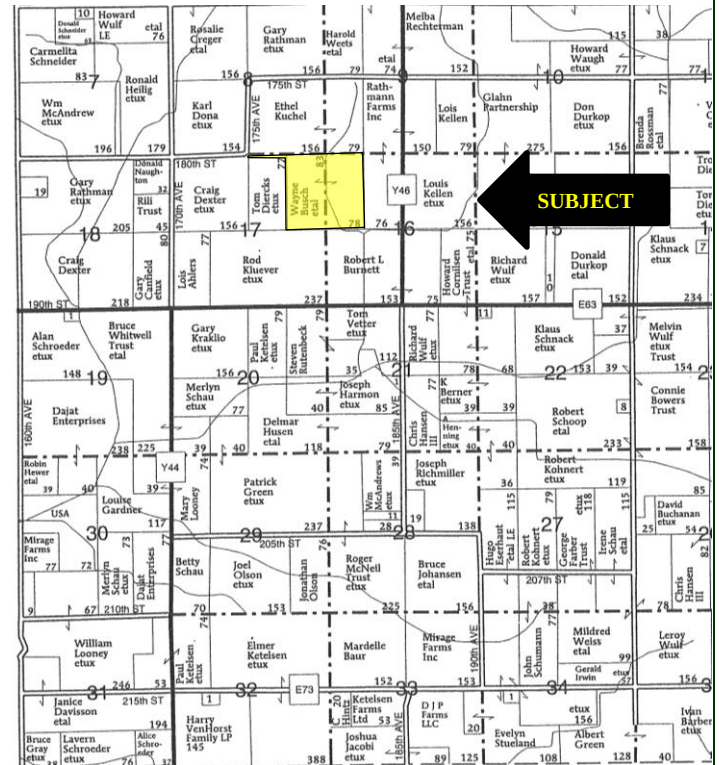
Grain Storage

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



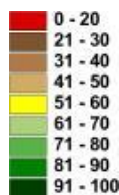
Permission for reproduction of map granted by Farm & Home Publishers

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	152.5	Average CSR	88.5	Corn Yield	Soybean Yield	Acres
Soil Label	Soil Name	CSR				
1226	Lawler loam, 24 to 40 inches to s	74	185	50	13.92	
133	Colo silty clay loam, 0 to 2 perce	85	197	53	15.34	
175B	Dickinson fine sandy loam, 2 to 5	56	158	43	3.25	
184	Klinger silt loam, 1 to 3 percent s	95	210	57	69.70	
377B	Dinsdale silt loam, 2 to 5 percent	90	204	55	8.97	
382	Maxfield silty clay loam, 0 to 2 pe	90	204	55	31.83	
733	Calco silty clay loam, 0 to 2 perce	60	163	44	2.51	
760	Ansgar silt loam, 0 to 3 percent s	77	186	50	6.97	



WE ARE PLEASED TO OFFER THESE SERVICES

APPRAISALS ✦ REAL ESTATE SALES ✦ FARM MANAGEMENT

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

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

REID: 010-1180 – 12-31-10

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.