



LAND FOR SALE

WE ARE PLEASED TO PRESENT

127.6 Acres, m/l - Polk County, Iowa

LOCATION: One mile south of Altoona on 1st Ave. S (945th) (NE 72nd St.), then east 1½ miles on NE 27th Ave.

LEGAL DESCRIPTION: N½ NE¼ Section 32, except the East 416'; SE¼ SE¼ Section 29, except the East 416' and except 1 acre of road; and SW¼ SE Section 29, except 1.515 acre of road and except 7.2 acre water tower site all in Township 79 North, Range 22 West of the 5th P.M.

PRICE AND TERMS:

- **PRICE REDUCED!** \$893,200 or \$7,000/Ac.
—\$982,520 or \$7,700/Ac.—
- 10% down, balance due in cash at closing.

REAL ESTATE TAX:

Payable in 2010-2011: \$3,724

Taxable Acres: 125.15

Tax per Acre: \$29.76

FSA DATA:

Farm Number: 570, Tract 2017

Crop Acres: 121.9 NHEL

Base/Yields	Direct	Counter-Cyclical
Corn Base: 64.5	96	126
Bean Base 57.4	33	39

TRADE CENTERS: Altoona, Mitchellville & Des Moines

SCHOOL DISTRICT: Southeast Polk

LAND DESCRIPTION: Level to sloping with terraces

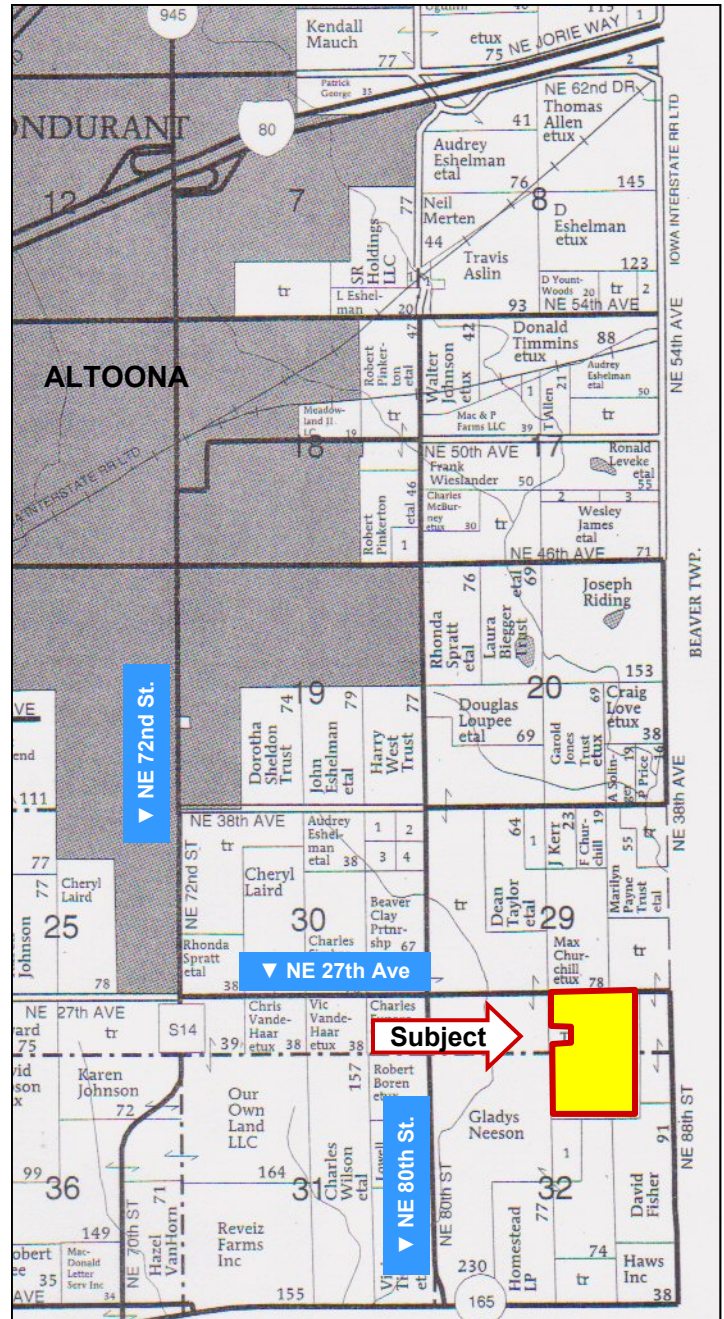
SOIL TYPES: Primary soils are Clarion & Nicollet.
(See soil map on back.)

CSR: 82.0 **SOURCE:** AgriData, Inc. 2008

DRAINAGE: Tile, but no maps available

POSSESSION: As agreed subject to existing 2010 cash rent lease

COMMENTS: Zoned *Agricultural Transition*. Parcel deeded out for city of Des Moines water tower. Easement for pipeline crossing the farm.



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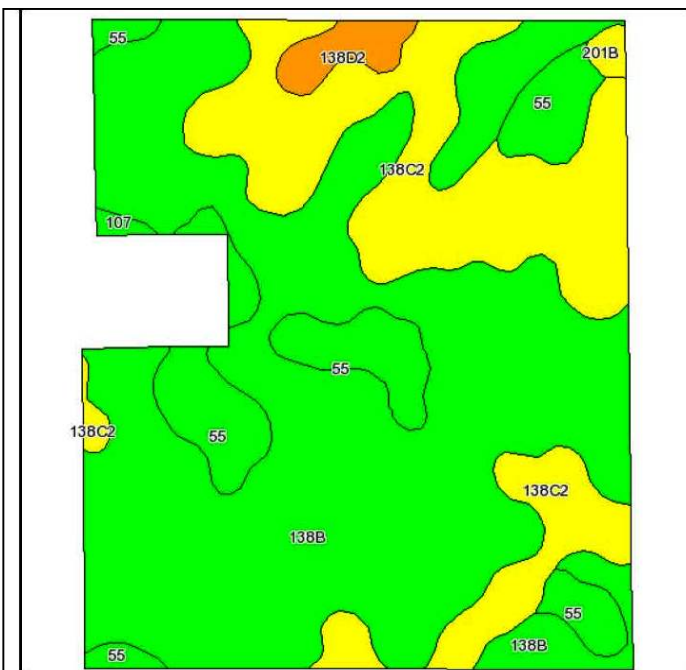
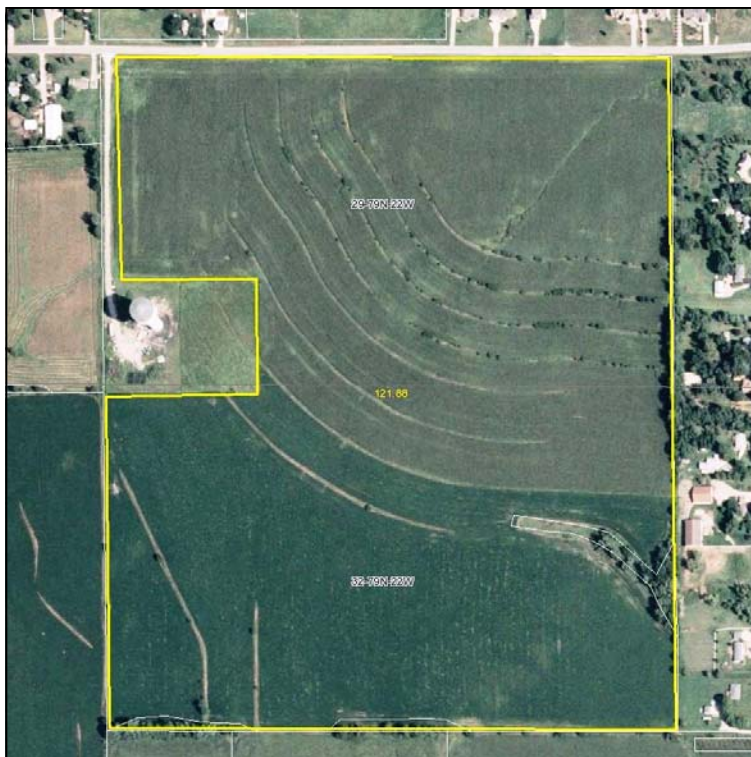
For additional information, contact Jerry Lage

415 South 11th, Nevada, IA 50201
Telephone: 515-382-1500

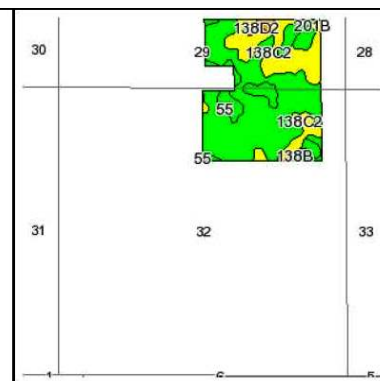
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The information in this brochure is from sources deemed to be reliable but it cannot be guaranteed by Hertz Real Estate Services, Inc. or its staff.

AERIAL & SOIL MAPS



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



State: Iowa
County: Polk
Location: 032-079N-022W
Township: Clay
Acres: 121.9
Date: 5/20/2010



Maps provided by:



Code	Soil Description	Acres	Percent of field	CSR Legend	Non-Irr Class	CSR	Corn	Soybeans
138B	Clarion loam, 2 to 5 percent slopes	74.8	61.4%		Ile	86	203	55
138C2	Clarion loam, 5 to 9 percent slopes, moderately eroded	30.2	24.8%		IIle	68	179	48
55	Nicollet loam, 1 to 3 percent slopes	13.7	11.3%		I	94	214	58
138D2	Clarion loam, 9 to 14 percent slopes, moderately eroded	2.2	1.8%		IIIle	58	165	45
201B	Coland, occasionally flooded-Terril complex, 2 to 5 percent slopes	0.6	0.5%		Ile	66	176	48
107	Webster silty clay loam, 0 to 2 percent slopes	0.4	0.3%		IIW	89	207	56
Weighted Average						81.9	197.7	53.4

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