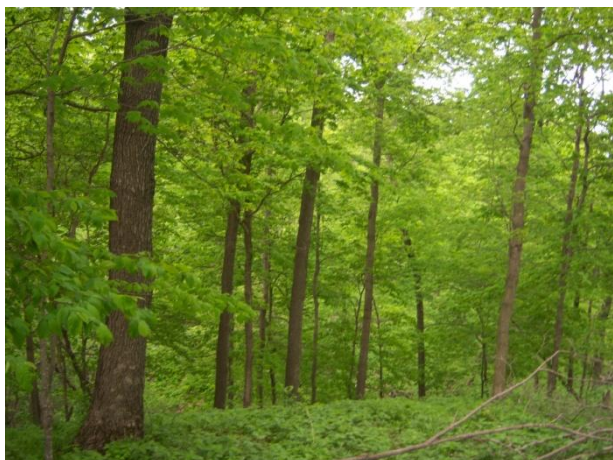




**We are Pleased to
Present for Sale
60 Acres
Delaware County, Iowa**

- OWNER:** Dennis and Joyce Pisarik
- LOCATION:** From Hopkinton: 3 miles west on D47, 2 miles north on Pheasant Road. The farm is located on the north side of the road.
- LEGAL DESCRIPTION:** NE ¼ NE ¼ Section 16 and that part of the W ½ NW ¼ NW ¼ Section 15, Township 87 North, Range 4 West of the 5th P.M., Delaware County, Iowa. Exact legal description and acres to be determined by survey.
- PRICE & TERMS:** \$192,000.00 - \$3,200 per acre – 10% upon acceptance of offer and balance in cash at closing.
- POSSESSION:** Negotiable.
- TAXES:** 2009-2010, payable 2010-2011 – Estimated \$350.00. A portion of this farm is enrolled in the Forest Reserve Program and would be exempt from property taxes.
- CROPLAND:** There are approximately 25.4 acres of cropland on this parcel. This cropland has a CSR of 50.3.
- BROKER'S COMMENTS:** This is a unique opportunity to purchase an attractive timber property in rural Delaware County. There is an abundance of deer, turkey, and other wildlife that live in and around this property. The cropland provides good income or food plots.



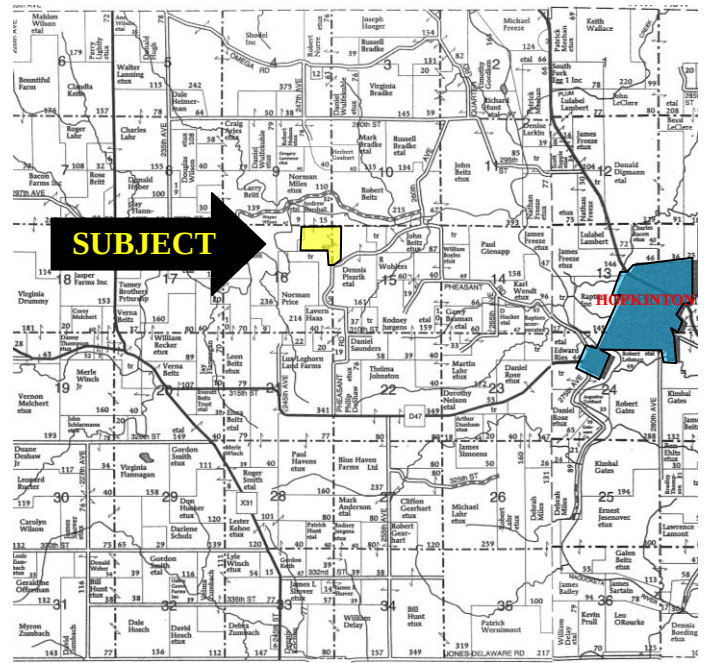
Timber



Cropland and Timber

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.

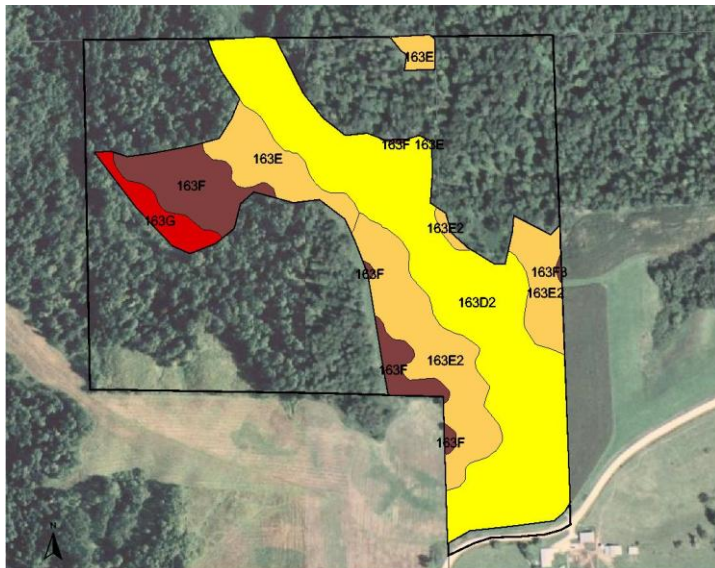
Plat Map



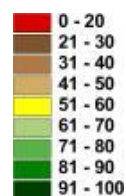
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CSR: Calculated using ArcView 3.2 software

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		25.4	Average CSR	50.3	Soybean Yield	Acres
Soil Label	Soil Name		CSR	Corn Yield		
163D2	Fayette silt loam, 9 to 14 percent	58	166	45	13.44	
163E	Fayette silt loam, 14 to 18 percer	50	156	42	2.34	
163E2	Fayette silt loam, 14 to 18 percer	48	153	41	5.65	
163F	Fayette silt loam, 18 to 25 percer	30	129	35	3.04	
163F3	Fayette silty clay loam, 18 to 25 p	25	122	33	0.03	
163G	Fayette silt loam, 25 to 40 percer	20	115	31	0.90	



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

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