



**We are Pleased to
Present for Sale
120 Acres
Keokuk County, Iowa**

OWNERS:	James P. Bouslog, Jeffrey J. Bouslog, and Scott V. Bouslog										
LOCATION:	From South English: 3 miles south on 270 th Avenue. The farm is located on the east side of the road.										
LEGAL DESCRIPTION:	E ½ SW ¼ and SW ¼ SW ¼; all in Section 1, Township 76 North, Range 11 West of the 5 th P.M., Keokuk County, Iowa.										
PRICE & TERMS:	<div>\$270,000.00 - \$2,250</div> <div>\$282,000.00 — \$2,350 per acre – 10% upon acceptance of offer and balance in cash at closing.</div>										
POSSESSION:	Negotiable.										
TAXES:	2009-2010, payable 2010-2011 – \$1,218.00 – net – \$10.48 per taxable acre. There are 116.21 taxable acres.										
FSA INFORMATION:	<div>Farm #4739 – Tract #1623</div> <table><tr><td>Cropland</td><td>6.4 Acres</td></tr><tr><td>CRP</td><td>35.3 Acres</td></tr><tr><td>Soybean Base</td><td>2.1 Acres</td></tr><tr><td>Direct and Counter Cyclical Soybean Yield</td><td>25/25 Bushels/Acre</td></tr></table>			Cropland	6.4 Acres	CRP	35.3 Acres	Soybean Base	2.1 Acres	Direct and Counter Cyclical Soybean Yield	25/25 Bushels/Acre
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Direct and Counter Cyclical Soybean Yield	25/25 Bushels/Acre										
CONSERVATION RESERVE PROGRAM (CRP):	There are 35.3 acres enrolled in the CRP Program at \$124.48 per acre for a total annual payment of \$4,394.00. This contract will expire on September 30, 2017.										
AVERAGE CSR:*	ArcView Software indicates a CSR of 46.1 on the cropland and CRP acres. The Keokuk County Assessor indicates an average CSR of 36.8 the entire farm.										
SCHOOL DISTRICT:	Keota Community School District.										
WELL:	There is an old well located in the south central part of the property. It has not been used in years and the status is unknown.										
BROKER’S COMMENTS:	This is a beautiful piece of property which offers something for everyone. It is a perfect combination of tillable, CRP, and timber. There is an abundance of deer, turkey, and pheasants in this area. This Attractive Recreational Property is located in rural Keokuk County.										

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.

PHOTOS



CRP and Timber



Timber



Big Deer!



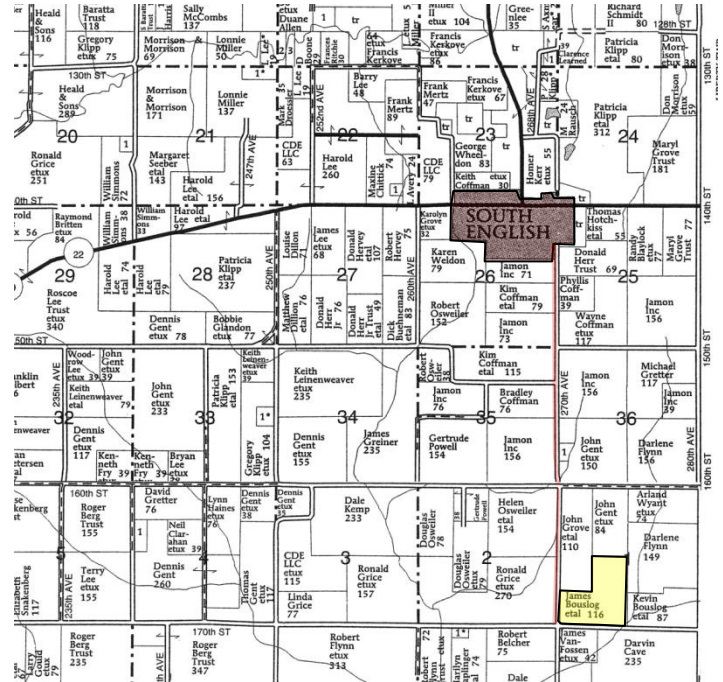
CRP and Timber

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Aerial Map



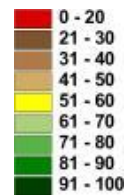
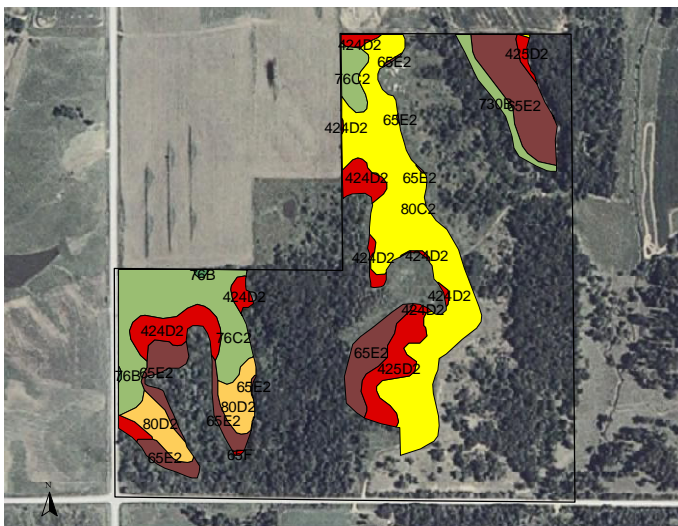
Plat Map



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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	40.4	Average CSR	46.1		
Soil Label	Soil Name	CSR	Corn Yield	Soybean Yield	Acres
424D2	Lindley-Keswick complex, 9 to 14	15	103	28	4.23
425D2	Keswick clay loam, 9 to 14 perce	12	99	27	2.44
65E2	Lindley loam, 14 to 18 percent sl	28	121	33	8.32
65F	Lindley loam, 18 to 25 percent sl	10	97	26	0.03
730B	Nodaway occasionally flooded-C	61	165	45	1.09
76B	Ladoga silt loam, 2 to 5 percent c	85	198	53	0.08
76C2	Ladoga silty clay loam, 5 to 9 per	65	171	46	7.66
80C2	Clinton silty clay loam, 5 to 9 per	60	164	44	13.82
80D2	Clinton silty clay loam, 9 to 14 pe	50	151	41	2.70

WE ARE PLEASED TO OFFER THESE SERVICES

APPRAISALS ✦ REAL ESTATE SALES ✦ FARM MANAGEMENT

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

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