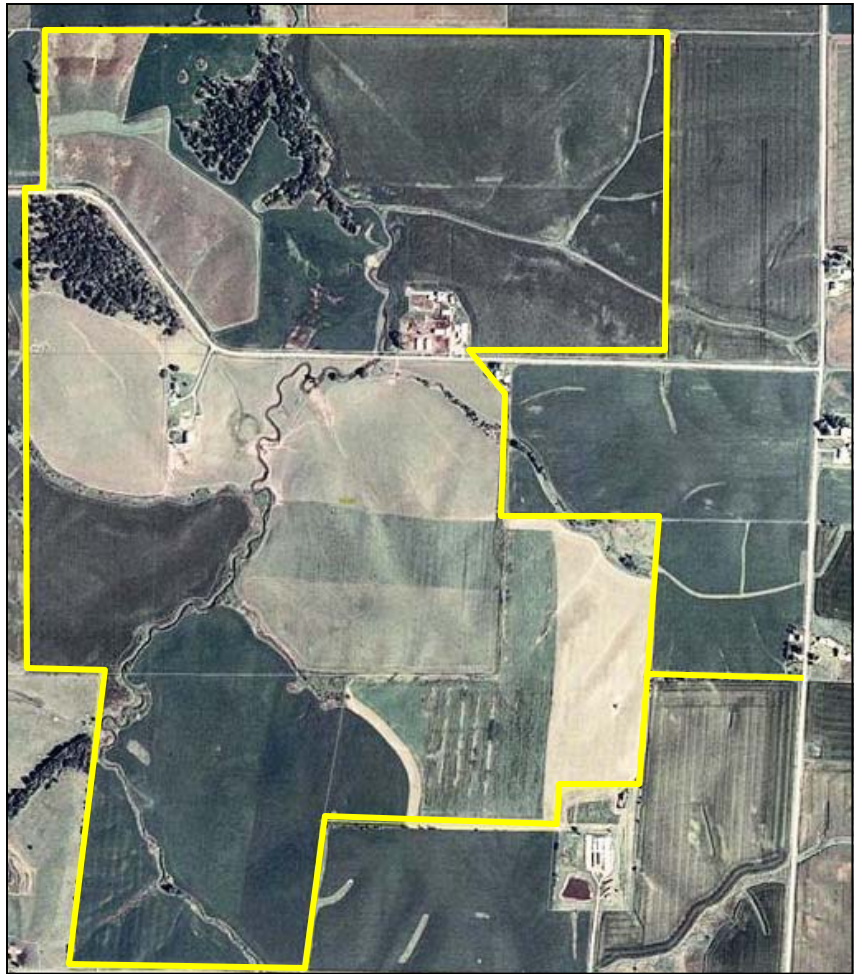
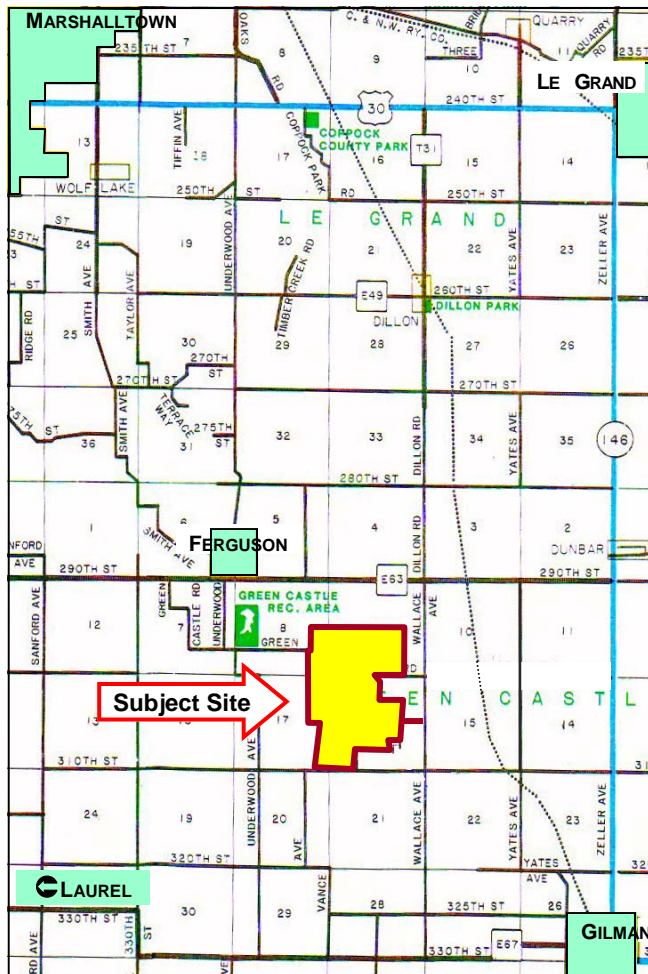


WE ARE PLEASED TO PRESENT
780 Acres, m/l
For Sale
Marshall County, Iowa



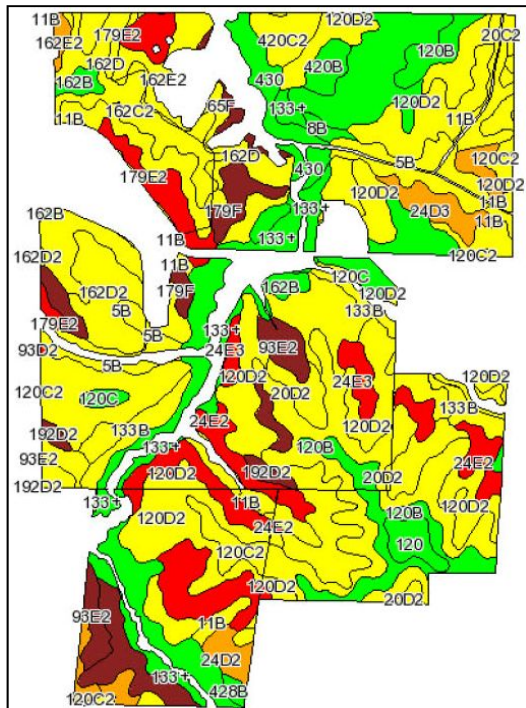
***Special opportunity to buy 780 acres, m/l,
in one unit with near new 2-story home,
grain storage, cattle facilities
and many rods of good fence.***



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CROPLAND SOIL MAP



State: **Iowa**

County: **Marshall**

Location: **8, 9, 16 & 17-82N-17W**

Township: **Green Castle**

Acres: **670.8**

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



Maps provided by:



Code	Soil Description	Acres	Percent of field	CSR Legend	Non-Irr Class	CSR	Corn	Soybeans
120D2	Tama silty clay loam, 9 to 14 percent slopes, moderately eroded	109	16.3%		IIIe	68	185	50
120C2	Tama silty clay loam, 5 to 9 percent slopes, moderately eroded	66	9.8%		IIIe	78	198	53
133+	Colo silt loam overwash, 0 to 2 percent slopes	46.1	6.9%		IIw	85	208	56
120C	Tama silty clay loam, 5 to 9 percent slopes	38.9	5.8%		IIIe	80	201	54
162D2	Downs silt loam, 9 to 14 percent slopes, moderately eroded	33.7	5.0%		IIIe	63	178	48
162C2	Downs silt loam, 5 to 9 percent slopes, moderately eroded	33	4.9%		IIIe	73	192	52
20D2	Killduff silty clay loam, 9 to 14 percent slopes, moderately eroded	32	4.8%		IIIe	63	178	48
162D	Downs silt loam, 9 to 14 percent slopes	30.6	4.6%		IIIe	65	181	49
11B	Colo-Ely complex, 2 to 5 percent slopes	27.8	4.1%		IIIe	68	185	50
24E3	Shelby clay loam, 14 to 18 percent slopes, severely eroded	24.6	3.7%		VIe	35	140	38
120B	Tama silty clay loam, 2 to 5 percent slopes	24.3	3.6%		IIe	95	221	60
24E2	Shelby loam, 14 to 18 percent slopes, moderately eroded	24.1	3.6%		IVe	38	144	39
5B	Ackmore-Colo complex, 2 to 5 percent slopes	21.6	3.2%		IIw	70	188	51
133B	Colo silty clay loam, 2 to 5 percent slopes	21	3.1%		IIw	75	194	52
179E2	Gara loam, 14 to 18 percent slopes, moderately eroded	16.2	2.4%		VIe	33	138	37
430	Ackmore silt loam, 0 to 2 percent slopes	12.4	1.8%		IIw	83	205	55
24F2	Shelby loam, 18 to 25 percent slopes, moderately eroded	11.5	1.7%		VIe	18	117	32
93E2	Shelby-Adair complex, 14 to 18 percent slopes, moderately erode	11	1.6%		Ve	10	107	29
192D2	Adair clay loam, 9 to 14 percent slopes, moderately eroded	10.2	1.5%		IVe	15	113	31
179F	Gara loam, 18 to 25 percent slopes	8.8	1.3%		VIe	13	111	30
8C	Judson silty clay loam, 5 to 9 percent slopes	7.9	1.2%		IIIe	75	194	52
24D3	Shelby clay loam, 9 to 14 percent slopes, severely eroded	7.6	1.1%		IVe	45	154	42
420C2	Tama silty clay loam, benches, 5 to 9 percent slopes, moderatel eroded	7.5	1.1%		IIIe	78	198	53
24D2	Shelby loam, 9 to 14 percent slopes, moderately eroded	7.3	1.1%		IIIe	48	158	43
120	Tama silty clay loam, 0 to 2 percent slopes	5.8	0.9%		I	100	228	62
162B	Downs silt loam, 2 to 5 percent slopes	5.6	0.8%		IIe	90	215	58
420B	Tama silty clay loam, benches, 2 to 5 percent slopes	4.9	0.7%		IIe	95	221	60
683D2	Liscomb loam, 9 to 14 percent slopes, moderately eroded	3.7	0.5%		IIIe	58	171	46
51	Vesser silt loam, 0 to 2 percent slopes	2.9	0.4%		IIw	70	188	51
65F	Lindley loam, 18 to 25 percent slopes	2.5	0.4%		VIIe	10	107	29
120E2	Tama silty clay loam, 14 to 18 percent slopes, moderately erode	2.4	0.4%		IVe	57	170	46
133	Colo silty clay loam, 0 to 2 percent slopes	2.2	0.3%		IIw	80	201	54
428B	Ely silty clay loam, 2 to 5 percent slopes	2	0.3%		IIw	88	212	57
20C2	Killduff silty clay loam, 5 to 9 percent slopes, moderately eroded	1.9	0.3%		IIIe	73	192	52
8B	Judson silty clay loam, 2 to 5 percent slopes	1.9	0.3%		IIe	90	215	58
162E2	Downs silt loam, 14 to 18 percent slopes, moderately eroded	1.7	0.3%		IVe	53	165	45
93D2	Shelby-Adair complex, 9 to 14 percent slopes, moderately eroded	0.2	0.0%		IIIe	25	127	34
Weighted Average						65.6	181.4	49

PROPERTY DATA

PRICE: \$3,325,000.00 (780 Acres at \$4,263-/Ac). Offered as one unit or as follows:
Parcel 1 - 285 Ac., m/l, north side of road..... \$4,200/Ac.
Parcel 2 - Homestead & 13 acres \$200,000
Parcel 3 - 32 Ac., m/l, timber & cropland located south of road \$125,000
Parcel 4 - 450 Ac., m/l, south of road \$4,000/Ac.

LOCATION/DIRECTIONS: Central Iowa - Approximately 10 miles southeast of Marshalltown. From LeGrand, go south on Hwy. 146 to E-63/290th St., then west two miles to Wallace Ave., then south one mile to Green Castle Rd. Cattle facilities on north side of road and dwelling (3012 Green Castle Road) ¼ mile west on south side of road.

ABBREVIATED LEGAL DESCRIPTION: E½ SE¼ except 5 Ac Section 8; W¾ S½ Section 9; NW¼, SW¼ NE¼, NW¼ SE¼ except 5.3 Ac, NE¼ SW¼ and W½ SW¼ Section 16; E½ NE¼ and E¼ SE¼ Section 17, all in Township 82 North, Range 17 West of the 5th P.M. (Green Castle Township)

REAL ESTATE TAX: 2009-2010 Taxes, Payable in 2010-2011 - \$21,344.00
Tax Per Acre on 779.56 Taxable Acres (including buildings) - \$27.38

FSA INFORMATION:

Farm Number:	5748	Base	Yields
Crop Acres:	682.3	Corn	317.6 116/116
CRP Acres:	3.4	Beans	135.9 40/40
Total Crop Ac.:	685.7		

CRP CONTRACT: 3.4 acres with annual income of \$568, expires 2016

SOILS: **CSR:** 65.6 on 670.8 crop acres **Source:** AgriData, Inc.
64.4 on 779.56 taxable acres **Source:** County Assessor

SERVICES: **School District:** East Marshall **Telephone:** Ferguson
Utilities: Consumers Energy (Marshall County REC)
Trade Center: Marshalltown **Mail:** Gilman



(A) Residence, Timber, Green Castle Road (looking northwest), Section 8
(B) Southwest part of farm, Sections 16 and 17
(C) Cattle on cornstalk ground, Sections 8 and 9

PRESENT USE: Corn-hay rotation with stock cow and feeding operation.

POSSESSION: Owner operator can negotiate possession at settlement.

TERMS: Final settlement will require wire transfer or certified funds.

FOR SALE
780 Acres
Marshall County, Iowa

PROPERTY PHOTOS



Residence from the East



Looking southwest near center of Section 16



Northeast part of farm, Section 16



Buildings from NW¼ Section 16