



**LAND FOR SALE**  
WE ARE PLEASED TO PRESENT

**80 Acres, m/l - Jasper County, Iowa**

**LOCATION:** Located approximately 8 miles northeast of Newton and ½ mile east of County T-12 on N 75th Ave. E. Across the road from 7271 N. 75th Ave E., Newton

**LEGAL DESCRIPTION:** W½ SE¼ Section 29, Township 81 North, Range 18 West of the 5th P.M. (Mariposa Twp.).

**PRICE AND TERMS:**

- \$260,000.00 \$3,250/Ac.
- 10% down, balance due in cash at closing.

**REAL ESTATE TAX:**

Payable in 2010-2011: \$1,430.00

Taxable Acres: 79

Tax per Acre: \$18.10

**SERVICES:**

**School District:** Newton

**FSA DATA:**

Farm Number: Part of 1258

Crop Acres: 23.2

	Direct Yield	C.C. Yield
Corn Base: 12.6+/-	113	113
Bean Base: 5.7+/-	40	40

**SOIL TYPES:** Primary soils are Tama and Downs. See soil map on back for detail.

**CSR:** 82.1 on cropland

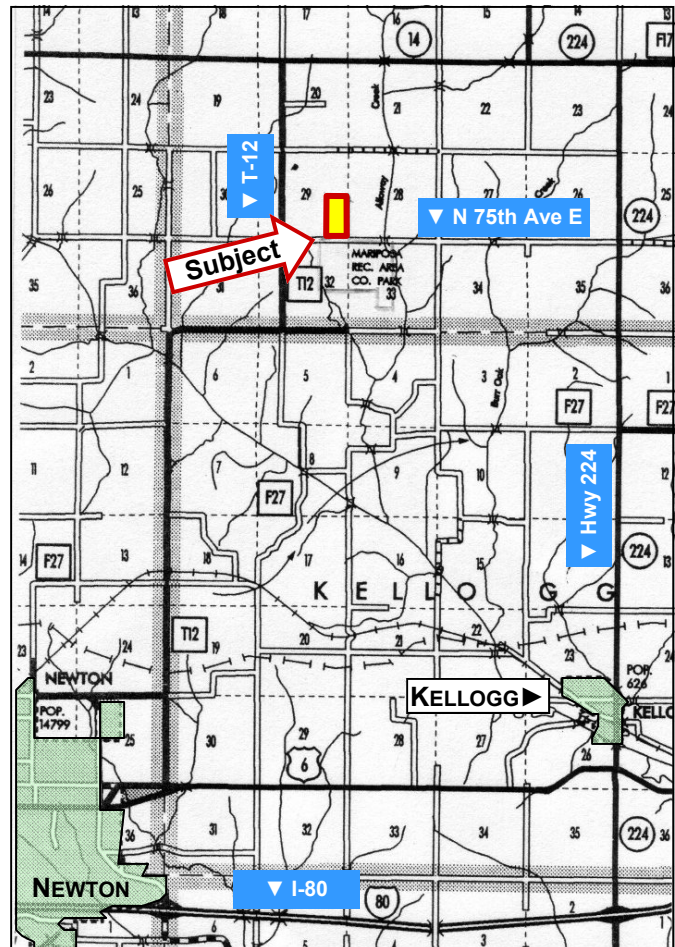
**SOURCE:** AgriData, Inc. 2008 and ArcView

**WATER & WELL DATA:** Pond in north pasture. Rural water lines on N. 75th Ave. E.

**IMPROVEMENTS:** None

**POSSESSION:** Full possession at settlement.

**COMMENTS:** Great country estate location with building site just ½ mile from hardtop road.



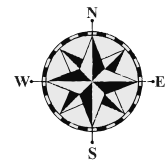
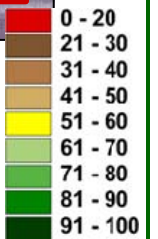
**For additional information, contact Bill Vogel**

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[www.hfmgt.com](http://www.hfmgt.com)

*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 MAP



Acres Shown: 23.2

Average CSR: 82.1

Soil Label	Soil Name	CSR	Corn Yield	Soybean Yield	Capability Class	%Slope	Acres
120B	TAMA	93	203	55	2E	2-5%	9.91
162C2	DOWNS	71	176	48	3E	5-9%	3.55
120C2	TAMA	76	191	52	3E	5-9%	3.54
162D2	DOWNS	61	164	45	3E	9-14%	2.63
120	TAMA	98	206	56	1	0-2%	2.62
179F2	GARA	13			7E	18-25%	0.44
119	MUSCATINE	98	203	56	1	0-2%	0.34
822D2	LAMONI	15	76	24	4E	9-14%	0.15
WEIGHTED AVERAGE		82.1	188.5	51.3			

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