



LAND FOR SALE

WE ARE PLEASED TO PRESENT

180 Acres, m/I - Subject to Survey Jasper County, Iowa

LOCATION: Located approximately 8 miles northeast of Newton. From the intersection of County T-12 and N. 75th Ave. E., go approx. 1 mile east. Farm is on south side of N. 75th Ave. E.

LEGAL DESCRIPTION: E $\frac{1}{3}$ W $\frac{1}{2}$ NE $\frac{1}{4}$ and E $\frac{1}{2}$ NE $\frac{1}{4}$ all in Section 32; and NW $\frac{1}{4}$ and NE $\frac{1}{4}$ SW $\frac{1}{4}$ west of timber and pasture all in Section 33, T-81-N, R-18-W of the 5th P.M. (Mariposa Twp.)

SURVEY: Property will be surveyed

PRICE AND TERMS:

- \$840,000.00 \$4,666+/Acre
- 10% down, balance due in cash at closing.

ESTIMATED REAL ESTATE TAX:

Payable in 2010-2011:

Cropland - Estimated to be \$22 - \$23/Acre

Acreage - Estimated to be \$1,600-\$1,800/year

Taxes estimated pending final survey

SERVICES:

School District: Newton

Utilities: Consumers Energy, Marshalltown

FSA DATA:

Farm Number: Part of 1258

Estimated Crop Acres: 165.0

Estimated Corn Base: 90

Estimated Bean Base: 55

FSA Data subject to FSA Measure pending final survey

SOIL TYPES: Primary soils are Downs, Tama and Gara on tillable acres. See soil map on back for detail.

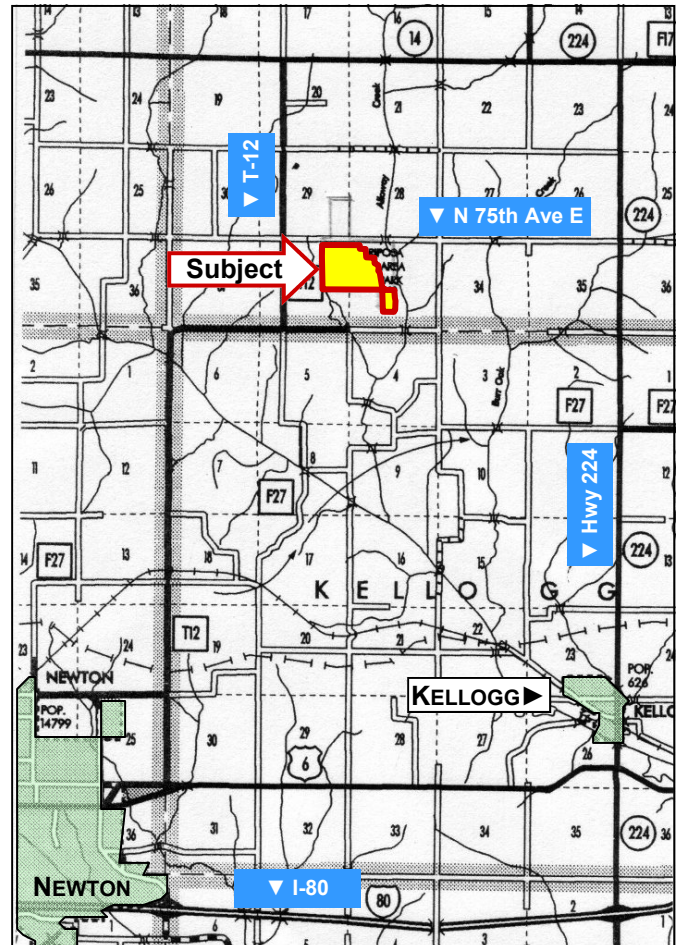
CSR: 64.1 on 164.8 acres of cropland

SOURCE: AgriData, Inc. 2008 and ArcView

DRAINAGE: Drainage maps available. Generally well drained.

WATER & WELL DATA: Rural water to farmstead at 7271 75th Ave. Well for livestock, etc., located under small building south of house.

POSSESSION: Full possession at settlement. Custom operated in 2010.



IMPROVEMENTS:

Pole Barn for Cattle: 40' x 54', open to south

Grain Bin with Air: 12,500 bu., very good condition

Grain Bin with Air: 8,000+ bu., good condition

Grain Bin: 4,500 bu., fair condition

Machine Storage: 35' x 70', fair condition

Dwelling: Vacant, very poor condition, sold "as is".

Buyers to assume all responsibility for septic regulations/requirements.

For additional information, contact Bill Vogel

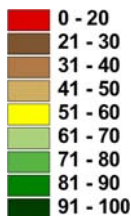
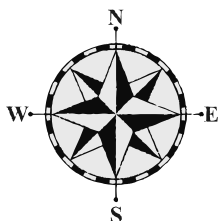
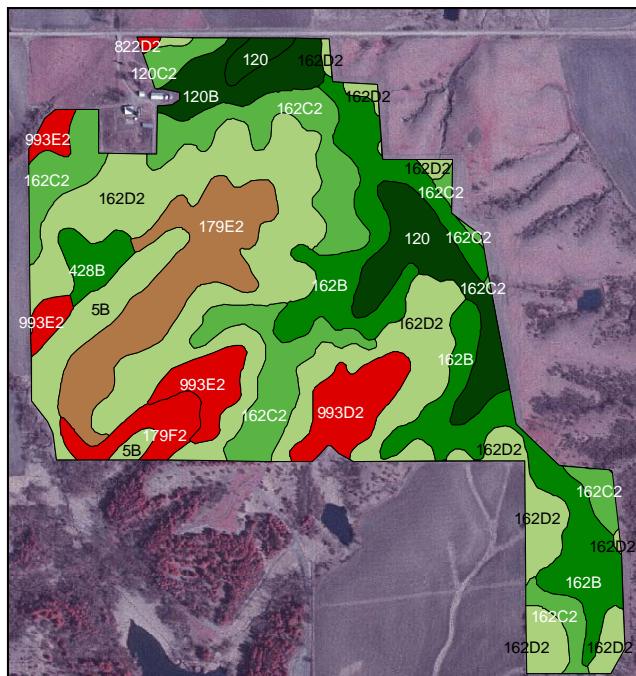
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The information in this brochure is from sources deemed to be reliable but it cannot be guaranteed by Hertz Real Estate Services, Inc. or its staff.

AERIAL & SOIL MAP



Acres Shown: 164.8

Average CSR: 64.1

Soil Label	Soil Name	CSR	Corn Yield	Soybean Yield	Capability Class	%Slope	Acres
162D2	DOWNS	61	164	45	3E	9-14%	50.72
162B	DOWNS	88	187	51	2E	2-5%	26.90
162C2	DOWNS	71	176	48	3E	5-9%	25.43
179E2	GARA	33			6E	14-18%	15.37
120	TAMA	98	206	56	1	0-2%	11.39
5B	ACKMORE-COLO COMPLEX	68	171	46	2W	2-5%	7.58
993E2	GARA-ARMSTRONG COMPLEX	5			6E	14-18%	6.51
120B	TAMA	93	203	55	2E	2-5%	6.11
993D2	GARA-ARMSTRONG COMPLEX	20	75	26	4E	9-14%	5.99
179F2	GARA	13			7E	18-25%	4.03
428B	ELY	88	195	53	2E	2-5%	2.89
120C2	TAMA	76	191	52	3E	5-9%	1.67
822D2	LAMONI	15	76	24	4E	9-14%	0.22
WEIGHTED AVERAGE		64.1	145.9	40.0			

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