



LAND FOR SALE
WE ARE PLEASED TO PRESENT

94 Acres, m/l - Subject to Survey
Jasper County, Iowa

LOCATION: Located approximately 9 miles northeast of Newton. Go to intersection of County T-12 and N. 75th Ave. E. and then go east 1 1/4 mile. Property on south side of N 75th Ave. E.

LEGAL DESCRIPTION: Part of the NW 1/4 and NE 1/4 SW 1/4 all in Section 33, Township 81 North, Range 18 West of the 5th P.M. (Mariposa Twp.).

PRICE AND TERMS:

- \$160,000.00 \$1,700+/Acre
- 10% down, balance due in cash at closing.

ESTIMATED REAL ESTATE TAX:

Payable in 2010-2011:

Estimated \$13.00 to \$14.00/Acre

Taxes estimated pending final survey

SERVICES:

School District: Newton

FSA DATA:

No FSA Program Acres

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

CSR: 31.9

SOURCE: AgriData, Inc. 2008 and ArcView

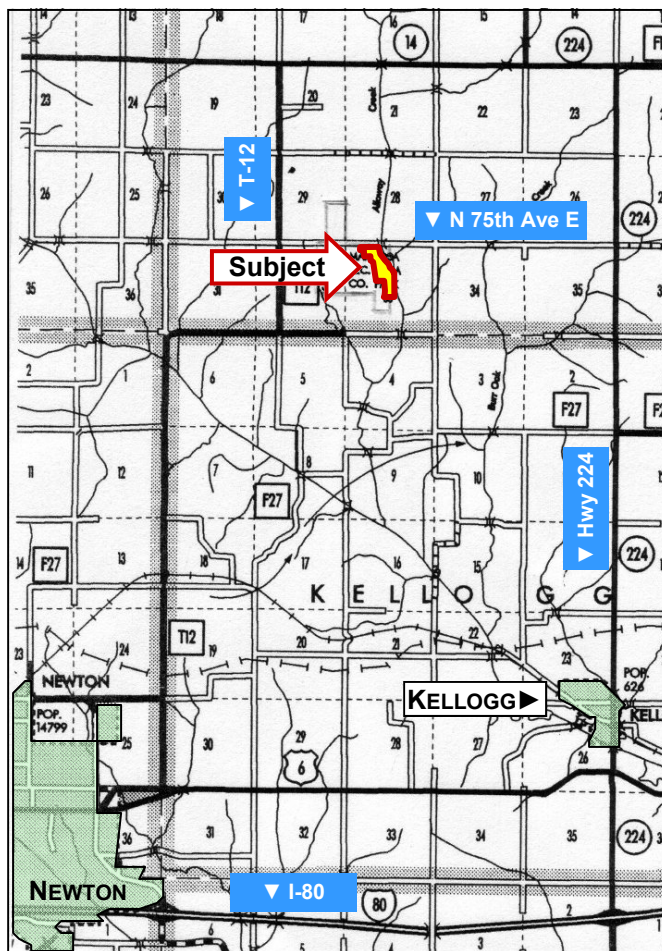
LAND DESCRIPTION: Rolling bluff. Mixture of open grass and timber.

WATER & WELL DATA: Rural water lines in area.

IMPROVEMENTS: No buildings. Fences in poor condition.

POSSESSION: Full possession at settlement.

COMMENTS: Great recreation property located only 9 miles from Newton and an easy drive from the greater Des Moines area.



For additional information, contact Bill Vogel

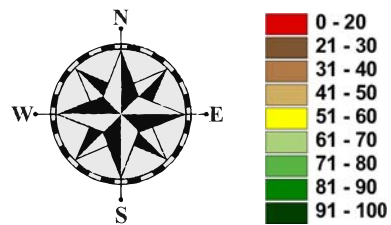
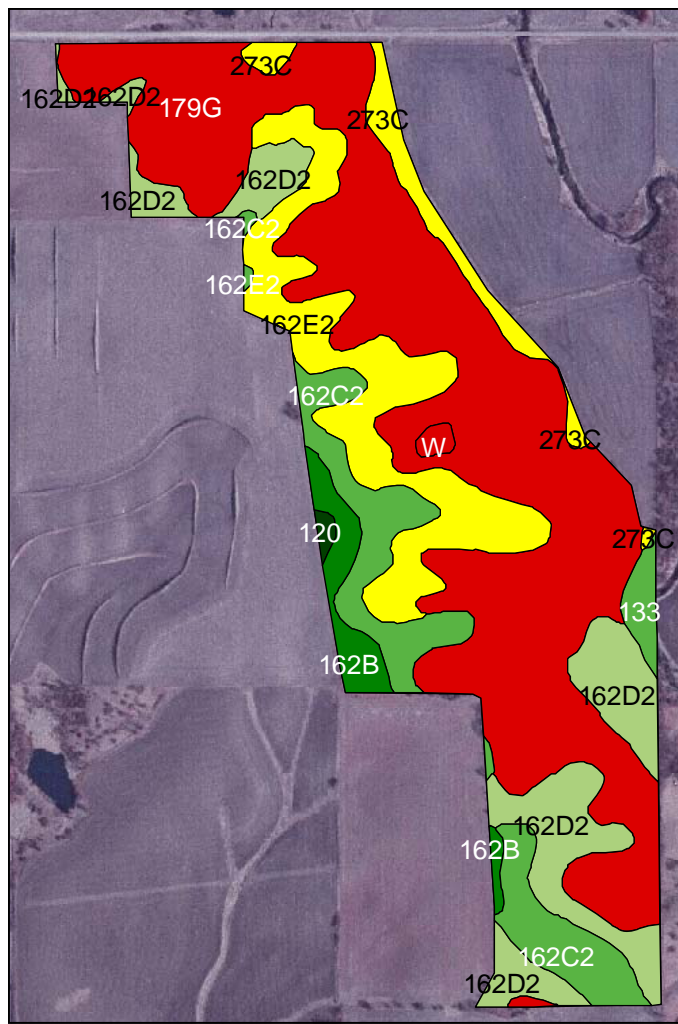
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The information in this brochure is from sources deemed to be reliable but it cannot be guaranteed by Hertz Real Estate Services, Inc. or its staff.

AERIAL & SOIL MAP



Acres Shown: 93.2	Average CSR: 31.9
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Soil Label	Soil Name	CSR	Corn Yield	Soybean Yield	Capability Class	%Slope	Acres
179G	GARA	5			7E	25-40%	49.20
162E2	DOWNS	51	143	39	4E	14-18%	13.36
162D2	DOWNS	61	164	45	3E	9-14%	12.65
162C2	DOWNS	71	176	48	3E	5-9%	10.01
273C	OLMITZ	60	170	46	3E	5-9%	3.24
162B	DOWNS	88	187	51	2E	2-5%	2.79
133	COLO	80	168	46	2W	0-2%	1.19
W	WATER	0			.	N/A	0.39
120	TAMA	98	206	56	1	0-2%	0.27
993D2	GARA-ARMSTRONG COMPLEX	20	75	26	4E	9-14%	0.13
WEIGHTED AVERAGE		31.9	76	20.8			

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