



**LAND FOR SALE**  
 WE ARE PLEASED TO PRESENT  
**80 Acres, m/l -**  
**Taylor County, Iowa**

**LOCATION:**

Located 2 miles south of Blockton on P14/Tay-Gold Ave. Property is on west side of road.

**LEGAL DESCRIPTION:**

N½ NE¼ Section 25, Township 67 North, Range 32 West of the 5th p.m. (Jefferson Township)

**PRICE AND TERMS:**

- \$168,000                      \$2,100/Acre
- 10% down, balance due in cash at closing.

**REAL ESTATE TAX:**

2009-2010 Tax Year: \$618.00  
 Taxable Acres: 78.5  
 Tax per Acre: \$7.87

**FSA DATA:**

Farm Number: 4658  
 Crop Acres: 41.5 (HEL)

Base/Yields	Direct	Counter-Cyclical
Corn Base: 5.8	91	127
Bean Base: 6.0	31	37

**LAND DESCRIPTION:**

Sloping to moderately sloping farmland rated HEL by FSA.

**SOIL TYPES:**

Primary soils are Gara, Lamoni and Nira.  
 See soil map on back for detail.

**CSR:** 38.8    **SOURCE:** AgriData, Inc. 2008 and ArcView

**IMPROVEMENTS:** None

**DRAINAGE:**

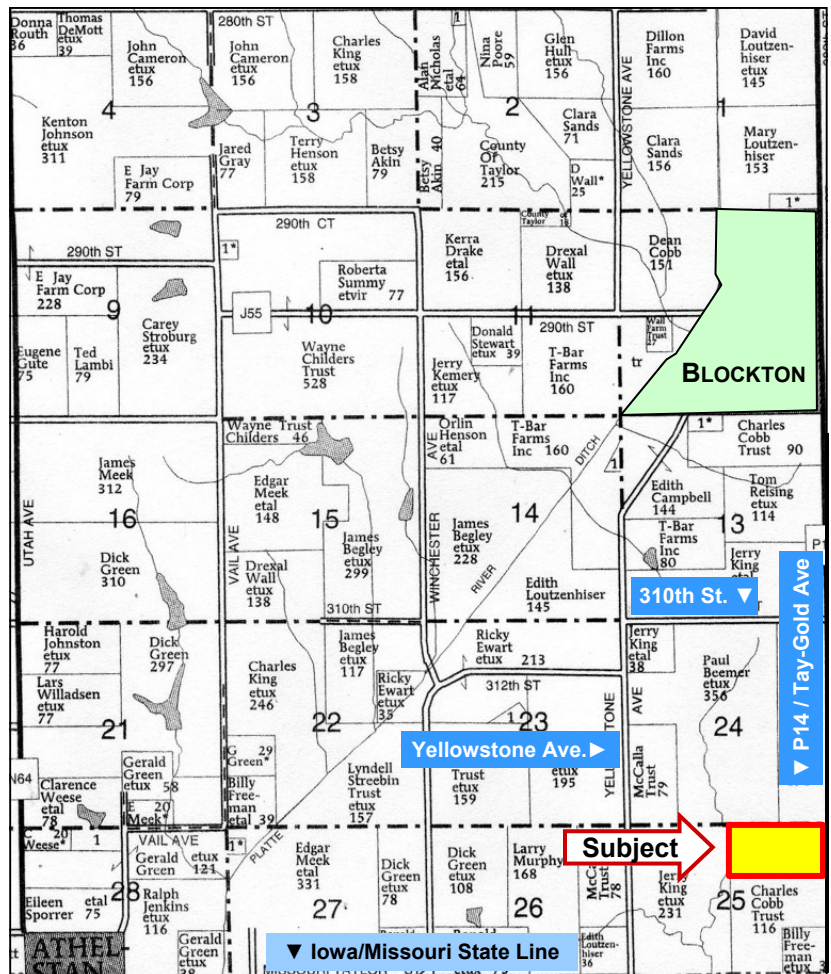
Good surface drainage. No tile maps were provided.

**POSSESSION:**

As agreed upon. Subject to lease.

**COMMENTS:**

Good mixed-use farm with tillable land, ponds and timber. Selling "AS IS, WHERE IS".



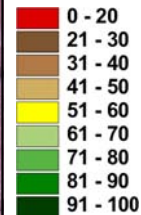
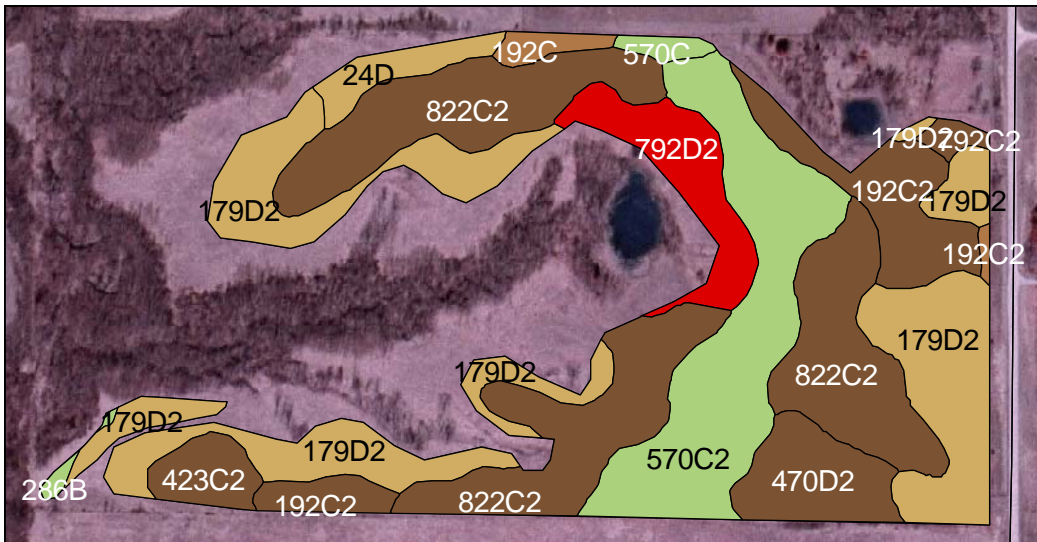
**For additional information, contact Kyle Hansen**

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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 MAPS



**Acres Shown: 41.6      Average CSR: 38.8**

Soil Label	Soil Name	CSR	Corn Yield	Soybean Yield	Capability Class	%Slope	Acres
822C2	LAMONI	30	113	31	3E	5-9%-%	12.23
179D2	GARA	43	130	35	4E	9-14%-%	11.01
570C2	NIRA	64	158	43	3E	5-9%-%	7.08
192C2	ADAIR	30	113	31	3E	5-9%-%	3.34
792D2	ARMSTRONG	13	90	24	4E	9-14%-%	2.42
470D2	LAMONI-SHELBY COMPLEX	25	106	29	4E	9-14%-%	2.18
423C2	BUCKNELL	27	108	29	3E	5-9%-%	1.08
24D	SHELBY	50	140	38	3E	9-14%-%	0.98
192C	ADAIR	35	119	32	3E	5-9%-%	0.44
570C	NIRA	69	165	45	3E	5-9%-%	0.32
792C2	ARMSTRONG	27	108	29	3E	5-9%-%	0.31
286B	COLO-JUDSON-NODAWAY	65	160	43	2W	0-2%-%	0.14
792C	ARMSTRONG	31	114	31	3E	5-9%-%	0.09
<b>Weighted Average</b>		<b>38.8</b>	<b>124.6</b>	<b>33.9</b>			

Maps provided by:

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



**WE ARE PLEASED TO OFFER THESE SERVICES**

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