



**We are Pleased to
Present for Sale
90 Acres
Louisa County, Iowa**

OWNER: John E. O'Neill

LOCATION: From Winfield: 2 miles south and 4 ½ miles east on Highway 78, 1 mile north on S Avenue, 1 mile east on 30th Street, and ½ mile north on R Avenue. The farm is located on the west side of the road.

From Morning Sun: 5 miles west on Highway 78, 1 mile north on S Avenue, 1 mile east on 30th Street, and ½ mile north on R Avenue. The farm is located on the west side of the road.

LEGAL DESCRIPTION: Auditor's Parcel Letter "A" located in the south portion of the SE ¼ of Section 20, Township 73 North, Range 4 West of the 5th P.M., Louisa County, Iowa.

PRICE & TERMS: \$562,500.00 - \$6,250 per acre – 10% upon acceptance of offer and balance in cash at closing.

POSSESSION: Negotiable.

TAXES: 2008-2009, payable 2009-2010 – \$1,812.00 – net – \$20.91 per taxable acre. There are 86.66 taxable acres.

FSA INFORMATION: Farm #4238 – Tract #3880

Farmland

90.0 Acres

Cropland

88.3 Acres

*Combined with other farmland.

This farm is classified as non-highly erodible land (NHEL) according to the Louisa County NRCS.

AVERAGE CSR:* ArcView Software indicates a CSR of 85.7 on the tillable acres. The Louisa County Assessor indicates an average CSR of 85.90 on the entire farm.

SCHOOL DISTRICT: Winfield Community School District.

BROKER'S COMMENTS: Excellent investment quality farm with substantial drainage tile!

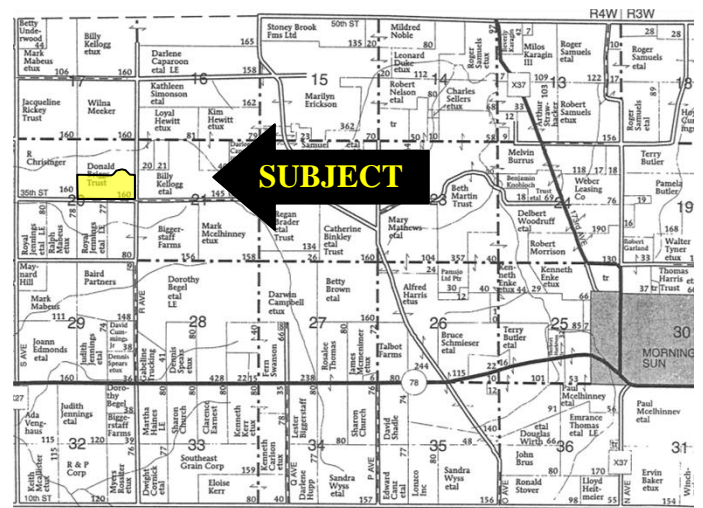
**CSR is an index of soil productivity with a range from 5 to 100, the higher the index, the more productive the soil.*

The information gathered for this brochure is from sources deemed reliable, but cannot be guaranteed by Hertz Real Estate Services or its staff. All acres are considered more or less.

Aerial Map



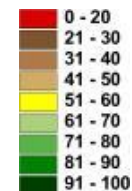
Plat Map



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CSR: Calculated using ArcView 3.2 software

CSR is an index of soil productivity with a range from 5 to 100, the higher the index, the more productive the soil.



Measured Tillable Acres	88.3	Average CSR	85.7	Corn Yield	Soybean Yield	Acres
Soil Label	Soil Name	CSR	Yield	Yield		
122	Sperry silt loam, 0 to 1 percent s	63	167	45	16.11	
179D2	Gara loam, 9 to 14 percent slope	43	140	38	0.13	
279	Taintor silty clay loam, 0 to 2 per	88	201	54	17.85	
280	Mahaska silty clay loam, 0 to 2 p	95	210	57	40.01	
280B	Mahaska silty clay loam, 2 to 5 p	90	204	55	1.75	
281B	Otley silty clay loam, 2 to 5 perce	90	204	55	7.31	
65E2	Lindley loam, 14 to 18 percent sl	28	120	32	0.06	
76B	Ladoga silt loam, 2 to 5 percent :	85	197	53	1.24	
76C2	Ladoga silt loam, 5 to 9 percent :	65	170	46	3.87	

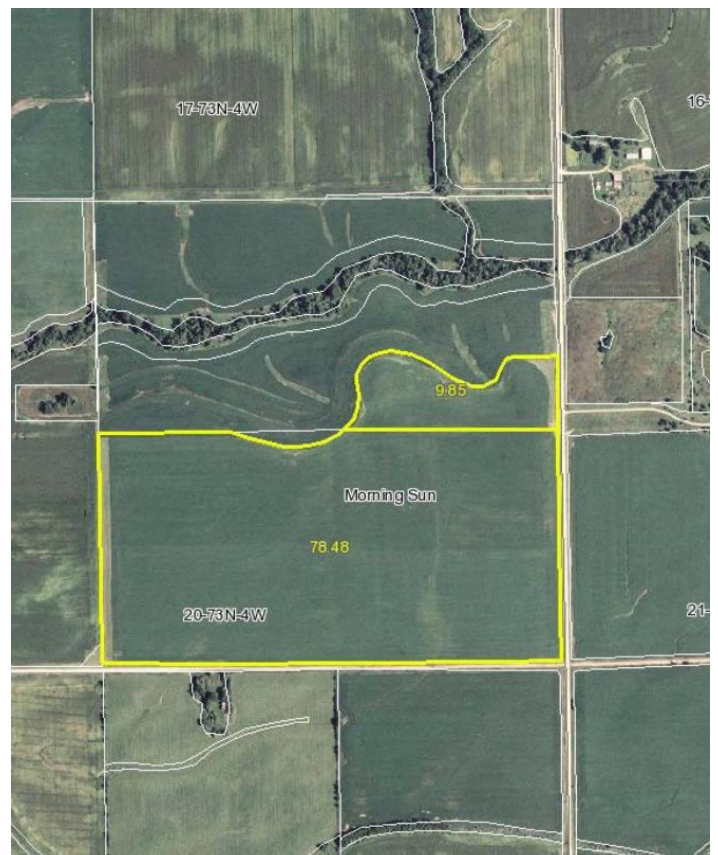
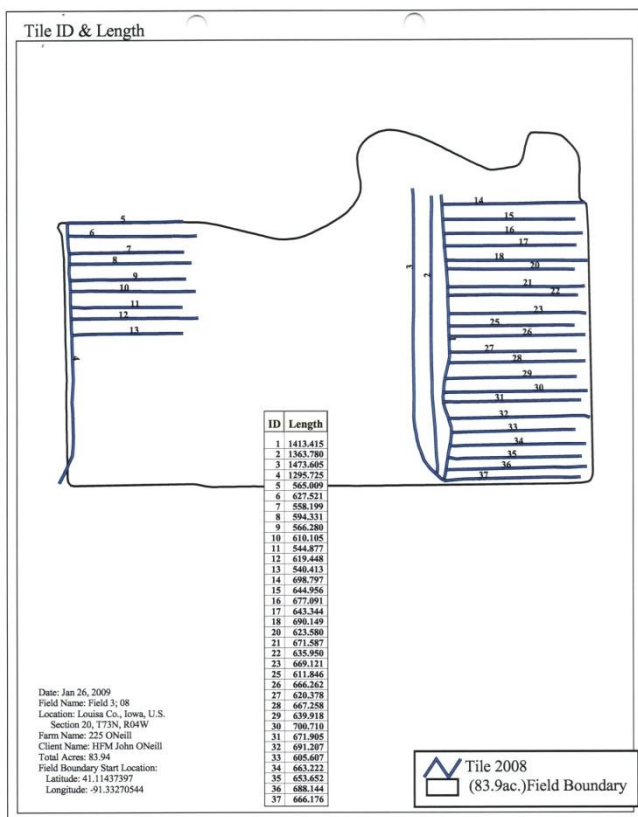
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TILE MAP



CROPLAND



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 APPRAISALS ✦ REAL ESTATE SALES ✦ FARM MANAGEMENT

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REID: 010-1164

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