



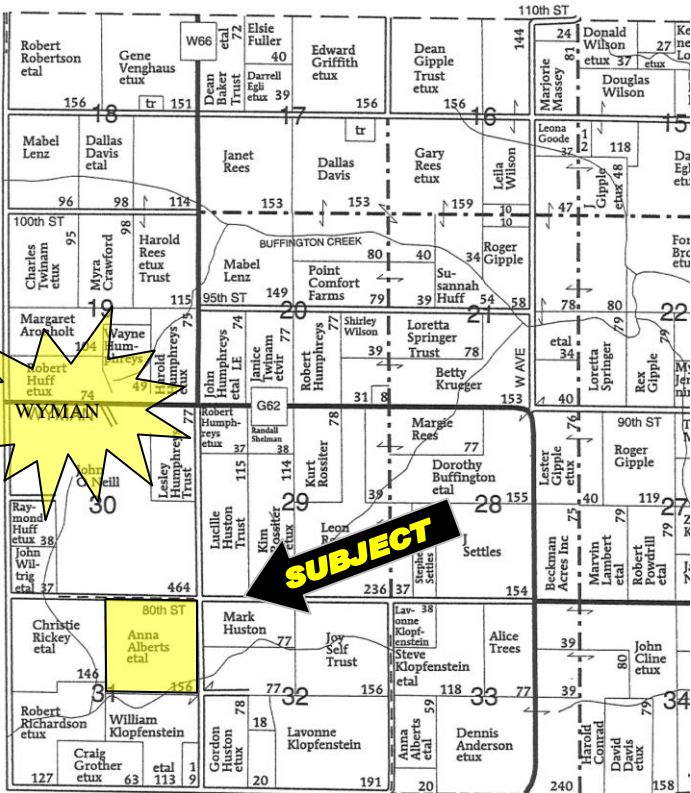
**We are Pleased to  
Present for Sale  
160 Acres  
Louisa County, Iowa**

<b>OWNER:</b>	John E. O'Neill		
<b>LOCATION:</b>	From Wyman: 1 mile east on G-62 and 1 ½ mile south on Y Avenue. The farm is located on the west side of the road.		
<b>LEGAL DESCRIPTION:</b>	NE ¼ of Section 31, Township 74 North, Range 5 West of the 5 <sup>th</sup> P.M., Louisa County, Iowa.		
<b>PRICE &amp; TERMS:</b>	\$928,000.00 - \$5,800 per acre – 10% upon acceptance of offer and balance in cash at closing.		
<b>POSSESSION:</b>	Negotiable.		
<b>TAXES:</b>	2008-2009, payable 2009-2010 – \$3,610.00 – net – \$23.19 per taxable acre. There are 155.65 taxable acres.		
<b>FSA INFORMATION:</b>	Farm #4238 – Tract #742		
	Farmland		160.0 Acres
	Cropland		149.7 Acres
	*Combined with other farmland.		
	This farm is classified as non-highly erodible land (NHEL) according to the Louisa County NRCS.		
<b>AVERAGE CSR:*</b>	ArcView Software indicates a CSR of 81.6 on the tillable acres. The Louisa County Assessor indicates an average CSR of 81.0 on the entire farm.		
<b>SCHOOL DISTRICT:</b>	Winfield Community School District.		
<b>BROKER'S COMMENTS:</b>	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.*

Aerial Map

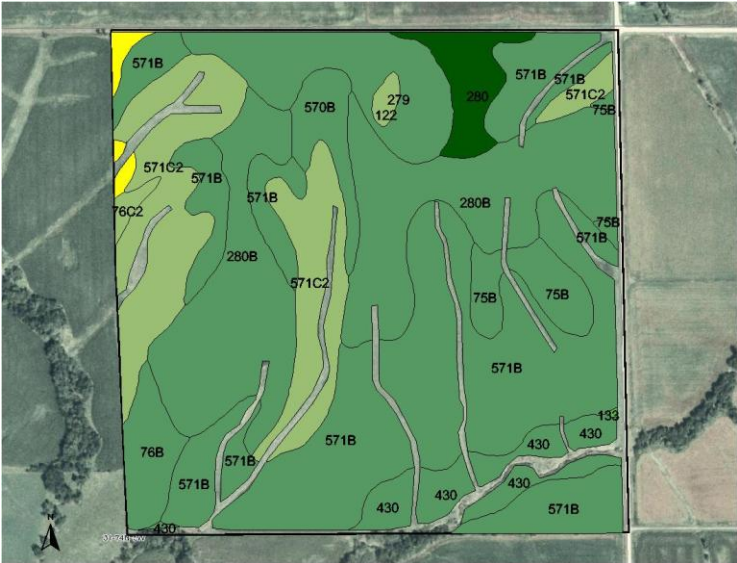
Plat Map



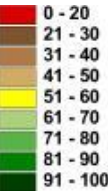
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CSR: Calculated using ArcView 3.2 software

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

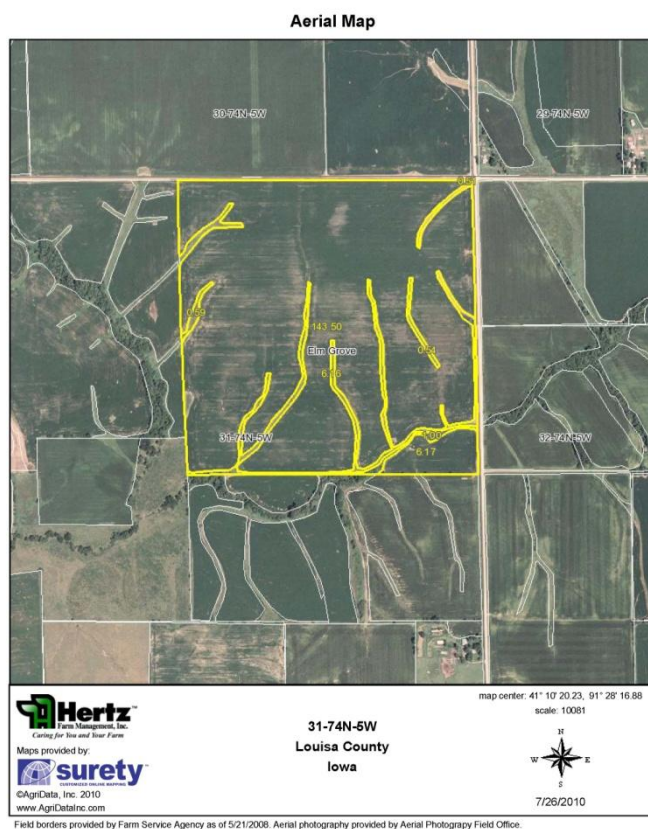
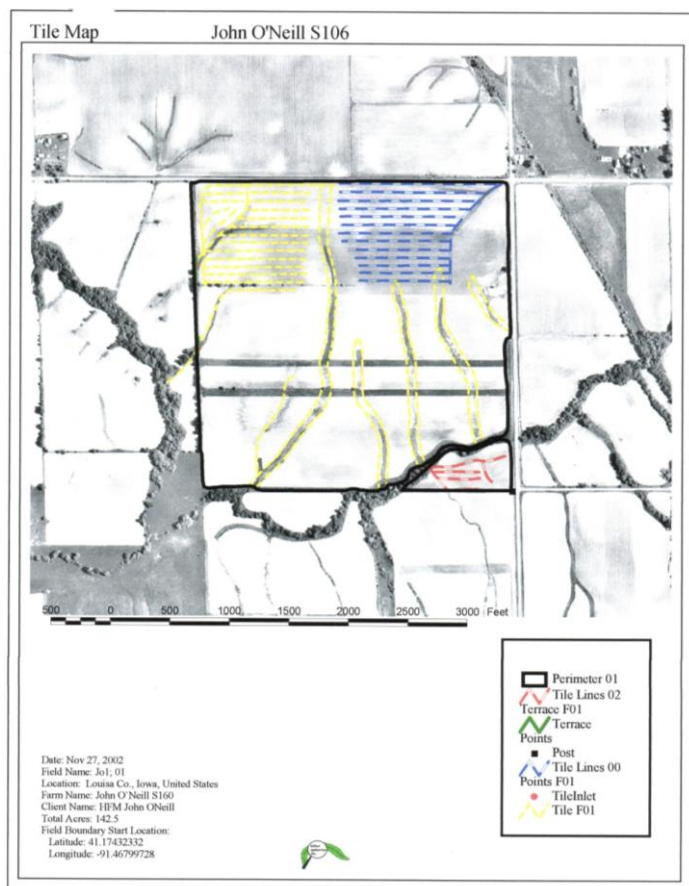


Measured Tillable Acres	149.7	Average CSR	81.6	Corn Yield	Soybean Yield	Acres
Soil Label	Soil Name	CSR				
122	Sperry silt loam, 0 to 1 percent s	63	167	45	0.65	
133	Colo silty clay loam, 0 to 2 perce	80	190	51	0.04	
279	Taintor silty clay loam, 0 to 2 per	88	201	54	10.61	
280	Mahaska silty clay loam, 0 to 2 p	95	210	57	4.37	
280B	Mahaska silty clay loam, 2 to 5 p	90	204	55	34.84	
430	Ackmore silt loam, 0 to 2 percent	83	194	52	7.27	
570B	Nira silty clay loam, 2 to 5 percent	87	199	54	3.84	
571B	Hedrick silt loam, 2 to 5 percent	82	193	52	54.76	
571C2	Hedrick silt loam, 5 to 9 percent	62	166	45	22.45	
572C2	Inton silt loam, 5 to 9 percent slo	57	159	43	1.05	
75B	Givin silt loam, 2 to 5 percent slo	81	191	52	4.97	
76B	Ladoga silt loam, 2 to 5 percent	85	197	53	4.14	
76C2	Ladoga silt loam, 5 to 9 percent	65	170	46	0.67	



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.





## WE ARE PLEASED TO OFFER THESE SERVICES

APPRAISALS ✱ REAL ESTATE SALES ✱ FARM MANAGEMENT

FOR MORE INFORMATION EMAIL: [JREBHUHN@MTV.HFMGT.COM](mailto:JREBHUHN@MTV.HFMGT.COM)

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