



**We are Pleased to
Present for Sale
261 Acres
Muscatine County, Iowa**

- OWNER:** Chester A. and Patty M. Hafner
- LOCATION:** From Letts: 2 miles west on County Road G40, 1 ½ miles north on O Avenue (turns into Emmert Avenue), 1 mile west on 270th Street.
- ADDRESS:** 1359 276th Street, Letts, Iowa 52754.
- LEGAL DESCRIPTION:** E ½ NW ¼ Section 34 except the house, buildings and 6 acres and N ½ SW ¼, E 31 acres S ½ SW ¼, and the S ½ SE ¼ Except house and buildings; all in Section 27, Township 76 North, Range 4 West of the 5th P.M., Muscatine County, Iowa.
- PRICE & TERMS:** \$600,300 - \$2,300 per acre – 10% upon acceptance of offer and balance in cash at closing.
- POSSESSION:** Negotiable. Subject to a 2010 cash rent lease.
- TAXES:** 2008-2009, payable 2009-2010 – \$3,424.00 – net – \$13.00 per taxable acre. There are 260.00 net acres. There are 36 of the net acres that are enrolled in the Forest Reserve Program and are exempt from Real Estate taxes.
- SCHOOL DISTRICT:** Louisa - Muscatine Community School District.
- FSA INFORMATION:** Farm #4230 – Tract #3915
- | | |
|---|---------------------------------------|
| Cropland | 166.9 Acres (includes 43.5 acres CRP) |
| Corn Base | 97.3 Acres |
| Direct and Counter Cyclical Corn Yield | 126/126 Bushels/Acre |
| Soybean Base | 22.6 Acres |
| Direct and Counter Cyclical Soybean Yield | 37/37 Bushels/Acre |
- This farm is classified as highly erodible land (HEL) according to the Muscatine County NRCS.
- CONSERVATION
RESERVE PROGRAM
(CRP):** There are 43.5 acres enrolled in the Conservation Reserve Program (CRP).
- Contract #1167 – There are 23.1 acres enrolled at \$131.16 per acre or a total annual payment of \$3,030. This contract expires September 30, 2013.

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.

Contract #1140 – There are 20.4 acres enrolled in the CRP Timber Program at \$131.16 per acres or a total annual payment of \$2,676. This contract expires September 30, 2019.

AVERAGE CSR:*

ArcView Software indicates a CSR of 68.4 on the tillable acres.

SOLID WASTE:

There are some old fence, feeders, and other metal north of the cattle lot.

***ADDITIONAL
PROPERTY FOR SALE:***

Seller would also consider selling the entire 267 acres (including the house and buildings) at \$2,825 per acre. The house, buildings and six acres are being offered at \$165,000.

BROKER'S COMMENTS:

This is a good income producing farm with a mixture of cropland, CRP and timber!

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

PHOTOS:



Pasture



CRP and Trees



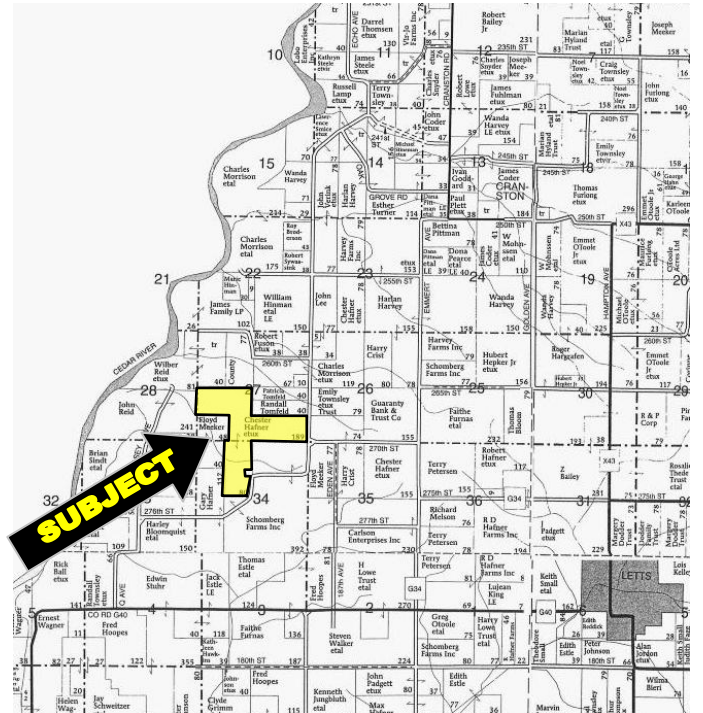
CRP

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Aerial Map



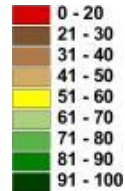
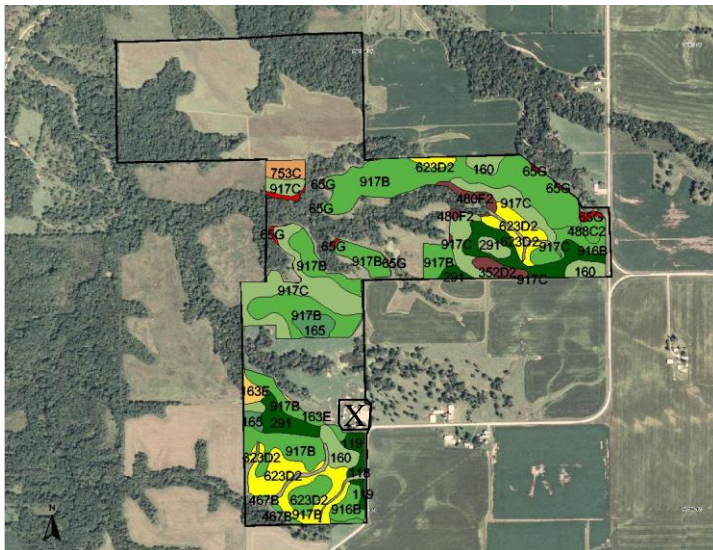
Plat Map



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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	119.8	Average CSR	68.4	Corn Yield	Soybean Yield	Acres
Soil Label	Soil Name	CSR	Corn Yield	Soybean Yield	Acres	
118	Garwin silty clay loam, 0 to 2 per	95	211	57	0.77	
119	Muscatine silty clay loam, 0 to 2	100	218	59	1.15	
120B	Tama silt loam, 2 to 5 percent sk	95	211	57	0.21	
160	Walford silt loam, 0 to 2 percent	65	171	46	6.75	
163E	Fayette silt loam, 14 to 18 perce	50	151	41	1.26	
165	Stronghurst silt loam, 0 to 3 perc	90	205	55	2.99	
291	Atterberry silt loam, 0 to 2 perce	95	211	57	10.61	
352D2	Whittier silt loam, 9 to 14 perce	23	114	31	1.73	
467B	Radford silt loam, 2 to 5 percent	76	186	50	0.59	
480F2	Orwood silt loam, 14 to 25 perce	22	113	31	1.67	
488C2	Newvienna silt loam, 5 to 9 perce	71	179	48	1.60	
623D2	Rozetta silt loam, 9 to 14 perce	58	161	43	14.22	
65G	Lindley loam, 25 to 50 percent sl	5	90	24	1.54	
753C	Thebes silt loam, 5 to 9 percent	38	134	36	1.96	
916B	Downs silt loam, sandy substrat	77	187	50	5.64	
917B	Fayette silt loam, sandy substrat	72	180	49	47.28	
917C	Fayette silt loam, sandy substrat	62	167	45	19.84	

WE ARE PLEASED TO OFFER THESE SERVICES

APPRAISALS ✱ REAL ESTATE SALES ✱ FARM MANAGEMENT

FOR MORE INFORMATION EMAIL: [TROY LOUWAGIE](mailto:TROY.LOUWAGIE@HFMGT.COM)

102 PALISADES ROAD ✱ MT. VERNON IA ✱ 52314 ✱ PHONE: 319-895-8858 ✱ WWW.HFMGT.COM

REID: 010-1162

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