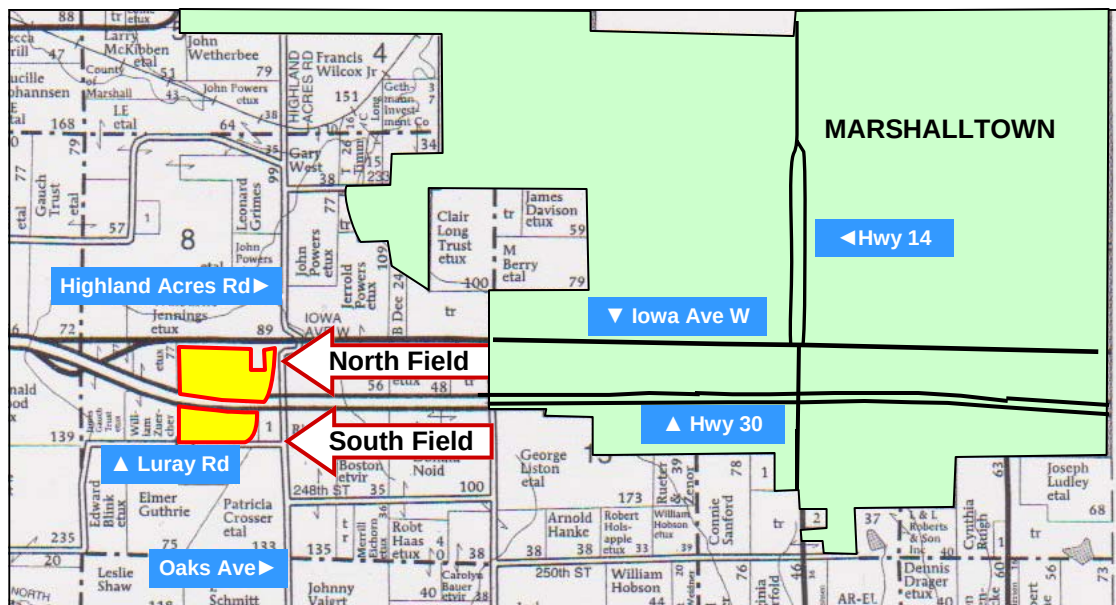




LAND FOR SALE

WE ARE PLEASED TO PRESENT

96.64 Acres, m/l - Marshall County, Iowa



Map reproduced with permission of Farm & Home Publishers, Ltd.

LOCATION: West of Marshalltown on either side of Hwy. 30. Old Hwy. 30 (Iowa Ave. W) accesses the North Field and Luray Rd. accesses the South Field.

LEGAL DESCRIPTION: Tax Parcels 1117200001, 1117200008, 1117200002, 1117200010 located in the NE $\frac{1}{4}$ Section 17, T-83-N, R18-W of the 5th P.M. (Timber Creek Township)

PRICE AND TERMS:

- \$400,000 \$4139/Acre
- 10% down, balance due in cash at closing.

REAL ESTATE TAX:

2008-2009 Tax Year: \$1894

Taxable Acres: 96.64

Tax per Acre: \$19.20

FSA DATA:

Farm Number: 5048

Crop Acres: 72.1

Corn Base: 68.8

Yields: Direct/Counter-Cyclical
104/104

There is no soybean base.

SOIL TYPES: Primary soils are Tama and Kilduff. See soil map on back for detail.

CSR: North Field on 40.6 crop acres — 61.8
South Field on 31.54 crop acres — 68.9

SOURCE: Agri Data

SERVICES: **School District:** Marshalltown
Utilities: Central Iowa Water Association

IMPROVEMENTS: None

DRAINAGE: Good natural drainage plus supplemental private tile

WATER & WELL DATA: Rural water on north side of old Hwy. 30 (Iowa Ave W) and on north side of Luray Rd.

POSSESSION: December 15, 2010 subject to existing lease; sellers may reserve the right to delay closing until March 15, 2011

COMMENTS: Current operator has enrolled the farm in the Conservation Security Program (CSP) and that contract can be transferred or terminated. **North and south tracts are each priced at \$200,000 and can be sold separately.**

For additional information, contact Dave Nebel or Jerry Lage

415 South 11th St. • PO Box • Nevada, IA 50201

Telephone: 515-382-1500

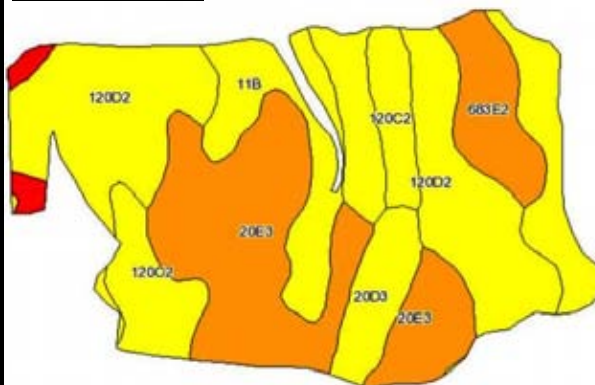
www.hfmgt.com

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.

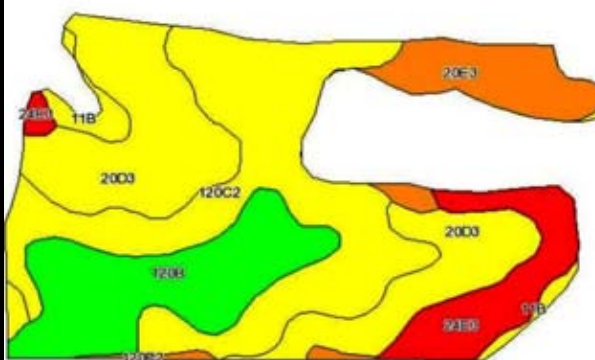
AERIAL & SOIL MAPS



North Field



South Field



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

North Field—40.9 Cropland Ac., m/l—Average CSR—61.8

Code	Soil Description	Acres	Percent of field	CSR Legend	Non-Irr Class	CSR	Corn	Soybeans
120D2	Tama silty clay loam, 9 to 14 percent slopes, moderately eroded	13.3	32.7%		IIIe	68	185	50
20E3	Killduff silty clay loam, 14 to 18 percent slopes, severely eroded	11.1	27.3%		VIe	50	161	43
11B	Colo-Ely complex, 2 to 5 percent slopes	6.6	16.2%		IIIe	68	185	50
120C2	Tama silty clay loam, 5 to 9 percent slopes, moderately eroded	4.1	10.1%		IIIe	78	198	53
683E2	Liscomb loam, 14 to 18 percent slopes, moderately eroded	2.8	6.9%		IVe	48	158	43
20D3	Killduff silty clay loam, 9 to 14 percent slopes, severely eroded	2.2	5.4%		IVe	60	174	47
24E2	Shelby loam, 14 to 18 percent slopes, moderately eroded	0.5	1.3%		IVe	38	144	39
Weighted Average						61.8	176.6	47.6

South Field —31.6 Cropland Ac., m/l—Average CSR—68.9

Code	Soil Description	Acres	Percent of field	CSR Legend	Non-Irr Class	CSR	Corn	Soybeans
120C2	Tama silty clay loam, 5 to 9 percent slopes, moderately eroded	10.2	32.4%		IIIe	78	198	53
20D3	Killduff silty clay loam, 9 to 14 percent slopes, severely eroded	8.7	27.7%		IVe	60	174	47
120B	Tama silty clay loam, 2 to 5 percent slopes	5.6	17.7%		Ile	95	221	60
24E3	Shelby clay loam, 14 to 18 percent slopes, severely eroded	3.1	9.9%		VIe	35	140	38
20E3	Killduff silty clay loam, 14 to 18 percent slopes, severely eroded	2.8	8.7%		VIe	50	161	43
11B	Colo-Ely complex, 2 to 5 percent slopes	0.9	2.8%		IIIe	68	185	50
120E2	Tama silty clay loam, 14 to 18 percent slopes, moderately erode	0.3	0.9%		IVe	57	170	46
Weighted Average						68.9	186	50.1

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