



We are Pleased to Present for Sale
465 Acres
Iowa County, Iowa

OWNER: Dasenbrock Farms Inc.

LOCATION: From Parnell: One mile west on Highway 149. The farm is located on the south side of the road.

LEGAL DESCRIPTION: NE ¼ NW ¼ and E ½ of Section 8 and the South ¾ of the SW ¼ Section 9 all in Township 78 North Range 10 West of the 5th P.M. Iowa County, Iowa.
\$1,069,500 - \$2,300

PRICE & TERMS: ~~\$1,162,500~~ - \$2,500 per acre. 10% upon acceptance of offer and balance at closing.

POSSESSION: Negotiable. Subject to lease on the pasture and cropland acres for the 2009 crop year.

TAXES: 2008-2009, payable 2009-2010 - \$6,848.00 – net – \$14.91 per taxable acre. There are 459.43 taxable acres.

SCHOOL DISTRICT: Williamsburg Community School District.

FSA INFORMATION: Farm #4308 - Tract #1757

Cropland	14.0 Acres
CRP	212.4 Acres
Corn Base	14.0 Acres
Direct and Counter Cyclical Corn Yield	108/108 Bushels/Acre

CONSERVATION RESERVE PROGRAM: There are 212.4 acres enrolled in the CRP program in two different contracts as follows:
Contract #06-1792 – there are 25.1 acres enrolled at \$87.15 per acre or \$2,187.00 per year. This contract expires September 30, 2015.
Contract 09-1967 – there are 187.3 acres enrolled at \$116.34 per acre or \$21,790 per year. This contract expires September 30, 2018.

AVERAGE CSR:* ArcView software indicates a CSR of 44.7 on the cropland, CRP and east pasture acres.

HOUSE: One-story, four bedroom, two bath home that was built in 1930. It consists of 1,728 square feet.

BUILDINGS:

<i>Cattle Shed</i>	56' x 117'; 6,552 square feet; built in 1970.
<i>Barn</i>	28' x 30'; 840 square feet; built in 1900.
<i>Grain Bin</i>	32' x 21'; 13,572 bushels; built in 1977.
<i>Grain Bin</i>	16' x 18'; 2,980 bushels; built in 1978.

BUILDINGS:

<i>Shed</i>	52' x 65'; 3,380 square feet; built in 1964.
<i>Shed</i>	24' x 40'; 960 square feet; built in 1977.
<i>Shed</i>	8' x 20'; 160 square feet; built in 1977.
<i>Silo</i>	16' x 50'; 8,078 bushels; built in 1964.
<i>Silo</i>	20' x 70'; 17,672 bushels; built in 1977.

WELL: There is a drilled well located near the house that supplies water to the outbuildings.

RURAL WATER: There is rural water that supplies water to the house.

PONDS: There are four nice ponds on this farm that provide some water for livestock and fishing and recreation.

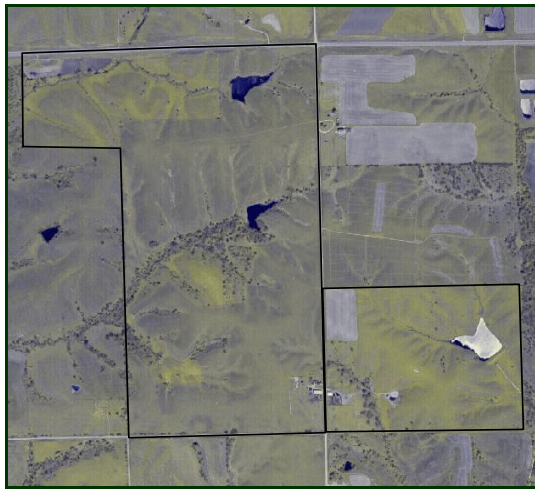
L.P. TANK: 500 gallon L.P. tank located north of the house is rented from Home Gas, Wellman.

RESERVED ITEMS: Tenant reserves all personal property, loose gates, new fan on big bin, and eight interior guard rails.

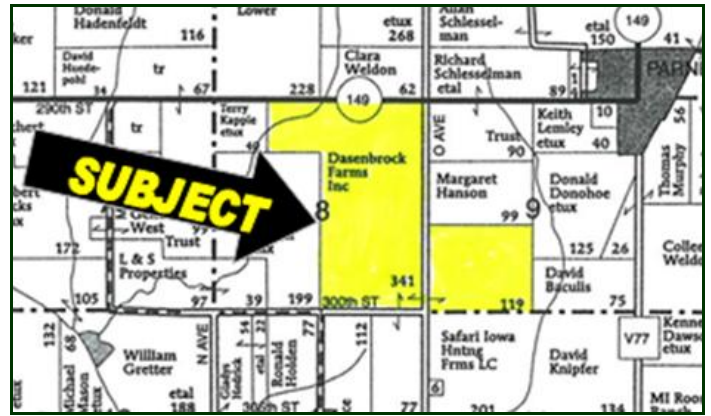
BROKERS COMMENTS: This is a good income producing farm with CRP, cropland, and pasture. The house, buildings and pasture would be ideal for a livestock operation.

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		380.7	Average CSR		44.7		
						Com	Soybean
Soil Label	Soil Name	CSR	Yield				
CIB	CLINTON	80	139	47	43.22		
CIC2	CLINTON	60	130	44	75.32		
CID2	CLINTON	50	121	41	41.52		
CIE2	CLINTON	40	104	35	14.54		
CnD3	CLINTON	45	113	38	1.29		
CnE3	CLINTON	35	0	0	2.15		
Ct	COLO-ELY SICL	68	137	46	0.24		
KsD2	KESWICK	12	0	0	3.75		
KsE2	KESWICK	5	0	0	16.79		
KsF2	KESWICK	5	0	0	7.71		
KwD3	KESWICK	5	0	0	1.01		
KwE3	KESWICK	5	0	0	3.76		
KwF3	KESWICK	5	0	0	0.45		
LnE2	LINDLEY	28	0	0	105.47		
LnF2	LINDLEY	8	0	0	7.7		
LsF3	LINDLEY	5	0	0	6.53		
Nx	NODAWAY-CANTREL COMPLEX	61	138	46	49.02		
W	WATER	5	0	0	0.18		



CRP



Open Front Cattle Shed

WE ARE PLEASED TO OFFER THESE SERVICES

APPRAISALS ✦ REAL ESTATE SALES ✦ FARM MANAGEMENT

FOR MORE INFORMATION EMAIL: [MV REAL ESTATE](mailto:info@mvrealestate.com)

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