



LAND FOR SALE

WE ARE PLEASED TO PRESENT

12 Acres, m/I - Subject to Survey Jasper County, Iowa

LOCATION: Located approximately 8 miles northeast of Newton and ½ mile east of County T-12 on N 75th Ave. E. Property Address: 7271 N. 75th Ave E., Newton

LEGAL DESCRIPTION: Will come from survey. All in Section 32, Township 81 North, Range 18 West of the 5th P.M. (Mariposa Twp.). More acres available to south of listed acreage.

PRICE AND TERMS:

- \$65,000.00
- 10% down, balance due in cash at closing.

ESTIMATED REAL ESTATE TAX:

Payable in 2009-2010:

Estimated \$1,900.00

Taxes estimated pending final survey

SERVICES:

School District: Newton

Telephone: Newton

Utilities: Consumers Energy (Marshalltown)

Mail: Newton

FSA DATA:

No FSA Program Acres

SOIL TYPES: Primary soils are Lamoni, Downs and Gara-Armstrong. See soil map on back for detail.

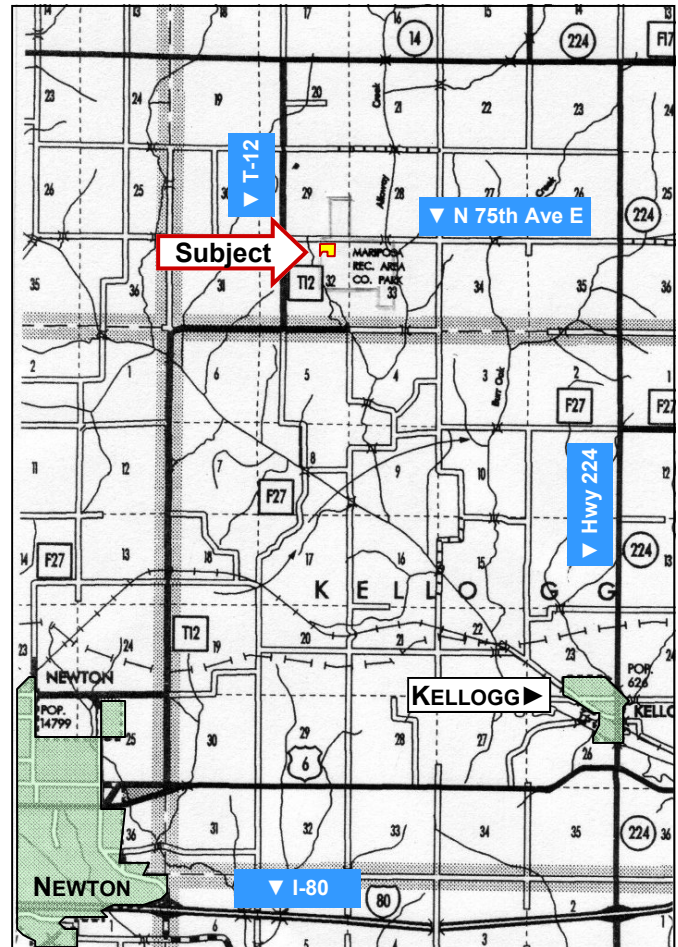
CSR: 40.8

SOURCE: AgriData, Inc. 2008 and ArcView

WATER & WELL DATA: Central Iowa Rural Water connected. Well for livestock located under small building south of dwelling.

IMPROVEMENTS: Dwelling has been vacant for several years and assume that it will not be occupied by next owners. Buyer must agree to assume responsibility for any and all sanitary inspection and repair/upgrade requirements for the dwelling and sanitary system.

POSSESSION: Full possession at settlement.



For additional information, contact Bill Vogel

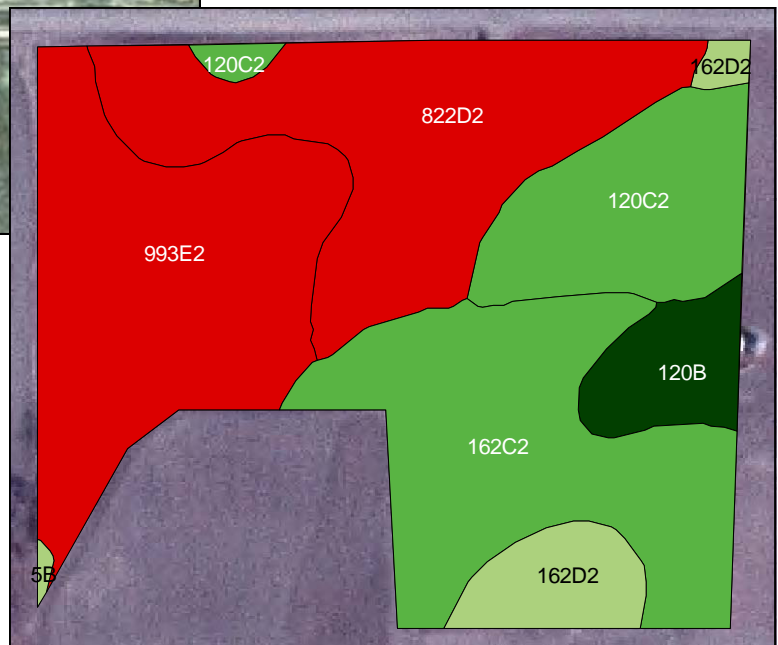
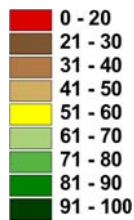
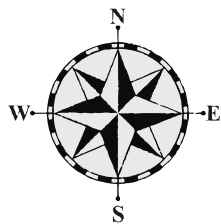
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www.hfmgt.com

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 MAP



Acres Shown: 11.9

Average CSR: 40.8

Soil Label	Soil Name	CSR	Corn Yield	Soybean Yield	Capability Class	%Slope	Acres
993E2	GARA-ARMSTRONG COMPLEX	5			6E	14-18%	3.14
822D2	LAMONI	15	76	24	4E	9-14%	2.99
162C2	DOWNS	71	176	48	3E	5-9%	2.93
120C2	TAMA	76	191	52	3E	5-9%	1.57
162D2	DOWNS	61	164	45	3E	9-14%	0.64
120B	TAMA	93	203	55	2E	2-5%	0.62
WEIGHTED AVERAGE		40.8	107	30			

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