



**We are Pleased to
Present for Sale**

**Parcel #1 – 66 Acres
Parcel #2 – 66 Acres
Delaware County, Iowa**

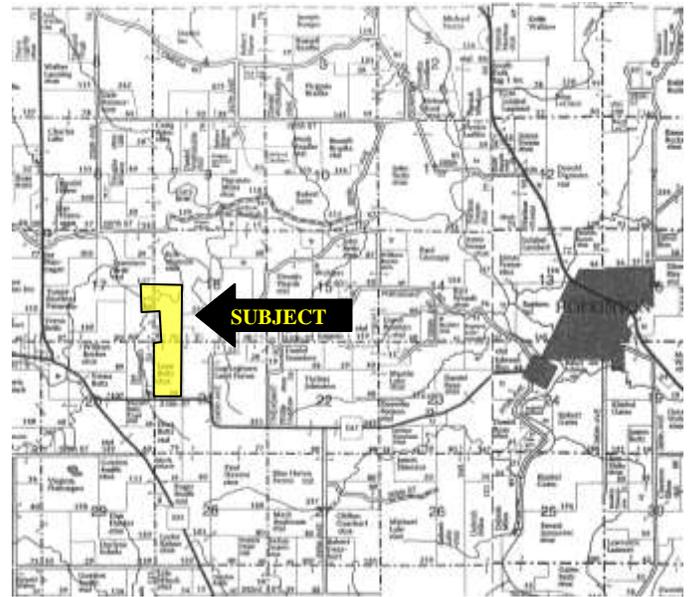
Parcel #1

- OWNER:** Leon and Sharon Beitz
- LOCATION:** From Hopkinton: 4 miles west on Highway B47. The farm is located on the north side of the road.
- LEGAL DESCRIPTION:** That part of the NE ¼ SE ¼ of Section 17 and that part of the NW ¼ SW ¼ of Section 16, Township 87 North, Range 4 West of the 5th P.M., Delaware County, Iowa. Exact legal description and acres will be determined by a survey.
- PRICE & TERMS:** \$198,000.00 - \$3,000 per acre – 10% upon acceptance of offer and balance in cash at closing.
- POSSESSION:** Negotiable.
- TAXES:** 2008-2009, payable 2009-2010 – \$0.00. All of the acres are enrolled in the Forest Reserve Program and are exempt from property taxes.
- ACCESS:** Access will be provided by an easement along the east side of the existing Beitz farm.
- SOLID WASTE:** There is an old junk site on this farm which has been there for years.
- BROKER'S COMMENTS:** This is a unique opportunity to purchase an attractive timber property in rural Delaware County. Buck Creek crosses this property which provides water for wildlife. There is an abundance of deer, turkey and other wildlife that live in and around this property

Aerial Map



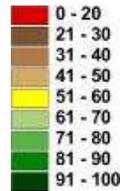
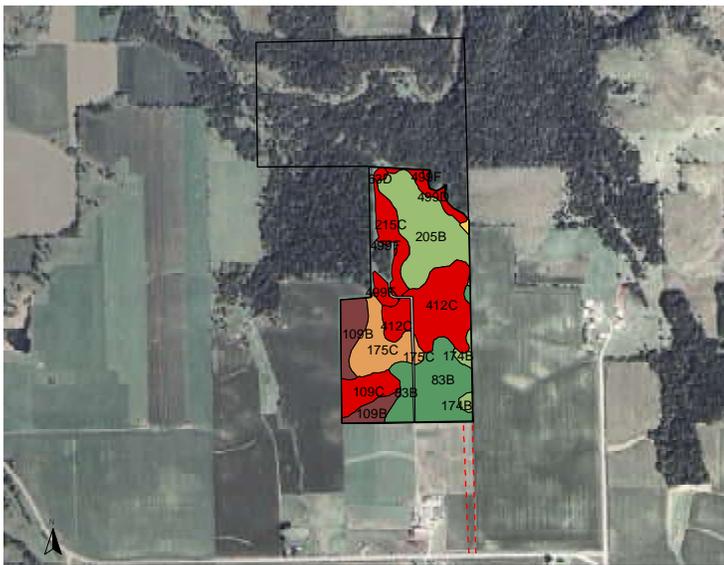
Plat Map



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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.



Soil Label	Soil Name	CSR	Corn Yield	Soybean Yield	Acres
109B	Backbone fine sandy loam, 2 to 5 percent slope	25	122	33	5.66
109C	Backbone fine sandy loam, 5 to 9 percent slopes	15	108	29	3.84
174B	Bolan loam, 2 to 5 percent slope	70	183	49	1.22
175C	Dickinson fine sandy loam, 5 to 9 percent slopes	40	142	38	6.49
205B	Whalan loam, 30 to 40 inches to 60 inches deep	64	174	47	13.03
207B	Whalan loam, 20 to 30 inches to 60 inches deep	48	153	41	0.17
215C	Goss loam, 2 to 9 percent slopes	20	115	31	3.95
412C	Sogn loam, 2 to 9 percent slopes	13	106	29	12.06
499D	Nordness silt loam, 5 to 14 percent slopes	5	95	26	1.82
499F	Nordness silt loam, 14 to 25 percent slopes	5	95	26	1.41
63D	Chelsea loamy fine sand, 9 to 14 percent slopes	11	103	28	0.32
83B	Kenyon loam, 2 to 5 percent slope	86	204	55	12.03

WE ARE PLEASED TO OFFER THESE SERVICES

APPRAISALS ✦ REAL ESTATE SALES ✦ FARM MANAGEMENT

FOR MORE INFORMATION EMAIL: TLOUWAGIE@MTV.HFMGT.COM

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

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