



**340 Tower Park Drive P.O. Box 2396
Waterloo, IA 50704-2396
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WE ARE PLEASED TO PRESENT

**240 Acres m/l
Chickasaw County, Iowa**

OWNER: William Eickhoff Estate

LOCATION: South edge of Bassett, IA

LEGAL: Sec 8 & 9, Township 95 North, Range 14 West of the 5th P.M., Chickasaw County, IA. Contact office for complete legal description.

PRICE/TERMS: \$600,000.00

RE TAXES: 2008-2009, payable 2009-2010, \$2,098.00 on 238.7 net acres

POSSESSION: Negotiable

SCHOOL DIST: Charles City School

FSA INFO: #175

	Base	DP	CCP
<u>Crop</u>	<u>Acres Est</u>	<u>Yield</u>	<u>Yield</u>
Corn	113.7	100	100
Oats	21.2	52	52
Total Base	134.9		

Total Cropland 164.6

AVERAGE CSR: PER AGRIDATA

65 CSR on 164.5 cropland acres

68.5 CSR on 67.97 acres of cropland only west of Main Street

62 CSR on 71.26 acres of cropland only east of Main Street & South of Railroad right-of-way

63.9 CSR on 25.2 acres of cropland only East of Main Street & North of railroad right-of-way

The information gathered for this brochure is from sources deemed reliable, but cannot be guaranteed by Hertz Farm Management, Inc. or its staff.

BUILDINGS: House, mobile home and outbuildings @ 517 South Main Street, Bassett and house @ 420 South Main Street, Bassett. All dwellings and/or outbuildings are in very poor condition and are being sold "*as is where is*" with no written or implied warranties of any kind.

WELL: Drilled well located at each house site. There is no guarantee for the safe and sanitary conditions of the water or the mechanical workings of the wells.

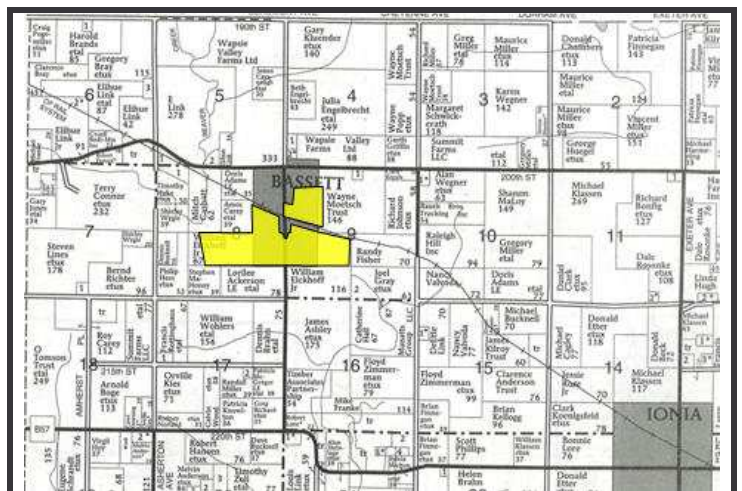
HIGHLY ERODIBLE CLASSIFICATION: All tillable acres are classified as Non-Highly Erodible Land (NHEL) except Field #1 consisting of 5.19 acres in Section 9 which is classified as Highly Erodible Land (HEL). See aerial photo enclosed.

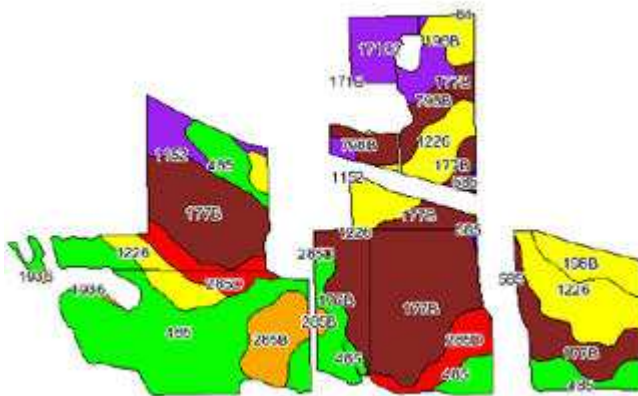
COMMENTS: 159 acres cropland leased out at \$175 per acre for 2010. 1st half paid 3/1/2010, 2nd half paid 12/30/2010. Fields #1, #3 and #8 not included in lease. (See aerial photo.) The current lease for 2010 has a tenant termination clause to facilitate a sale should Buyer request. Further details available.

Excellent chance to buy a property that offers both a good income return and recreational opportunity with the Little Cedar River surrounded by timber running through the west boundary.

Although the executors of the Estate are exempt from executing the Seller's Disclosure of Property Condition and the Septic System Inspection Addendum, they have completed both to the best of their knowledge.

The entire property including land, dwellings, outbuildings, wells, septic systems, grain bins, fences, etc. and all the property's contents are being sold in "as is where is" condition with no written or implied warranties of any kind.





Code	Soil Description	Acres	Percent of field	CSR Legend	Non-Irr Class	Irr Class	CSR	Corn	Soybeans
177B	Saunder loam, 2 to 5 percent slopes	53.6	32.6%		Ile	Ile	57	163	44
485	Spillville loam, 0 to 2 percent slopes	43.6	26.5%		Ile	Ile	91	209	56
1226	Lawler loam, 24 to 40 inches to sand and gravel, 0 to 2 percent slopes	23.8	14.5%		Ile	Ile	71	182	49
285D	Burkhardt sandy loam, 5 to 14 percent slopes	9.6	5.9%		Vle	Ile	5	93	25
171C2	Bassett loam, 5 to 9 percent slopes, moderately eroded	8.4	5.1%		Ile	Ile	62	170	46
198B	Floyd loam, 1 to 4 percent slopes	8	4.9%		Ile	Ile	74	186	50
285B	Burkhardt sandy loam, 2 to 5 percent slopes	7	4.3%		Ile	Ile	25	120	32
798B	Protivin loam, 1 to 4 percent slopes	5.1	3.1%		Ile	Ile	56	162	44
1152	Marshall clay loam, 0 to 2 percent slopes	4.5	2.8%		Ile	Ile	67	175	48
1936	Spillville-Udofuents complex, channelled, 0 to 2 percent slopes	0.3	0.2%		Vle	Ile	25	120	32
585	Coland-Spillville complex, 0 to 2 percent slopes	0.3	0.2%		Ile	Ile	85	201	54
171B	Bassett loam, 2 to 5 percent slopes	0.1	0.0%		Ile	Ile	79	193	52
Weighted Average							65	173.9	46.8

Entire Est Tillable CSR = 65 on 164.3 Acres



517 South Main Street, Bassett, IA



420 S Main Street, Bassett, IA

Please contact our office for property disclosures and further information on the land.

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