



LAND FOR SALE



WE ARE PLEASED TO PRESENT
211 Acres, m/l
Benton & Tama Counties, Iowa

LOCATION:

West side of Belle Plaine, Iowa on both sides of 8th St. which becomes 380th at the Tama County line

LEGAL DESCRIPTION:

Part of Sections 19 and 30, T- 82-N, R-12-W of the 5th P.M., (Iowa Twp.), Benton County and part of Sections 24 and 25, T-82-N, R-13-W of the 5th P.M., (Salt Creek Twp.), Tama County

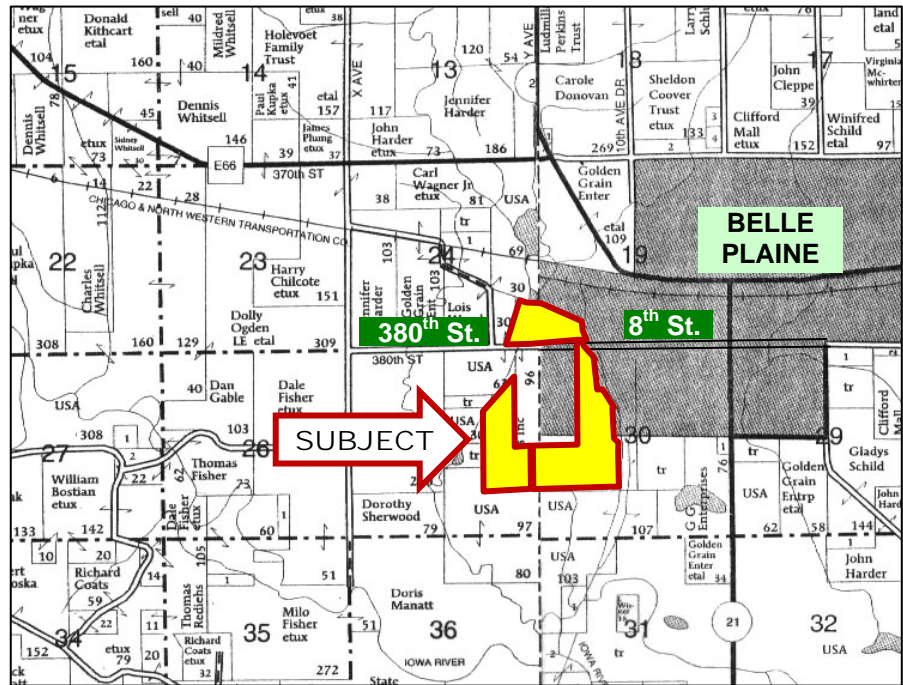
PRICE AND TERMS:

\$528,000.00 or \$2,502/Acre
10% down, balance due in cash at closing.

SELLERS WILL DIVIDE AS FOLLOWS:

South of Road:
170 Acres with 167 in CRP \$448,000

North of Road:
41 Acres with 14.3 crop acres and 13.7 CRP Acres..... \$80,000



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REAL ESTATE TAX: Net Payable in Fiscal Year 2009-2010 \$4,970.00 Estimated

FSA INFORMATION: Farm Number 7245, Tract 10925
Crop Acres 195.4 including 180.7 in CRP Corn Base 14.7 Yields 113/113
CRP Contract #1531 on 13.7 Ac. @ \$145.11/ac. maturing 09/30/2020 (North of road)
CRP Contract #1532 on 167 Ac. @ \$155.21/ac. maturing 09/30/2020 (South of road)

SOIL TYPES: Primary soils are Colo, Bremer, Nevin and Spillville
CSR: 82.8 on CRP south of road (see map on back)
82.0 on CRP and Crop Acres north of road (see map on back)

DRAINAGE: Level bottomland farm along Salt Creek

IMPROVEMENTS: None

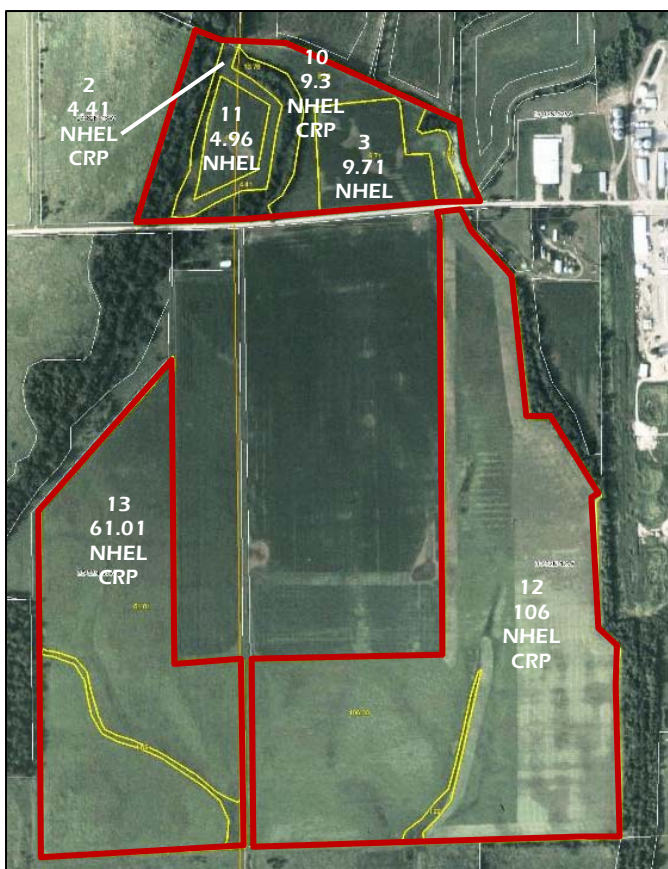
POSSESSION: As agreed. Full possession is available for the 2010 crop year

COMMENTS: This property has 14.7 acres being cropped, 180.7 CRP acres paying \$27,908 annually and provides good hunting and access to adjoining public land. It is priced to yield a 4.5% return after payment of real estate taxes.

Call our Nevada office for further information: 515-382-1500

415 S. 11th St. P.O. Box 500 Nevada, Iowa 50201-0500 (515) 382-1500
Fax (515) 382-3762 www.hfmgt.com

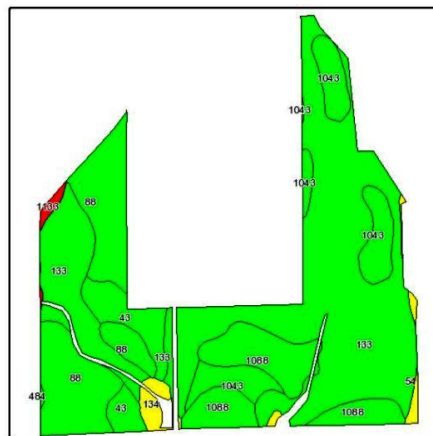
AERIAL & SOIL MAPS



← North Field →



← South Field →



North Field

Code	Soil Description	Acres	Percent of field	CSR Legend	Non-Irr Class	CSR	Corn	Soybeans
133	Colo silty clay loam, 0 to 2 percent slopes	8.3	29.1%		llw	80	194	52
485	Spillville loam, 0 to 2 percent slopes	6.5	23.0%		llw	92	210	57
54	Zook silty clay loam, 0 to 2 percent slopes	6.3	22.2%		llw	70	181	49
133	Colo silty clay loam, 0 to 2 percent slopes	5.7	20.0%		llw	85	202	55
1088	Nevin silty clay loam, sandy substratum, 0 to 2 percent slopes	1.3	4.6%		I	88	205	55
88	Nevin silty clay loam, 0 to 2 percent slopes	0.3	1.1%		I	90	209	56
Weighted Average						82	197.1	53.3

South Field

Code	Soil Description	Acres	Percent of field	CSR Legend	Non-Irr Class	CSR	Corn	Soybeans
133	Colo silty clay loam, 0 to 2 percent slopes	69.4	41.5%		llw	80	194	52
88	Nevin silty clay loam, 0 to 2 percent slopes	30.5	18.3%		I	90	209	56
1088	Nevin silty clay loam, sandy substratum, 0 to 2 percent slopes	19.4	11.6%		I	88	205	55
133	Colo silty clay loam, 0 to 2 percent slopes	17.4	10.4%		llw	85	202	55
1043	Bremer silty clay loam, sandy substratum, 0 to 2 percent slopes	15.5	9.3%		llw	80	194	52
43	Bremer silty clay loam, 0 to 2 percent slopes	9.6	5.8%		llw	82	198	53
134	Zook silty clay, 0 to 2 percent slopes	2.4	1.4%		llw	65	175	47
54	Zook silty clay loam, 0 to 2 percent slopes	1.7	1.0%		llw	70	181	49
1133	Colo silty clay loam, channeled, 0 to 2 percent slopes	0.9	0.6%		Vw	25	121	33
484	Lawson silt loam, 0 to 2 percent slopes	0.2	0.1%		llw	90	209	56
Weighted Average						82.8	198.3	53.2



Maps provided by:



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



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