



LAND FOR SALE

WE ARE PLEASED TO PRESENT

122.07 Acres, m/l -
Story County, Iowa

LOCATION: Located 3 miles north of Cambridge on west side of 580th Ave. From the Hwy. 30 exit off Interstate 35 go 1½ miles east to 580th Ave and south 4 miles.

LEGAL DESCRIPTION: NE, all east of ditch, except Parcel "A", in Section 5, Township 82 North, Range 23 West of the 5th P.M. (Union Twp.)

PRICE AND TERMS:

- \$573,730 \$4,700/Acre
- 10% down, balance due in cash at closing.

REAL ESTATE TAX:

2008-2009 Tax Year: \$2,844.00
Taxable Acres: 111.41
Tax per Acre: \$25.53

FSA DATA:

Farm Number: 4540
Crop Acres: 109.1
Base/Yields Direct Counter-Cyclical
Corn Base: 53.1 138 153
Bean Base: 53.1 30 36

LAND DESCRIPTION: Level bottomland along Skunk River.

SOIL TYPES: Primary soils are Coland and Spillville. See soil map on back for detail.

CSR: 86.0 **SOURCE:** AgriData, Inc., 2008

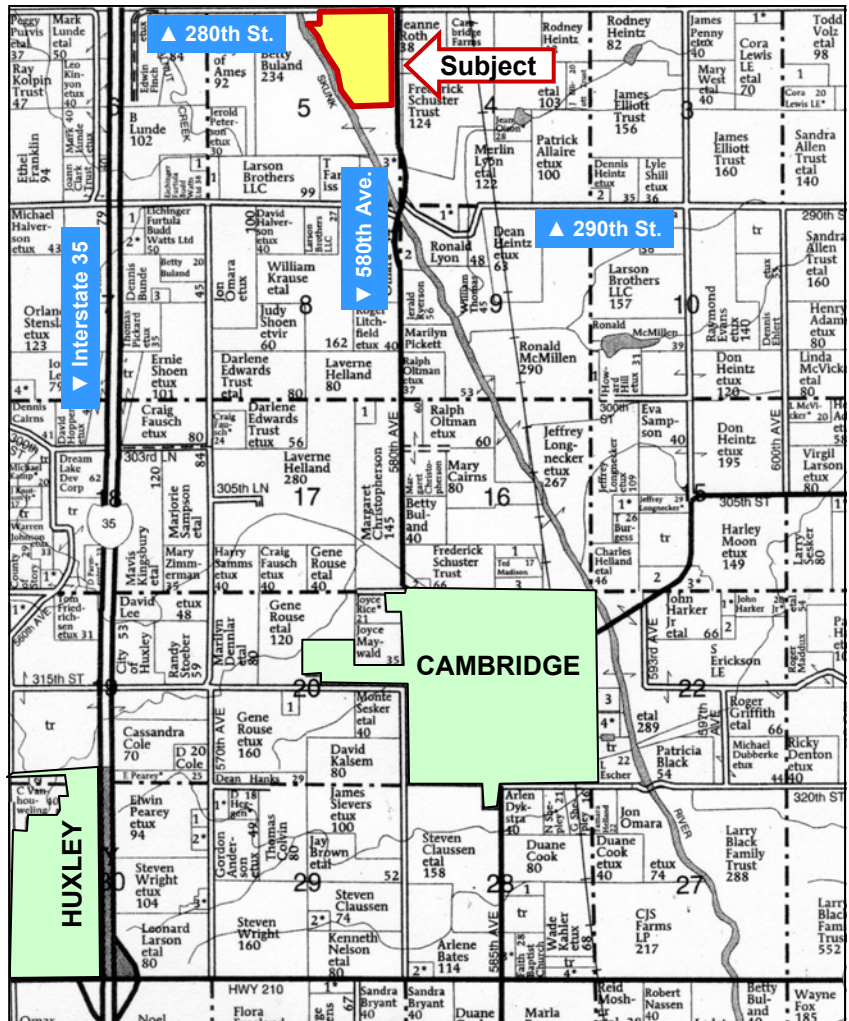
TRADE CENTERS: Ames, Ankeny, Cambridge, Huxley, Nevada

IMPROVEMENTS: None

DRAINAGE: No tile information available. Potential for high water table due to proximity of Skunk River.

POSSESSION: As agreed upon. Full possession available for 2010. Buyer to reimburse Seller for fall tillage.

COMMENTS: High quality bottomland field. Farm is enrolled in the ACRE program.



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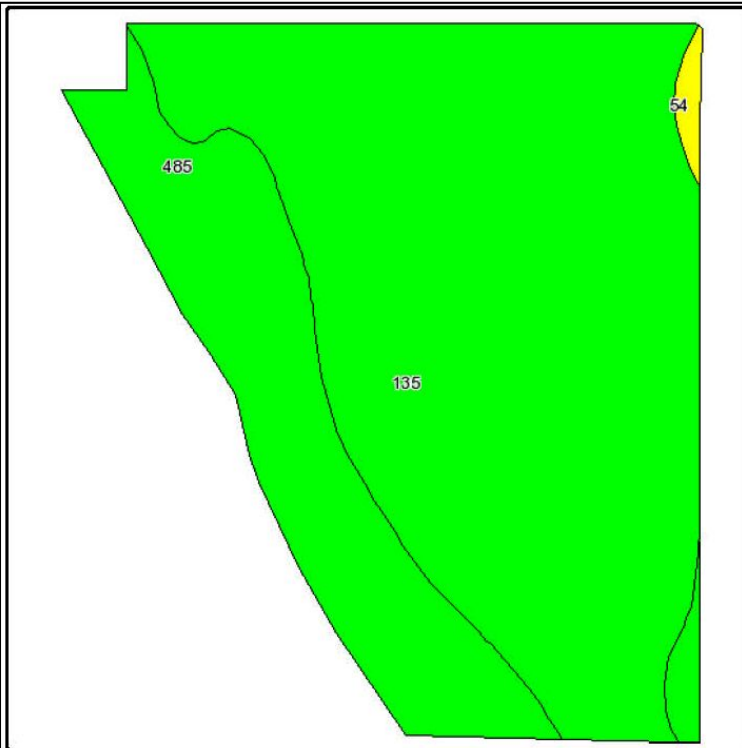
For additional information, contact Kyle Hansen or Dick Pringnitz

415 South 11th • PO Box • Nevada, IA 50201
Telephone: 515-382-1500

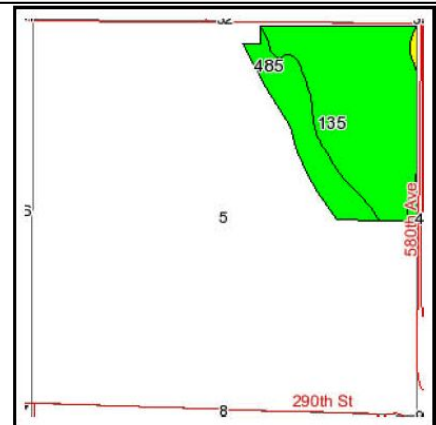
www.hfmgt.com

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 MAPS



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



State: Iowa
County: Story
Location: 005-082N-023W
Township: Union
Acres: 109
Date: 2/3/2010



Maps provided by:



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Code	Soil Description	Acres	Percent of field	CSR Legend	Non-Irr Class	CSR	Corn	Soybeans
135	Coland clay loam, 0 to 2 percent slopes	80.2	73.6%		Ilw	84	203	55
485	Spillville loam, 0 to 2 percent slopes	27.9	25.6%		Ilw	92	214	58
54	Zook silty clay loam, 0 to 2 percent slopes	0.9	0.8%		Ilw	73	189	51
Weighted Average						86	205.7	55.7

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