



LAND FOR SALE
WE ARE PLEASED TO PRESENT

95.33 Acres, m/I - Story County, Iowa

LOCATION:

Located 1.7 miles south of Hwy. 30 at County S14 intersection. Property on east side of County S14.

LEGAL DESCRIPTION:

S½ SW¼ (Except Parcel "B") and Parcel "C" in the SW¼ SE¼, all in Section 19, Township 83 North, Range 22 West of the 5th P.M. (Nevada Township)

PRICE AND TERMS:

- \$415,000 \$4,353.30/Acre
- 10% down, balance due in cash at closing.

REAL ESTATE TAX:

2009-2010 Tax Year: \$1,376.00
Taxable Acres: 94.3
Tax per Acre: \$14.59

FSA DATA:

Farm Number: 5774, Tract 10414
Crop Acres: 60.8 NHEL (Non-Highly Erodible Land)
Base/Yields Direct Counter-Cyclical
Corn Base: 53.7 118 bu. 118 bu.
Bean Base: 7.1 33 bu. 33bu.

CRP CONTRACT: 15 acres enrolled in CRP. Contract pays \$1,765 annually (\$117.67/Ac.) through September 2018.

SOIL TYPES:

60.8 Acres in Production: Primary soil types are Clarion, Webster and Nicollet. Average CSR of 80 per AgriData, Inc.
15 Acres in CRP: Average CSR of 40.5 per AgriData, Inc.
Entire 95.33 acres: Average CSR of 59 per AgriData, Inc.
See soil maps on back for detail.

SERVICES: School District: Nevada
Utilities: Consumers Energy (REC)

Telephone: Nevada
Mail: Nevada

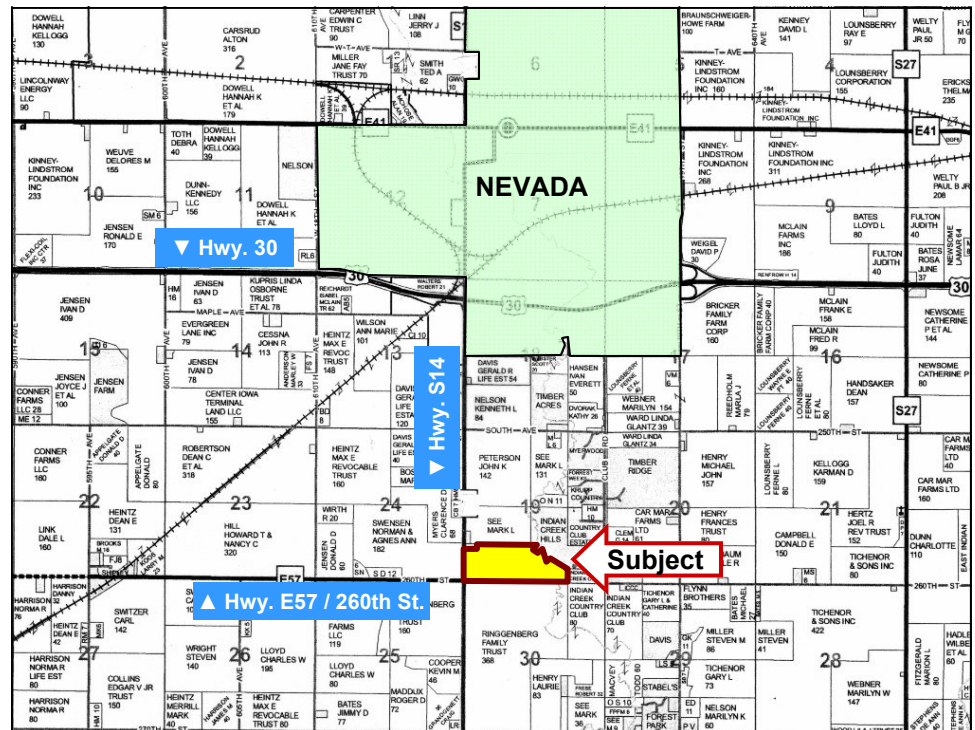
IMPROVEMENTS: None

DRAINAGE: Surface inlets plus tile and some surface drainage has been done. No drainage maps available.

WATER & WELL DATA: No wells. Rural water line on east side of County S14. Call Central Iowa Water, Newton.

POSSESSION: Subject to 2010 lease.

COMMENTS: Less than 10 miles from Ames. Easy drive on 4-lane Highway 30 and paved 2-lane County S-14.



Map reproduced with permission of Marceline Mapping

For additional information, contact Bill Vogel

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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.

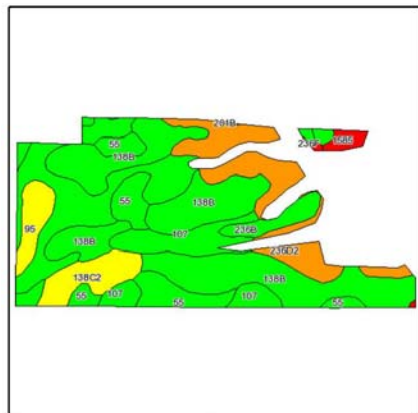
AERIAL & SOIL MAPS



Subject Property

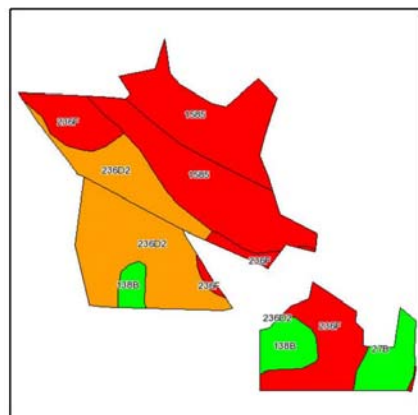
Production Cropland

CRP Land



PRODUCTION CROPLAND - 60.8 Acres, M/L

Code	Soil Description	Acres	Percent of field	CSR Legend	Non-Irr Class	CSR	Corn	Soybeans
138B	Clarion loam, 2 to 5 percent slopes	21.9	36.1%		Ile	86	206	56
107	Webster clay loam, 0 to 2 percent slopes	15.1	24.8%		Ilw	89	210	57
236D2	Lester loam, 9 to 14 percent slopes, moderately eroded	8.5	13.9%		Ille	52	160	43
55	Nicollet loam, 1 to 3 percent slopes	6.4	10.6%		I	94	217	59
138C2	Clarion loam, 5 to 9 percent slopes, moderately eroded	3.4	5.6%		Ille	68	182	49
95	Harpis loam, 1 to 3 percent slopes	2.3	3.8%		Ilw	66	179	48
236B	Lester loam, 2 to 5 percent slopes	1.8	2.9%		Ile	81	199	54
1585	Spillville-Coland complex, channeled, 0 to 2 percent slopes	0.7	1.2%		Vw	25		
485	Spillville loam, 0 to 2 percent slopes	0.3	0.5%		Ilw	92	214	58
27B	Terril loam, 2 to 5 percent slopes	0.2	0.2%		Ile	86	206	56
236F	Lester loam, 18 to 25 percent slopes	0.2	0.3%		Vle	23	121	33
Weighted Average						80	196.3	53.2



CRP LAND - 15 Acres, M/L

Code	Soil Description	Acres	Percent of field	CSR Legend	Non-Irr Class	CSR	Corn	Soybeans
1585	Spillville-Coland complex, channeled, 0 to 2 percent slopes	5.7	37.5%		Vw	25		
236D2	Lester loam, 9 to 14 percent slopes, moderately eroded	4.6	30.7%		Ille	52	160	43
236F	Lester loam, 18 to 25 percent slopes	2.9	19.4%		Vle	23	121	33
138B	Clarion loam, 2 to 5 percent slopes	1	6.9%		Ile	86	206	56
27B	Terril loam, 2 to 5 percent slopes	0.8	5.5%		Ile	86	206	56
Weighted Average						40.5	98.1	26.5

AVERAGE CORN SOIL RATING (CSR)

60.8 Acres Production Cropland **80.0**

15.0 Acres CRP Land **40.5**

Entire 95.33 Acres **59.0**

CSR is an index of soil productivity with a range from 5 to 100.



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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