



LAND FOR SALE

WE ARE PLEASED TO PRESENT

45.89 Acres, m/l
Story County, Iowa

LOCATION: Located ¼ mile west of Country Club Rd., just 1 mile south of Nevada. Access is through Country Club Estates subdivision first addition Lots 5 and 6.

LEGAL DESCRIPTION: Indian Hills 1st Addition Outlot B with easement across Lots 5 and 6 of Country Club Estates Subdivision in W½ SE¼ Section 19, Township 83 North, Range 22 West of the 5th p.m.

PRICE AND TERMS:

- \$235,000.00
\$5,120/Acre
- 10% down, balance due in cash at closing.

REAL ESTATE TAX:

Payable in 2009-2010: \$510.00
Taxable Acres: 45.89
Tax per Acre: \$11.11

FSA DATA:

Farm Number: 5774
CRP Contracts: 19.8 acres + 11.4 acres.
\$98.00/acre in 2010; \$134.27/acre in 2011 through 2020.

SOIL TYPES: Soils in CRP are mainly Lester loams. Average CSR on CRP acres is 54.8 (per AgriData, Inc.). See soil map on back for detail. Average CSR on total acres is 49.2 (per AgriData, Inc.)

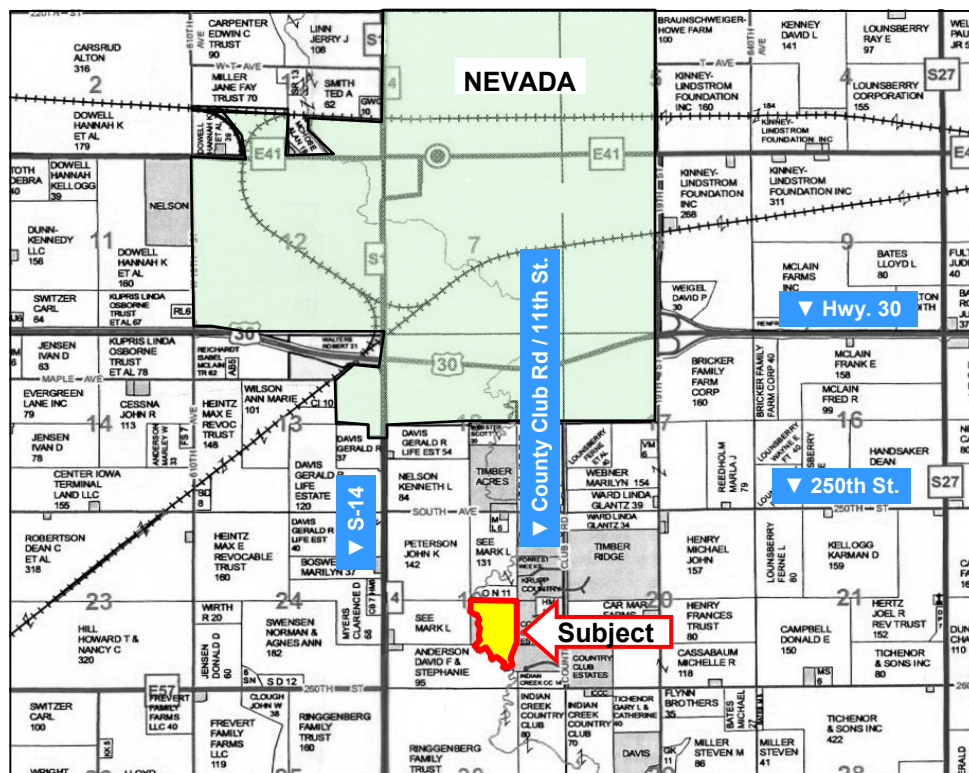
SERVICES: School District: Nevada Community School District

IMPROVEMENTS: No buildings on property

WATER & WELL DATA: No wells. Open stream flows along west boundary.

POSSESSION: Full possession upon settlement.

COMMENTS: The CRP acreage was planted to alternating rows of evergreens and hardwoods.



Map reproduced with permission of Marceline Mapping.

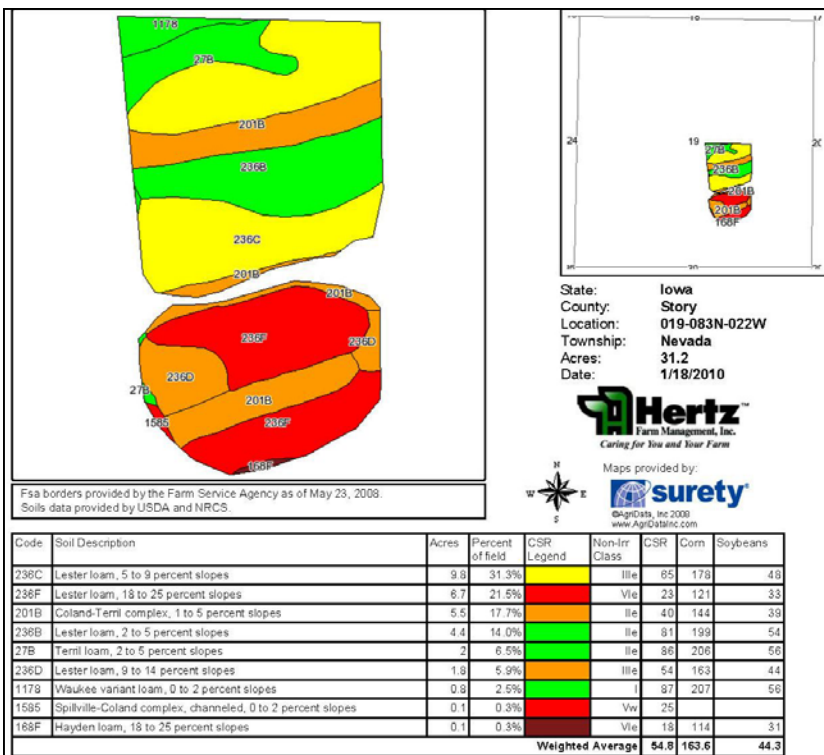
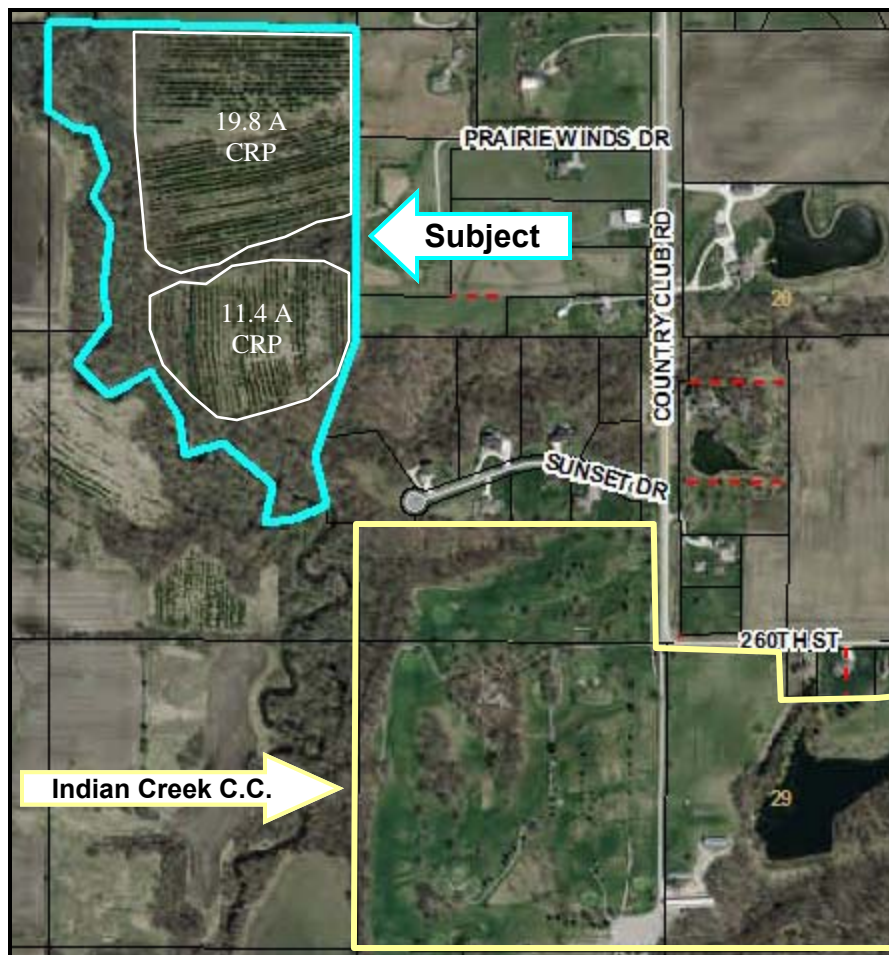
For additional information, contact Bill Vogel

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AERIAL & SOIL MAPS



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