



LAND FOR SALE

WE ARE PLEASED TO PRESENT

151.12 Acres, M/L
Lyon County, Iowa

LOCATION: From Alvord go 2 ½ miles east on A34 and 1 mile north on Fir Avenue. Fir Avenue is on the west side of the farm and 200th Street is on the south side of the farm.

LEGAL DESCRIPTION: The Southwest Quarter (SW ¼) of Section Twenty-six (26), Township Ninety-nine (99) North, Range Forty-six (46), West of the 5th P.M. Except an Eight Acre Parcel described as Parcel A as shown by survey recorded in Book 7, at Page 63 of the Lyon County Recorder's office.

PRICE AND TERMS: \$1,000,000 (\$6,617/acre)
10% down, balance due in cash at closing

REAL ESTATE TAXES: Net payable in fiscal year 2009-2010 \$2,476.00
Tax Per Acre on 147.47 Net Taxable Acres \$16.79

FSA INFORMATION:

			<u>Base</u>		<u>Yields</u>
Farm Number	190	Corn	67.8 Acres		111/137 Bushels
Tract Number	10440	Soybeans	71.1 Acres		35/42 Bushels
Cropland Acres	147.6				

The farm is eligible for the USDA Average Crop Revenue Election (ACRE) program.

LAND DESCRIPTION: -Level to moderately rolling with cropland rated non-highly erodible land (NHEL).
-Tract does not contain a wetland, as of determination dated 1/30/09.

SOIL TYPES: Moody, Trent, Ackmore, and Afton. See attached map.
CSR: 61.9 per AgriData, Inc.
CSR: 61.5 per Lyon County Assessor

SERVICES: School District: West Lyon
Primary Trade Center: Alvord

IMPROVEMENTS: None

DRAINAGE: Natural drainage and private tile.

POSSESSION: As agreed, subject to cash lease expiring February 28, 2011.

COMMENTS: We are pleased to represent the Donald D. Kahl Trust in the sale of this Lyon County farm. The farm has a gas line easement recorded in Book MISC, at Page 348. This is a nice tract of land with an above average CSR.

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

AERIAL MAP



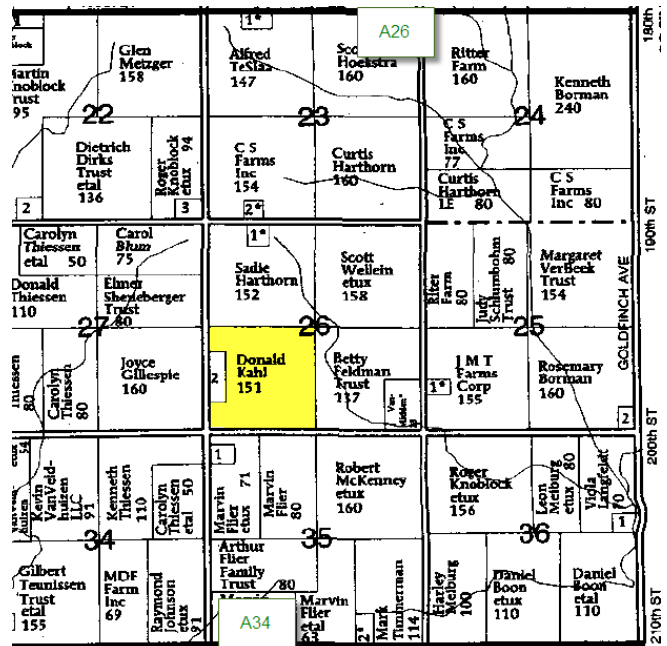
Maps provided by:



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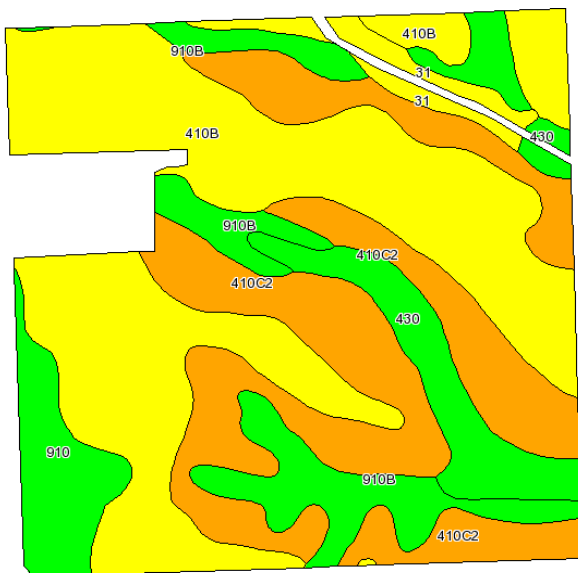
26-99N-46W
Lyon County
Iowa

LOCATION MAP



Map reproduced with permission of Farm & Home Publishers, Ltd.

SOIL MAP



State: Iowa
County: Lyon
Location: 026-099N-046W
Township: Cleveland
Acres: 147.6
Date: 1/14/2010



Maps provided by:



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Code	Soil Description	Acres	Percent of field	CSR Legend	CSR	Corn	Soybeans
410B	Moody silty clay loam, 2 to 5 percent slopes	63.7	43.2%		65	174	44
410C2	Moody silty clay loam, 5 to 9 percent slopes, moderately eroded	43.8	29.7%		48	151	41
910B	Trent silty clay loam, 2 to 5 percent slopes	17.6	11.9%		73	185	47
430	Ackmore silty clay loam, 1 to 3 percent slopes	10.4	7.0%		70	181	45
910	Trent silty clay loam, 0 to 2 percent slopes	8.1	5.5%		75	187	48
31	Afton silty clay loam, 0 to 2 percent slopes	4	2.7%		68	178	46
Weighted Average					61.9	169.8	43.8