



**We are Pleased to
Present for Sale
32 Acres
Benton County, Iowa**

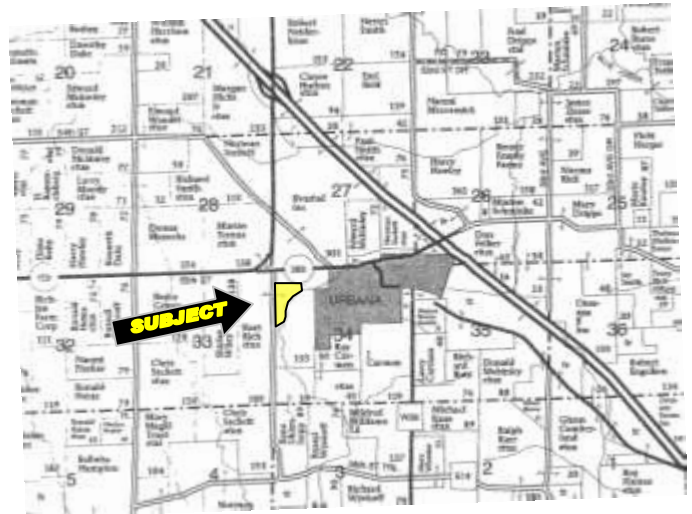
OWNER:	Warbuck Enterprises, L.C.
LOCATION:	West side of Urbana City Limits
LEGAL DESCRIPTION:	That part of the SW ¼ NW ¼ and that part of the NW ¼ NW ¼ and that part of the NE ¼ NW ¼, all in Section 34, Township 86 North, Range 9 West of the 5 th P.M., Benton County, Iowa. The exact legal description and acres will be determined by a survey.
PRICE & TERMS:	\$208,000.00 - \$6,500 per acre – 10% upon acceptance of offer and balance in cash at closing.
POSSESSION:	Negotiable.
TAXES:	2008-2009, payable 2009-2010 – Estimated at \$576.00 – net – \$18.00 per taxable acre. There are 32 estimated taxable acres.
AVERAGE CSR:*	ArcView Software indicates a CSR of 75.2 on the cropland acres.
CROPLAND ACRES:	There are approximately 30.8 cropland acres on this farm.
SCHOOL DISTRICT:	Center Point - Urbana Community School District.
BUILDINGS:	None.
BROKER'S COMMENTS:	This farm is ideally located on the west edge of the Urbana city limits in a fast growing area. There is residential development just east of this farm and also ½ mile west of this farm. The City of Urbana would like to see this area as future residential development.

**CSR is an index of soil productivity with a range from 5 to 100, the higher the index, the more productive the soil*

Aerial Map



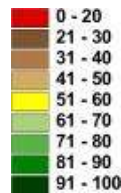
Plat Map



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CSR: Calculated using ArcView 3.2 software

CSR is an index of soil productivity with a range from 5 to 100, the higher the index, the more productive the soil.



Measured Tillable Acres	30.8	Average CSR	75.2		
Soil Label	Soil Name	CSR	Corn Yield	Soybean Yield	Acres
391B	Clyde-Floyd complex, 1 to 4 perc	74	186	50	8.34
399	Readlyn loam, 1 to 3 percent slop	90	208	56	1.38
408B	Olin fine sandy loam, 2 to 5 perc	70	181	49	1.51
408C	Olin fine sandy loam, 5 to 9 perc	65	174	47	1.94
83B	Kenyon loam, 2 to 5 percent slop	87	203	55	2.29
83C	Kenyon loam, 5 to 9 percent slop	72	183	49	7.66
84	Clyde silty clay loam, 0 to 2 perc	77	190	51	7.72

WE ARE PLEASED TO OFFER THESE SERVICES

APPRAISALS ✱ REAL ESTATE SALES ✱ FARM MANAGEMENT

FOR MORE INFORMATION EMAIL: [MV REAL ESTATE](mailto:info@mvrealestate.com)

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