



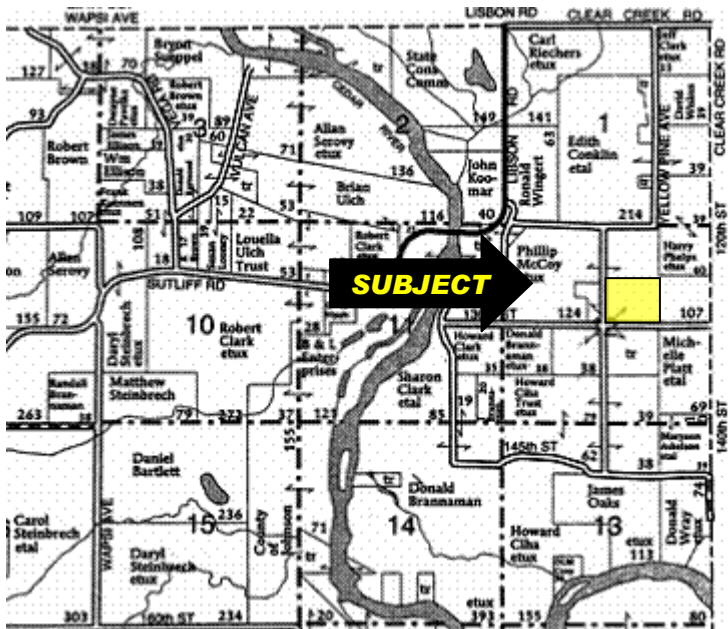
**We are Pleased to
Present for Sale
40 Acres m/l – West Farm
Johnson County, Iowa**

OWNER:	Phillip K. McCoy								
LOCATION:	From Sutliff: one mile east on 130 th Street.								
LEGAL DESCRIPTION:	SW ¼ NE ¼ Section 12, Township 81 North, Range 5 West of the 5 th P.M., Johnson County, Iowa.								
PRICE & TERMS:	\$128,000 - \$3,200 \$134,000 - \$3,350 per acre - 10% upon acceptance of offer and balance at closing.								
POSSESSION:	Negotiable. Subject to a cash rent lease on approximately 15.3 acres cropland for the 2009 crop year.								
TAXES:	2008 – 2009, payable 2009 – 2010 - \$340.00 - net - \$8.95 per taxable acre. There are 38 taxable acres.								
SCHOOL DISTRICT:	Lisbon Community School District.								
FSA INFORMATION:	<table><tr><td>Farm #4037 - Tract #7044</td><td>Estimated</td></tr><tr><td>Cropland</td><td>15.3 Acres</td></tr><tr><td>Corn Base</td><td>13.0 Acres</td></tr><tr><td>Direct and Counter Cyclical Corn Yield</td><td>108/108 Bushels/Acre</td></tr></table>	Farm #4037 - Tract #7044	Estimated	Cropland	15.3 Acres	Corn Base	13.0 Acres	Direct and Counter Cyclical Corn Yield	108/108 Bushels/Acre
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Cropland	15.3 Acres								
Corn Base	13.0 Acres								
Direct and Counter Cyclical Corn Yield	108/108 Bushels/Acre								
AVERAGE CSR:*	ArcView software indicates an average CSR of 48.9 on the cropland acres. The Johnson County Assessor indicates an average CSR of 30.4 on the entire farm.								
CONSERVATION RESERVE PROGRAM (CRP):	There are approximately 21 acres enrolled in the CRP program. Details of the contracts are as follows: There is 1 acre enrolled at \$126.23 per acre with a total annual payment of \$126.23. This contract expires September 30, 2019. There are 20 acres enrolled at \$67.50 with a total annual payment of \$1,350. This contract expires September 30, 2011.								
BUILDINGS:	None.								
BROKER'S COMMENTS:	Good income producing farm located in northeast Johnson County!								

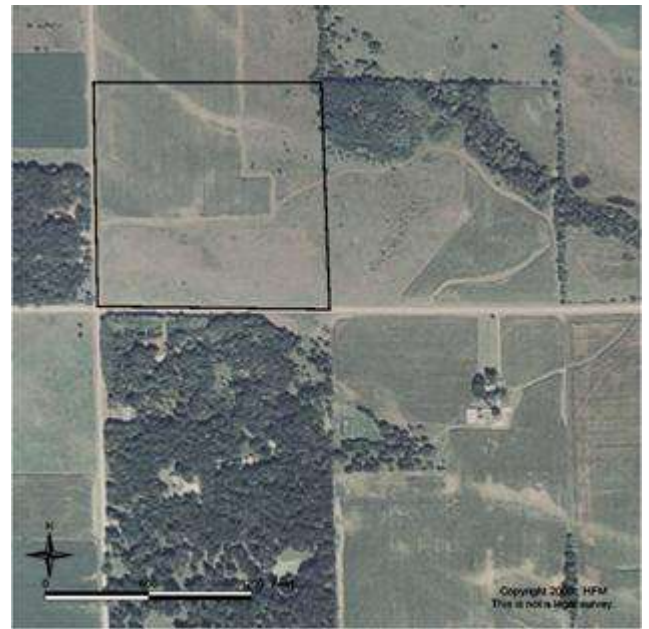
*CSR is an index of soil productivity with a range from 5 to 100. The higher the index, the more productive the soil.

*The information gathered for this brochure is from sources deemed reliable, but cannot be guaranteed by Hertz Real Estate Services
or its staff. All acres are considered more or less.*

Aerial Map



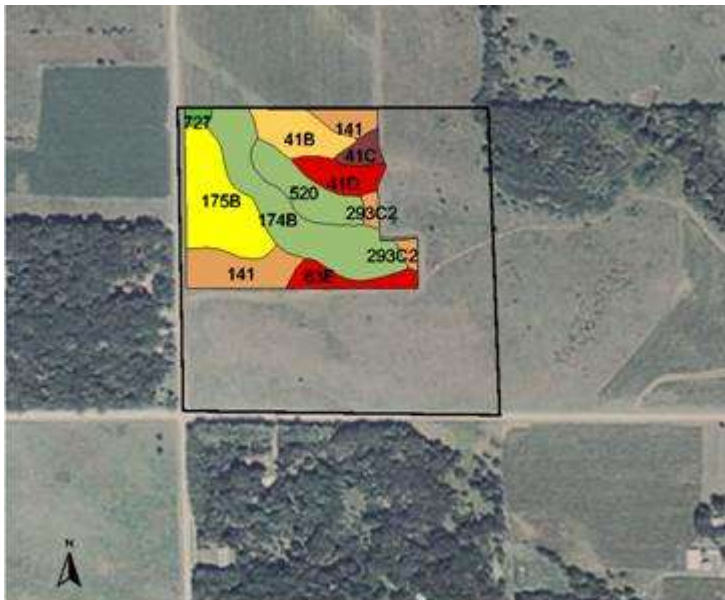
Plat Map



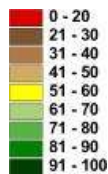
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CSR: Calculated using ArcView 3.2 software

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	15.3	Average CSR	48.9		
Soil Label	Soil Name	CSR	Corn Yield	Soybean Yield	Acres
141	Watseka loamy fine sand, 0 to 2	32	125	34	2.23
174B	Bolan loam, 2 to 5 percent slope:	70	177	48	4.03
175B	Dickinson fine sandy loam, 2 to 5	55	156	42	3.00
293C2	Chelsea-Lamont-Fayette comple	38	133	36	0.41
41B	Sparta loamy fine sand, 2 to 5 pe	41	137	37	1.45
41C	Sparta loamy fine sand, 5 to 9 pe	26	117	32	0.45
41D	Sparta loamy fine sand, 9 to 18 p	15	102	28	0.97
520	Coppock silt loam, 0 to 2 percent	65	170	46	1.70
63E	Chelsea loamy fine sand, 9 to 18	5	89	24	0.88
727	Udolpho loam, 0 to 2 percent slo	75	183	49	0.17



WE ARE PLEASED TO OFFER THESE SERVICES

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

102 PALISADES ROAD ✦ MT. VERNON IA ✦ 52314 ✦ PHONE: 319-895-8858 ✦ WWW.HFMGT.COM

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