



**340 Tower Park Drive P.O. Box 2396
Waterloo, IA 50704-2396**

**WE ARE PLEASED TO PRESENT
245 Acres m/l
Black Hawk County, Iowa**

OWNER: Lulu R. Langston

LOCATION: Approximately 3 miles NW of Dunkerton.

LEGAL: The NW ¼ of Section 24, except the W 550' of the S 610', which is conveyed to Black Hawk County by Deed, dated May 18, 1961. The W ½ of the NE ¼ of Section 24 and the N 15 acres of the NW ¼ of the SE ¼ Section 24, all in Township 90 North, Range 12 West of the 5th P.M., Black Hawk County.

PRICE/TERMS: \$1,025,000.00

10% with offer and balance in cash at closing.

RE TAXES: 2008 - 2009, payable 2009 - 2010 - \$4,618.00 net, on 241.26 taxable acres, \$19.14 per acre.

POSSESSION: Negotiable – Subject to tenants rights.

BUILDINGS: Steel Machine Shed - 26' x 42'
Steel Machine Shed - 40' x 48'

WELL: Yes – Abandoned well pit next to machine sheds.

SCHOOL DIST: Dunkerton Community School District

FSA INFO: Farm #392

	Base	Direct	Counter Cyclical
<u>Crop</u>	<u>Acres</u>	<u>Yield</u>	<u>Yield</u>
Corn	123.0	115	115
Soybeans	88.8	31	31

Total Cropland 224.8, of which 13 acres are currently enrolled in the Conservation Reserve Program (CRP).

SOILS: See soil map included.

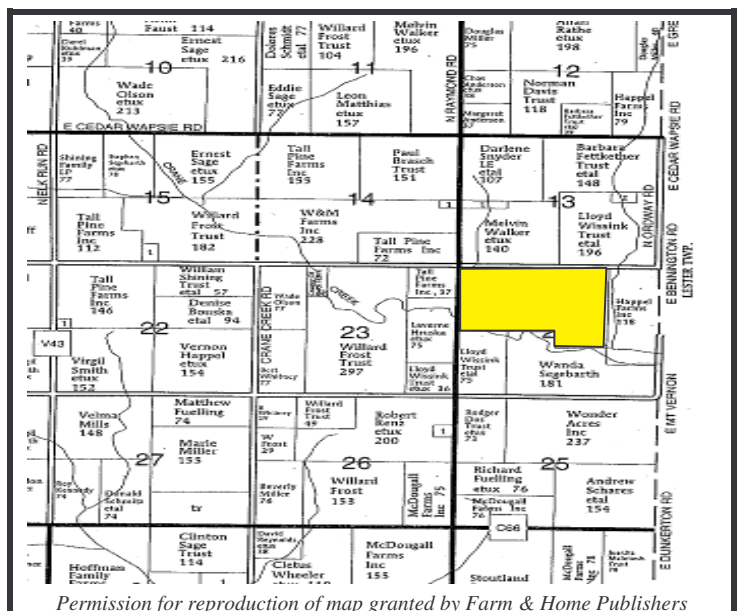
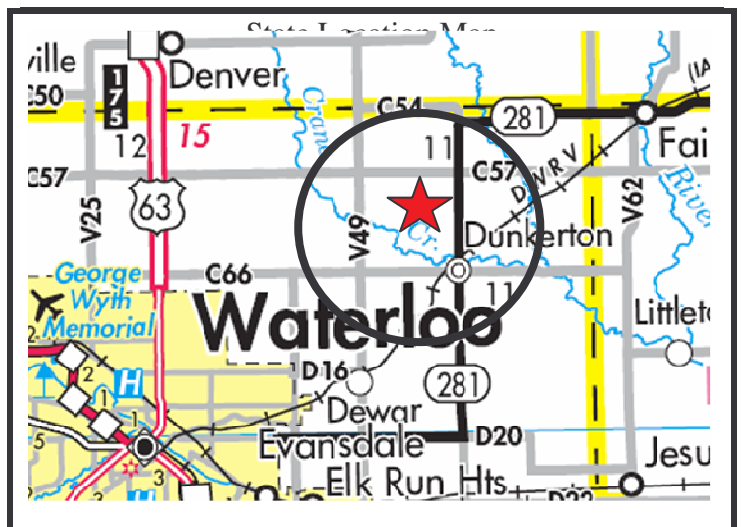
AVERAGE CSR: 71.08 on entire farm per Assessor;
74.30 on cropland only per AgriData.

**WE ARE PLEASED TO
PRESENT
LAND FOR SALE**

PH: 319-234-1949 FAX : 319-234-2060

CRP: 13 acres enrolled in the Conservation Reserve Program (CRP) at a rate of \$137.54 per acre. Annual payment of \$1,788 per year. Contract is due to expire September 30, 2019.

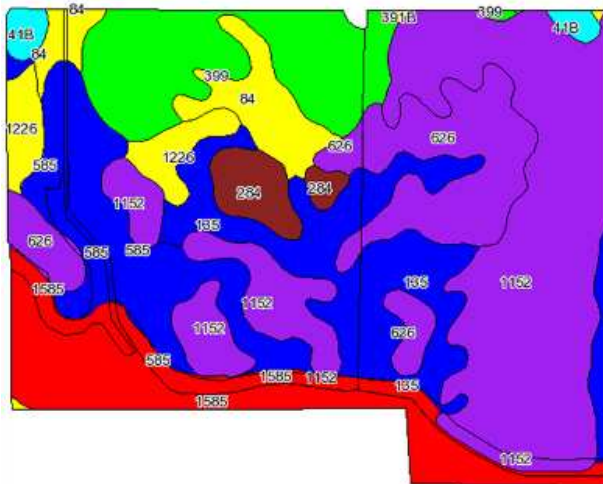
HIGHLY ERODIBLE CLASSIFICATION:
211.8 tillable acres classified as Non-Highly Erodible Land (NHEL); **4.2 CRP** acres classified as Highly Erodible Land (HEL); **8.8 CRP** acres classified as Non-Highly Erodible Land (NHEL)



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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.

SEC 24-T90N – R12W, BUCHANAN COUNTY



State: Iowa
 County: Black Hawk
 Location: 024-090N-012W
 Township: Bennington
 Acres: 247.9
 Date: 11/4/2009



Maps provided by:



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 www.AgrDataInc.com

Code	Soil Description	Acres	Percent of field	CSR Legend	Non-Irr Class	Irr Class	CSR	Corn	Soybeans
1152	Marshan clay loam, 24 to 40 inches to sand and gravel, 0 to 2 percent slopes	74.4	30.0%		IIw		68	179	48
1585	Spillville-Coland, channeled-Aquolls, ponded, complex, 0 to 2 percent slopes, frequently flooded	30.1	12.2%		Vw		5	94	25
135	Coland clay loam, 0 to 2 percent slopes, occasionally flooded	29.3	11.8%		IIw		80	195	53
585	Spillville-Coland complex, 0 to 2 percent slopes, occasionally flooded	28.8	11.6%		IIw		86	168	45
626	Hayfield loam, 24 to 40 inches to sand and gravel, 0 to 2 percent slopes	28	11.3%		IIs		67	177	48
399	Readlyn loam, 1 to 3 percent slopes	27.5	11.1%		I		91	210	57
84	Clyde silty clay loam, 0 to 3 percent slopes	11.7	4.7%		IIw		76	190	51
1226	Lawler loam, 24 to 40 inches to sand and gravel, 0 to 2 percent slopes	7.8	3.2%		IIs		72	184	50
284	Flagler sandy loam, 0 to 2 percent slopes	6.7	2.7%		IIIs		50	155	42
41B	Sparta loamy fine sand, 2 to 5 percent slopes	3	1.2%		IVs	Ile	40	141	38
395B	Marquis loam, 2 to 5 percent slopes	0.4	0.2%		Ile		89	207	56
391B	Clyde-Floyd complex, 1 to 4 percent slopes	0.2	0.1%		IIw		72	184	50
Weighted Average							66.1	172.3	46.4

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