



LAND FOR SALE

WE ARE PLEASED TO PRESENT

210.37 Acres, m/l - Boone County, Iowa

LOCATION: Located 3 miles north of Boone on Hwy. R-27 and 160th St.

LEGAL DESCRIPTION: E½ NW¼; N Fr¼ NE¼ all in Section 4, Township 84 North, Range 26 West of the 5th P.M. (Des Moines Township)

PRICE AND TERMS:

- \$1,041,300 \$4,950/Acre
- 10% down, balance due in cash at closing.

REAL ESTATE TAX:

2008-2009 Tax Year: \$5,688.00

Taxable Acres: 210.37

Tax per Acre: \$27.04

FSA DATA:

Farm Number 179, Tract 2077

Crop Acres: 201.8 NHEL (non-highly erodible land)

Base/Yields	Direct	Counter-Cyclical
Corn Base: 100	120	134
Bean Base: 99.5	34	40

LAND DESCRIPTION: Level to gently rolling

SOIL TYPES: Primary soils are Harps, Canisteo and Clarion. See soil map on back for detail.

CSR: 70.9 **SOURCE:** AgriData & ArcView

IMPROVEMENTS: Minimal buildings, but site has potential to split off for a rural acreage or be cleared to add crop acres.

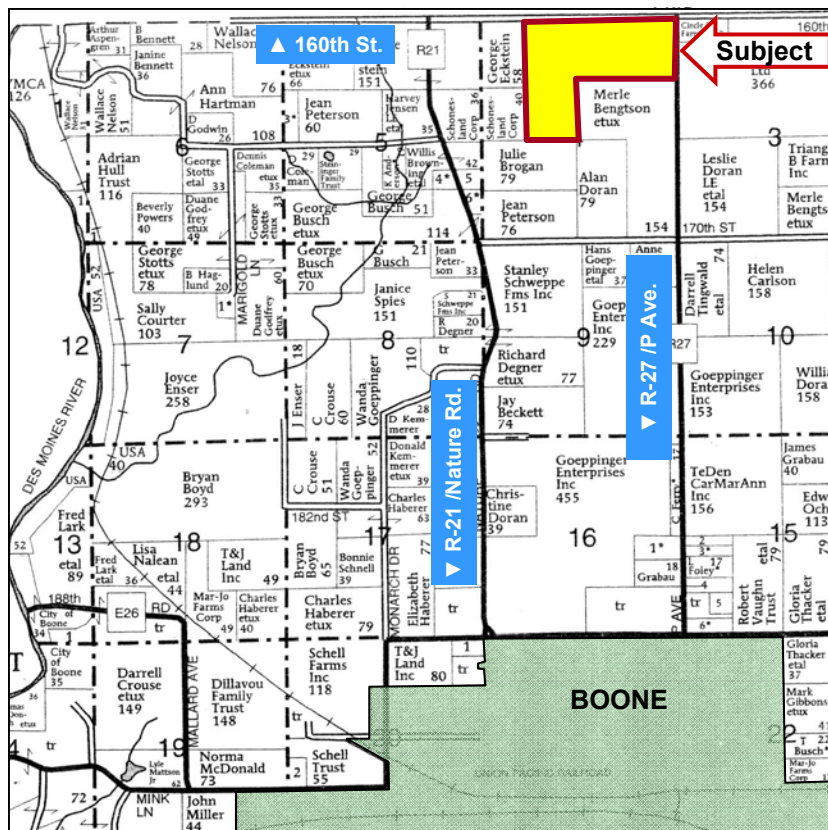
ACCESS: Access is from a paved county road on the east and from a gravel surface road on the north.

DRAINAGE: Located in Drainage District 62 with county tile lines across the west part of the farm. See map on back for detail. Some additional private tile but no maps available.

WATER & WELL DATA: Deep well at building site and Xenia rural water lines on 160th St. and R-27/P Ave.

POSSESSION: As agreed, subject to cash rent lease for 2010. Call for details.

COMMENTS: This farm is just three miles north of Boone in a good area. It would make a nice addition to an existing operation or a good investment property.



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For additional information, contact Jerry Lage or Dave Nebel

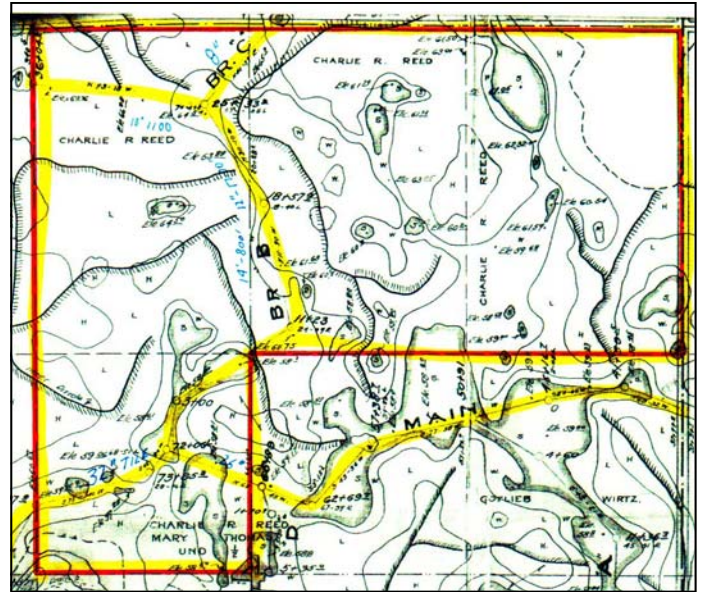
415 South 11th • PO Box • Nevada, IA 50201

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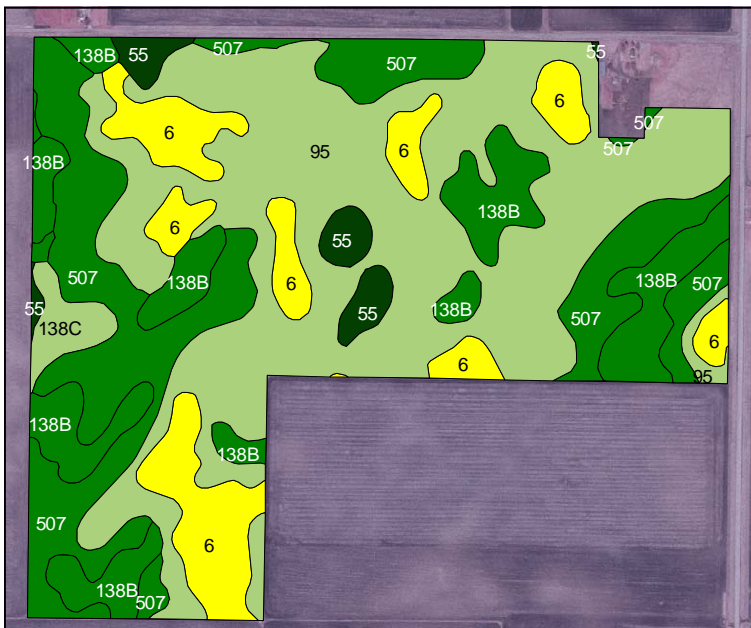
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AERIAL PHOTO & DRAINAGE MAP

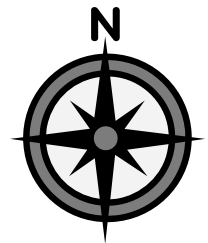


Part of Drainage District 62

SOIL MAP



State: Iowa
 County: Boone
 Location: 004-084N-026W
 Township: Des Moines
 Acres: 201.8
 Date: 11/20/2009



Soil Label	Soil Name	CSR	Corn Yield	Soybean Yield	Capability Class	%Slope	Acres
95	HARPS	64	177	48	2W	0-2%	91.53
507	CANISTEO	82	202	55	2W	0-2%	45.27
138B	CLARION	84	204	55	2E	2-5%	27.92
6	OKOBOJI	58	169	46	3W	0-1%	26.40
55	NICOLLET	92	215	58	1	1-3%	5.56
138C	CLARION	69	184	50	3E	5-9%	3.58
90	OKOBOJI	61	173	47	3W	0-1%	1.07
107	WEBSTER	87	208	56	2W	0-2%	0.45
Weighted Average		70.9	186.5	50.6			

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