



LAND FOR SALE

WE ARE PLEASED TO PRESENT

354 Acres, m/l - Jasper County, Iowa

LOCATION: Located approximately 8 miles northeast of Newton and ½ mile east of County T-12 on N 75th Ave. E. Property Address: 7271 N. 75th Ave E., Newton

LEGAL DESCRIPTION: E½ SE¼ Section 29; E⅓ W½ NE¼ and E½ NE¼ all in Section 32; and NW¼, except 30 ac. as surveyed, and NE¼ SW¼ all in Section 33, all in T-81-N, R-18-W of the 5th P.M. (Mariposa Twp.)

PRICE AND TERMS:

- \$1,275,000 \$3,600(+)/Acre
- 10% down, balance due in cash at closing.

ESTIMATED REAL ESTATE TAX:

2009-2010 Tax Year: \$8,032.00

Taxable Acres: 355

Tax per Acre: \$22.63

Taxes estimated pending final survey

SERVICES:

School District: Newton

Utilities: Consumers Energy (Marshalltown)

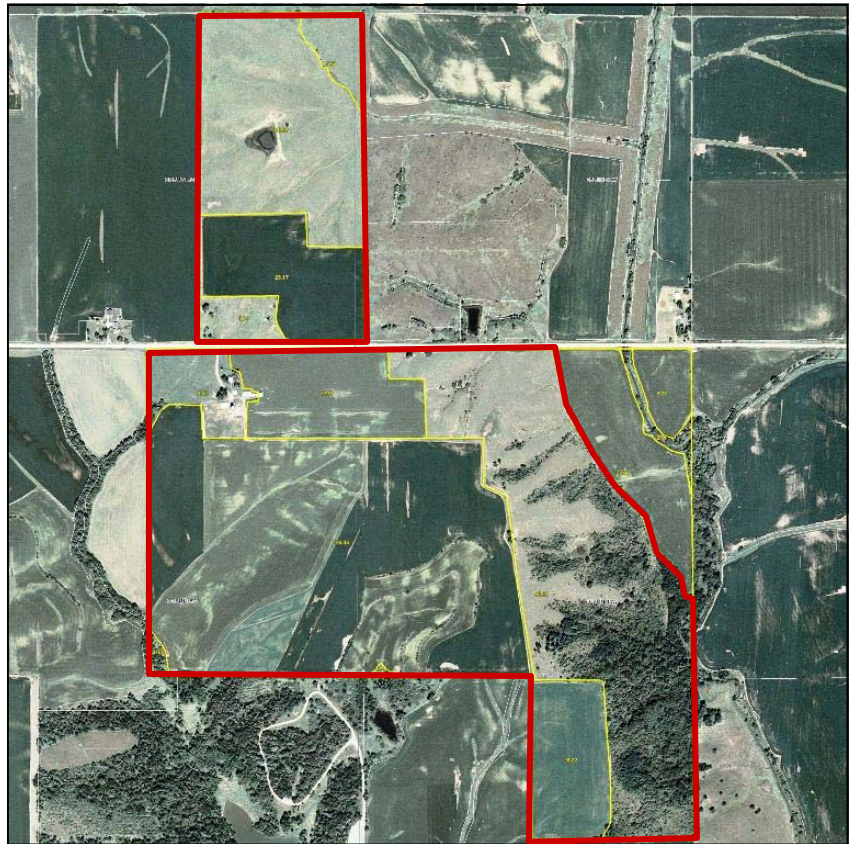
FSA DATA:

Farm Number: Part of 1258

Estimated Crop Acres: 199.0

	Direct Yield	C.C. Yield
Corn Base: 108.3	113	113
Bean Base: 48.7	40	40

FSA Data subject to FSA Measure pending final survey



SOIL TYPES: Primary soils are Downs, Tama and Gara on tillable acres. See soil map on back for detail.

CSR: 66.3 (on tillable acres) **SOURCE:** AgriData, Inc./ArcView

DRAINAGE: Generally adequate. Tile maps available.

WATER & WELL DATA: Well used for livestock. Rural water from Central Iowa, Newton available.

IMPROVEMENTS:

Pole Barn for Cattle: 40' x 54', open to south

Grain Bin with Air: 12,500 bu., very good condition

Grain Bin with Air: 8,000+ bu., good condition

Grain Bin: 4,500 bu., fair condition

Machine Storage: 35' x 70', fair condition

Dwelling: Vacant, poor condition, sold "as is"

For additional information, contact Bill Vogel

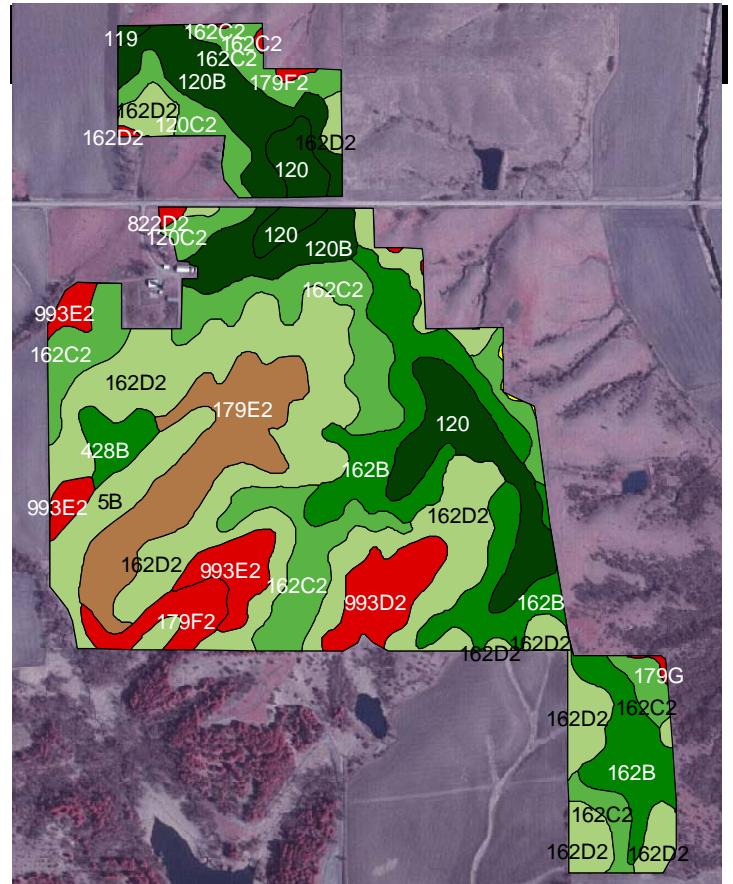
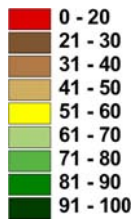
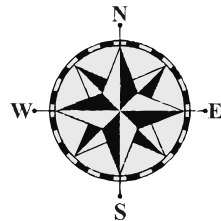
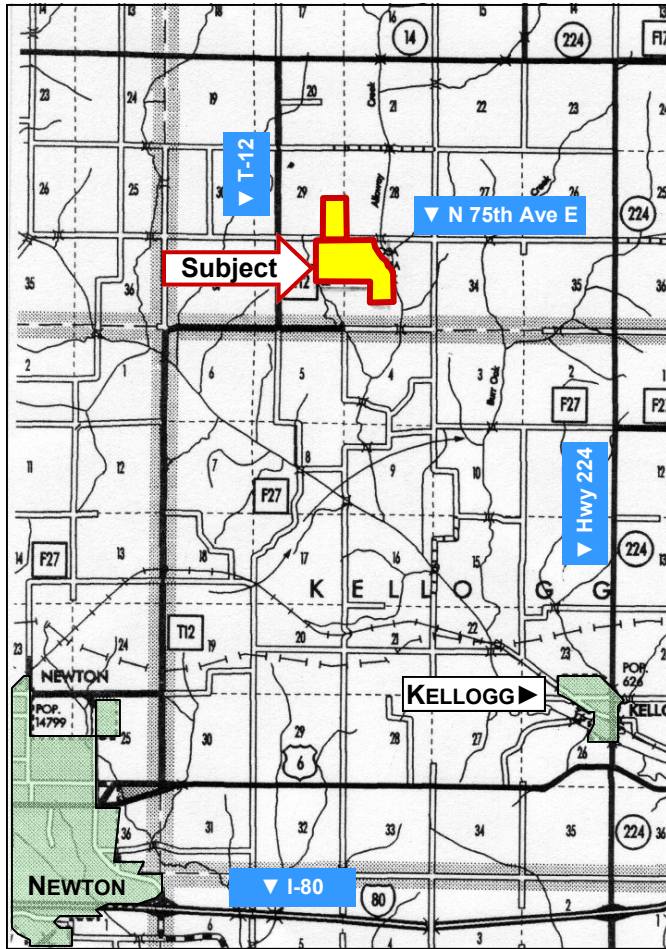
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www.hfmgt.com

The information in this brochure is from sources deemed to be reliable but it cannot be guaranteed by Hertz Real Estate Services, Inc. or its staff.

LOCATION MAP



Soil Label	Soil Name	CSR	Corn Yield	Soybean Yield	Capability Class	%Slope	Acres
162D2	DOWNS	61	164	45	3E	9-14%	55.19
162C2	DOWNS	71	176	48	3E	5-9%	30.74
162B	DOWNS	88	187	51	2E	2-5%	27.49
120B	TAMA	93	203	55	2E	2-5%	16.13
179E2	GARA	33			6E	14-18%	15.37
120	TAMA	98	206	56	1	0-2%	14.42
5B	ACKMORE-COLO COMPLEX	68	171	46	2W	2-5%	7.62
993E2	GARA-ARMSTRONG COMPLEX	5			6E	14-18%	6.52
993D2	GARA-ARMSTRONG COMPLEX	20	75	26	4E	9-14%	6.03
120C2	TAMA	76	191	52	3E	5-9%	5.31
179F2	GARA	13			7E	18-25%	4.49
428B	ELY	88	195	53	2E	2-5%	2.89
822D2	LAMONI	15	76	24	4E	9-14%	0.47
119	MUSCATINE	98	203	56	1	0-2%	0.34
179G	GARA	5			7E	25-40%	0.26
162E2	DOWNS	51	143	39	4E	14-18%	0.11
Weighted Average		66.3	151.4	41.5			193.4

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