



ACREAGE FOR SALE

WE ARE PLEASED TO PRESENT

31.28 Acres, m/l - Polk County, Iowa

LOCATION: 2 mi. south of Maxwell (15925 NE 104th St.)

LEGAL DESCRIPTION: Parcel "A" ex. S 295' SW¼ SW¼ less .79 ac. road, Section 2, Township 81 North, Range 22 West of the 5th p.m. (Washington Twp.)

PRICE AND TERMS:

- \$149,000
- 10% down, balance due in cash at closing.

REAL ESTATE TAX:

2008-2009 Tax Year: \$1,192
Taxable Acres: 30.49

FSA DATA:

Farm Number: 4744
Crop Acres: 19.0 NHEL
Base/Yields Direct/Counter-Cyclical
Corn Base: 10.8 111/111
Bean Base 8.2 30/30

LAND DESCRIPTION: Level with Indian Creek through back of property

SOIL TYPES: Primary soils are Wadena, Biscay and Coland. See soil map on back for detail.

CSR: 67.4 **SOURCE:** AgriData, Inc. 2008

SERVICES:

- **School District:** Collins-Maxwell
- **Utilities:** Mid American
- **Mail:** Maxwell
- **Trade Centers:** Des Moines, Ames, Maxwell

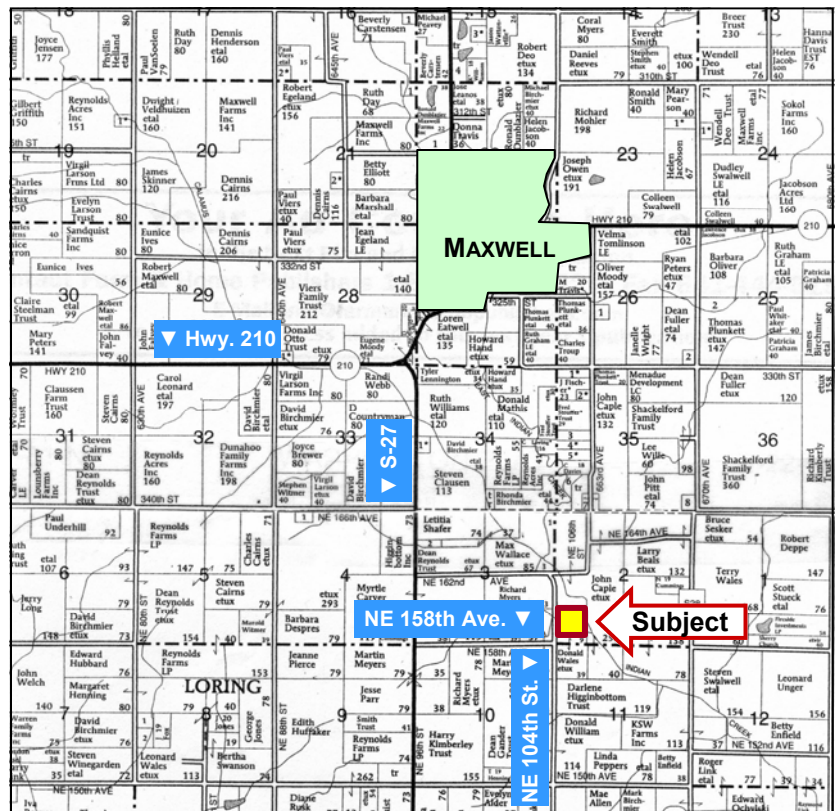
IMPROVEMENTS: Several outbuildings and grain storage structures

DRAINAGE: Drainage ditch through property

WATER & WELL DATA: Well on property services house. Rural water just north of acreage.

POSSESSION: As agreed

COMMENTS: House—1326 sq. ft. (including enclosed porches), 3 bedroom, 1 bath. All appliances included.



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For additional information, contact Marv Huntrods

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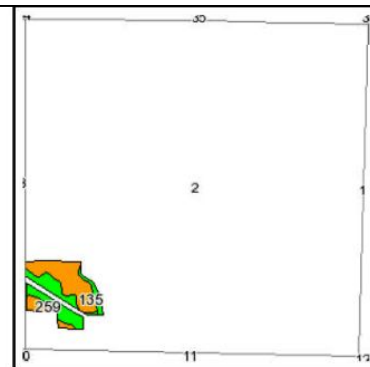
The information in this brochure is from sources deemed to be reliable but it cannot be guaranteed by Hertz Real Estate Services, Inc. or its staff.

AERIAL & SOIL MAPS



Fsa borders provided by the Farm Service Agency as of May 23, 2008.
Soils data provided by USDA and NRCS.

Code	Soil Description	Acres	Percent of field	CSR Legend	Non-Irr Class	CSR	Corn	Soybeans
108	Wadena loam, 24 to 32 inches to sand and gravel, 0 to 2 percent slopes	10.8	56.4%		IIIs	57	164	44
259	Biscay loam, 32 to 40 inches to sand and gravel, 0 to 2 percent slopes	7	37.1%		IIW	81	196	53
135	Coland clay loam, 0 to 2 percent slopes, occasionally flooded	1.2	6.5%		IIW	80	195	53
Weighted Average						67.4	177.9	47.9



State: Iowa
County: Polk
Location: 002-081N-022W
Township: Washington
Acres: 19
Date: 10/12/2009



Maps provided by:



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