

## LAND FOR SALE

## WE ARE PLEASED TO PRESENT

# 40 Acres, m/l - Story County, Iowa

**LOCATION:** 5 mi. NW of Colo. Property is located 1/2 mi. N of Intersection at 190th St. (E-29) and 690th Ave.

**LEGAL DESCRIPTION:** SW¼ NW¼ of Section 17, T-84-N, R-21-W of the 5th P.M. (Sherman Twp.)

### **PRICE AND TERMS:**

\$272,000.00
\$6,800/Acre
10% down, balance due in cash at closing.

#### **REAL ESTATE TAX:**

Payable in 2009-2010: \$700

Taxable Acres: 39.0 Tax per Acre: \$17.95

#### **FSA DATA:**

Part of Farm #5299 Crop Acres: 39.6

### Direct and

Base Counter-Cyclical Yields

Corn: 19.5 Ac. (est.) 134/164 Beans: 19.5 Ac. (est.) 40/48

Farm is participating in the USDA Average Crop Revenue Election (ACRE) program. Seller will provide required historical yield data to USDA.

**LAND DESCRIPTION:** Gently rolling cropland. Land is classified as non-highly erodible land (NHEL).

**SOIL TYPES:** Primary soils are Webster, Clarion &

Nicollet. (See soil map on back for detail.)

CSR: 84.2 SOURCE: AgriData, Inc.

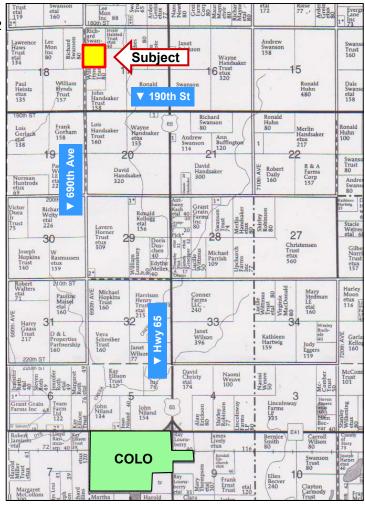
**DRAINAGE:** Natural drainage, some tile

**IMPROVEMENTS:** None

WATER & WELL DATA: No wells

POSSESSION: November 15, 2009 or upon completion of 2009 harvest.

**COMMENTS:** This is an excellent farm with an above average CSR.



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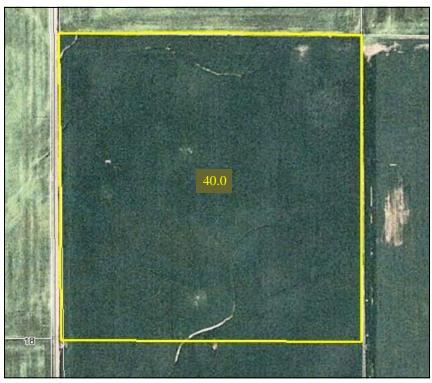
## For additional information, contact Dick Pringnitz

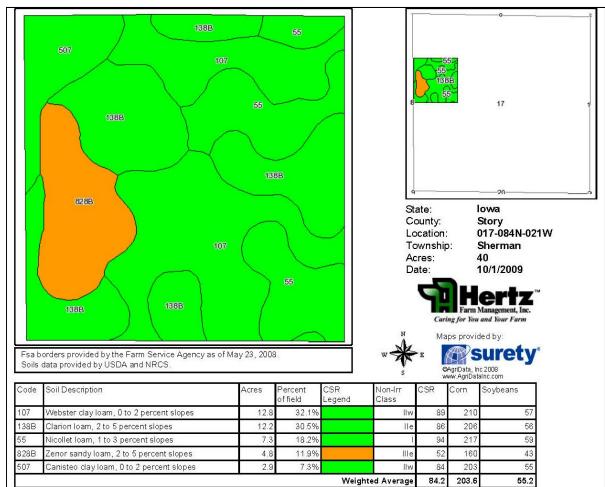
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# AERIAL & SOIL MAPS





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