



**We are Pleased to
Present for Sale
100 Acres
Scott County, Iowa**

OWNERS:	Sand Hill Estates, Inc.										
LOCATION:	From Long Grove: 3 miles north on 162 nd Avenue. ¼ mile east on the Level B Road. The farm is located on the south side of the road.										
LEGAL DESCRIPTION:	NW ¼ NE ¼, NE ¼ NE ¼ except road and highway, SE ¼ NE ¼ except Highway Right-of-Way Section 14, Township 80 North, Range 3 East of the 5 th P.M., Scott County, Iowa.										
PRICE & TERMS:	<div>\$485,000 - \$4,850</div> <div>\$525,000 — \$5,250 per acre. 10% upon acceptance of offer and balance at closing.</div>										
POSSESSION:	Negotiable.										
TAXES:	2008-2009, payable 2009-2010 – \$938.00 – net – \$11.17 per taxable acre. There are 84.01 taxable acres and 16.0 acres enrolled in Forest Reserve.										
SCHOOL DISTRICT:	North Scott School District.										
FSA INFORMATION:	Farm #4388 - Tract #457										
	<table><tr><td>Cropland</td><td>77.3 Acres</td></tr><tr><td>Corn Base</td><td>53.6 Acres</td></tr><tr><td>Direct and Counter Cyclical Corn Yield</td><td>113/113 Bu/Acre</td></tr><tr><td>Soybean Base</td><td>18.2 Acres</td></tr><tr><td>Direct and Counter Cyclical Soybean Yield</td><td>45/45 Bu/Acre</td></tr></table>	Cropland	77.3 Acres	Corn Base	53.6 Acres	Direct and Counter Cyclical Corn Yield	113/113 Bu/Acre	Soybean Base	18.2 Acres	Direct and Counter Cyclical Soybean Yield	45/45 Bu/Acre
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	There is .4 acres of cropland that are currently being certified as grass and 9.6 acres as trees. This farm is designated as Non Highly Erodible Land (NHEL).										
AVERAGE CSR:*	ArcView Software indicates an average CSR of 39.5 on the tillable acres.										
BUILDINGS:	None.										
BROKER'S COMMENTS:	This is an attractive property located north of the Quad Cities along Highway 61. This would make an attractive building site with the assortment of trees and pond. It also provides good recreation and income.										

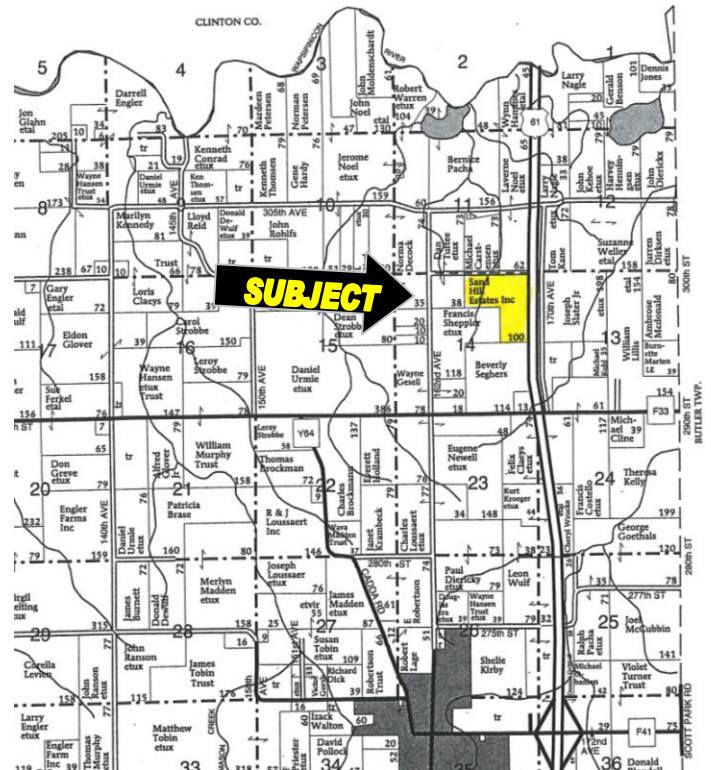
The information gathered for this brochure is from sources deemed reliable, but cannot be guaranteed by Hertz Real Estate Services or its staff. All acres are considered more or less.

*CSR is an index of soil productivity with a range from 5 to 100, the higher the index, the more productive the soil.

Aerial Map



Plat Map

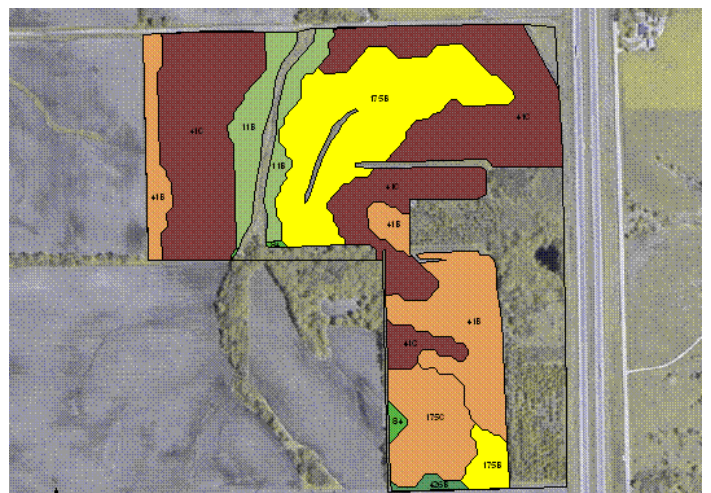
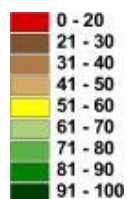


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CSR: Calculated using ArcView 3.2 software

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Measured Tillable Acres	76.8	Average CSR	39.5		
			Corn	Soybean	
Soil Label	Soil Name	CSR	Yield	Yield	Acres
11B	COLO-ELY COMPLEX	68	138	46	6.19
175B	DICKINSON	55	109	37	17.18
175C	DICKINSON	40	104	35	6.08
41B	SPARTA	40	77	26	12.53
41C	SPARTA	25	72	24	33.91
426B	AREDALE	85	149	45	0.51
84	CLYDE	75	140	43	0.44



WE ARE PLEASED TO OFFER THESE SERVICES

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FOR MORE INFORMATION EMAIL: [MV REAL ESTATE](mailto:info@mvrealestate.com)

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