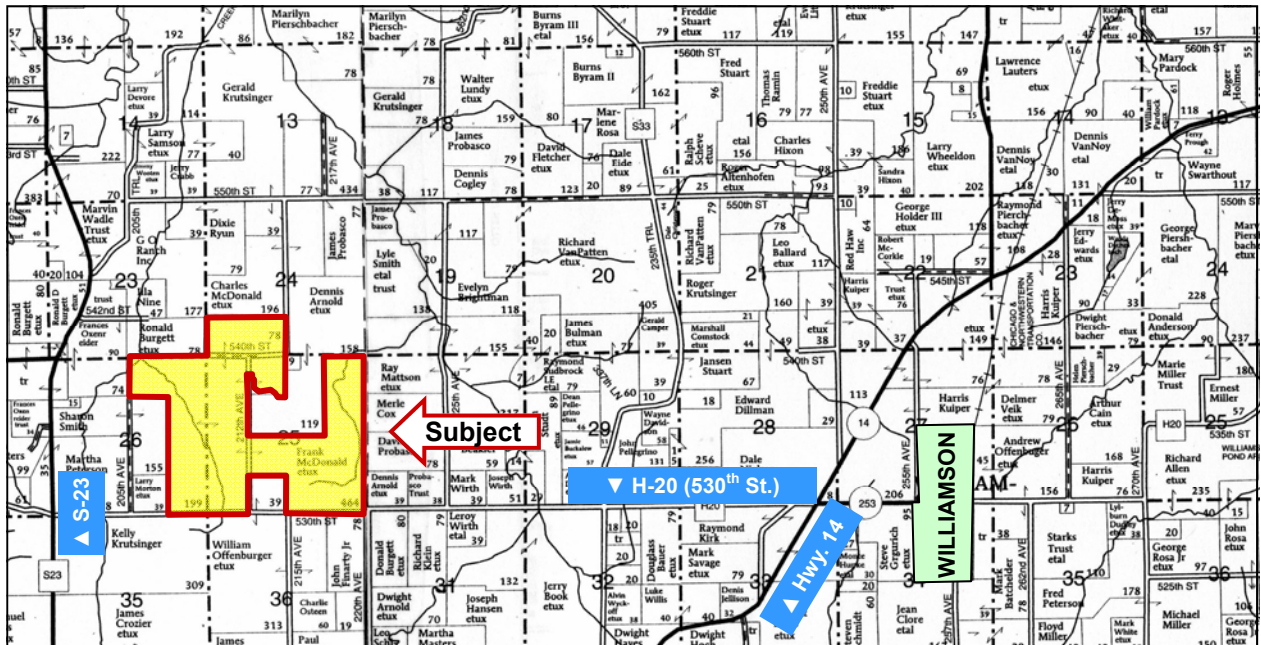


755.5 Acres, m/I - Lucas County, Iowa



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LOCATION:

Located 4 mi. west of Williamson on H20 (530th St.)

LEGAL DESCRIPTION:

S $\frac{1}{2}$ SW $\frac{1}{4}$ Section 24; SE $\frac{1}{4}$, E $\frac{1}{2}$ NE $\frac{1}{4}$, NE $\frac{1}{4}$ NW $\frac{1}{4}$ except 7.96 ac. in southwestern corner, W $\frac{1}{2}$ NW $\frac{1}{4}$, W $\frac{1}{2}$ SW $\frac{1}{4}$ and NE $\frac{1}{4}$ SW $\frac{1}{4}$ all in Section 25; and E $\frac{1}{2}$ SE $\frac{1}{4}$, E $\frac{1}{2}$ NE $\frac{1}{4}$ and NW $\frac{1}{4}$ NE $\frac{1}{4}$ all in Section 26; all in T-73-N, R-22-W of the 5th P.M. (Liberty Township)

PRICE AND TERMS:

- \$1,310,000 or \$1,734/Acre
- 10% down, balance due in cash at closing.

REAL ESTATE TAX:

2008-2009 Tax Year: \$4,914.00
Taxable Acres: 742.44
Tax per Acre: \$6.62

FSA DATA:

Farm/Tract Number: 162/479
Crop Acres: 434.4 HEL
Base/Yields Direct Counter-Cyclical
Corn Base: 35.1 81 81
Bean Base: 30.1 23 23
Oat Base: 4.4 41 41

CRP CONTRACTS:

49.4 acres with \$3,136 annual income expiring 09/30/13

LAND DESCRIPTION:

Level to Steep

SOIL TYPES:

Primary soils are Armstrong, Gara, Pershing & Zook.
See soil map on back for detail.

CSR: 33.2 **SOURCE:** AgriData, Inc.

SERVICES:

School District: Liberty Chariton
Trade Centers: Chariton, Knoxville, Lucas and Williamson

IMPROVEMENTS:

Older house on property has no value

DRAINAGE:

Natural (no known tile)

WATER & WELL DATA:

Two wells

POSSESSION:

As agreed, subject to existing 2009 lease

COMMENTS:

Good mix of tillable and timber/pasture with ponds

For additional information, contact Marv Huntrods

415 South 11th • PO Box • Nevada, IA 50201
Telephone: 515-382-1500
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.

AERIAL & SOIL MAPS



Soil Table Provided by

 **surety**[®]

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