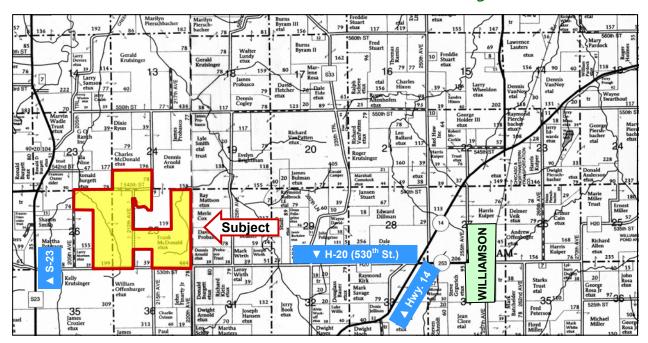


# LAND FOR SALE

WE ARE PLEASED TO PRESENT

## 755.5 Acres, m/l - Lucas County, Iowa



Map reproduced with permission of Farm & Home Publishers, Ltd.







#### LOCATION:

Located 4 mi. west of Williamson on H20 (530<sup>th</sup> St.)

#### **LEGAL DESCRIPTION:**

S½ SW¼ Section 24; SE¼, E½ NE¼, NE¼ NW¼ except 7.96 ac. in southwestern corner, W½ NW¼, W½ SW¼ and NE¼ SW¼ all in Section 25; and E½ SE¼, E½ NE¼ and NW¼ NE¼ 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/YieldsDirectCounter-CyclicalCorn Base: 35.18181Bean Base: 30.12323Oat Base: 4.44141

## 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

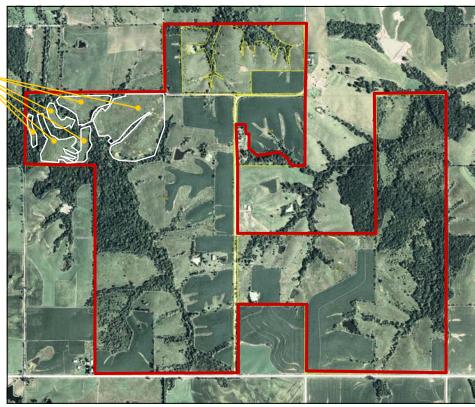
### For additional information, contact Marv Huntrods

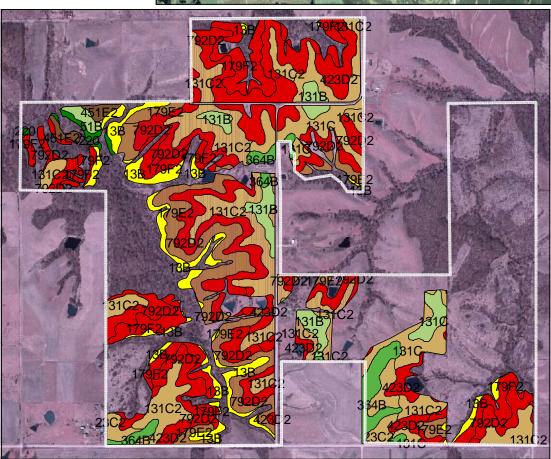
415 South 11th • PO Box • Nevada, IA 50201 Telephone: 515-382-1500 www.hfmgt.com

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

CRP FIELDS





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Code	Soil Description	Acres	Slope %	Class	CSR	Corn	Soybeans
792D2	Armstrong	105.4	9-14	4E	13	90	24
131C2	Pershing	77.0	5-9	3E	45	133	36
179F2	Gara	46.1	18-25	4E	13	90	24
179E2	Gara	44.9	14-18	6E	33	117	32
131C	Pershing	30.7	5-9	3E	49	138	37
13B	Zook-Olmitz-Vesser	29.8	0-5	2E	53	144	39
423D2	Bucknell	24.9	9-14	4E	13	90	24
131B	Pershing	19.3	2-5	3E	67	162	44
364B	Grundy	15.1	2-5	2E	75	173	47
23C2	Arispe	10.1	5-9	3E	50	140	38
451E2	Caleb	3.4	14-18	6E	23	103	28
451D2	Caleb	3.0p	9-14	4E	33	117	32
220	Nodaway	2.6	0-2	2W	85	187	50
51B	Vesser	2.5	2-5	2W	66	161	43
179F	Gara	0.7	18-25	6E	15	92	25
792D	Armstrong	0.6	9-14	4E	18	96	26
Agri-Data, Inc. 2008 Weighted Average					33.2	117	31.5

surety'