



LAND FOR SALE
WE ARE PLEASED TO PRESENT
80.0 Acres, m/l
Humboldt County, Iowa

LOCATION: From Bode go 2 ¾ miles west on 130th Street or from Ottosen go 2 miles east on 110th Street and 1½ miles south on Florida Avenue. Florida Avenue is on the west side of the farm, 130th Street is on the south side of the farm

LEGAL DESCRIPTION: The West one-half of the Southwest Quarter (W ½ SW ¼) of Section Thirteen (13), Township Ninety-three (93) North, Range Thirty (30), West of the 5th P.M. (Wacousta Township)

PRICE AND TERMS: \$450,000 \$5,625/ Acre
Ten Percent down, balance due in cash at closing

REAL ESTATE TAXES: Net payable in fiscal year 2009-2010 \$1,640.00
Tax Per Acre on 76.63 Taxable Acres \$21.40

FSA INFORMATION:

			<u>Base</u>	<u>Yields</u>
Farm Number	4103	Corn	56.8 Acres	133/149 Bushels
Tract Number	1354	Soybeans	18.9 Acres	37/44 Bushels
Total Acres	80.00			
Crop Acres	75.72			

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

LAND DESCRIPTION: Level to gently rolling with cropland rated non-highly erodible land (NHEL)

SOIL TYPES: Canisteo, Clarion, Okoboji and Webster. See attached map.
CSR: 75.60 per Humboldt County Assessor
73.92 per ISOILS/SSURGO Data

SERVICES: School District: Twin River Valley Community Schools
Trade Centers: Humboldt and Algona

IMPROVEMENTS: None

DRAINAGE: Farm is in Humboldt County Drainage District No. 11. A large district main passes through the farm from south to north.

WATER & WELL DATA: No wells

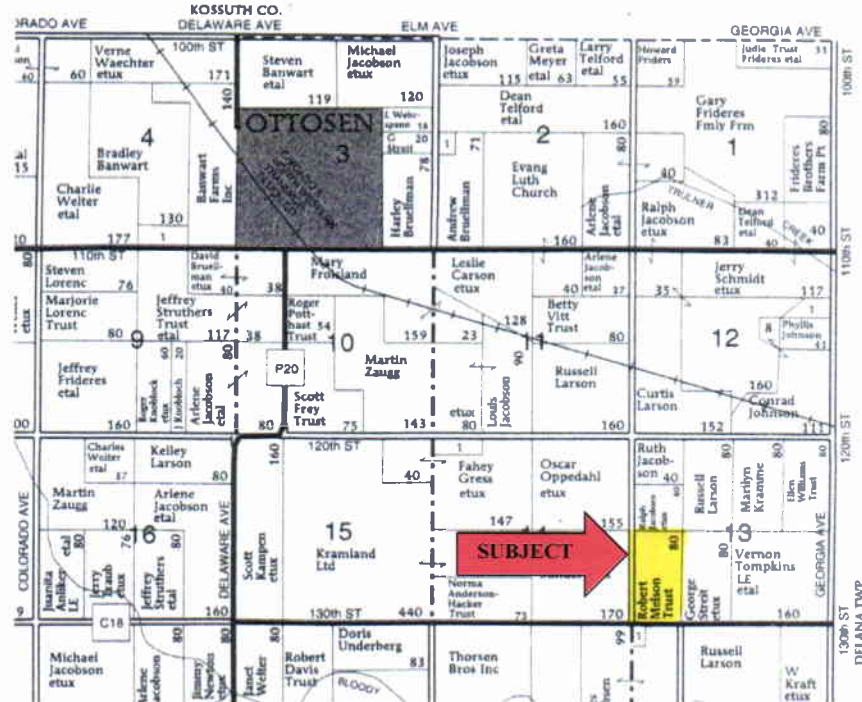
POSSESSION: As negotiated, subject to lease expiring March 1, 2010

COMMENTS: The farm has raised several years of continuous corn. Ag Lime was applied using variable rate technology in the Fall of 2005. Five year average yields are: corn 185 bushels per acre and soybeans 60 bushels per acre.

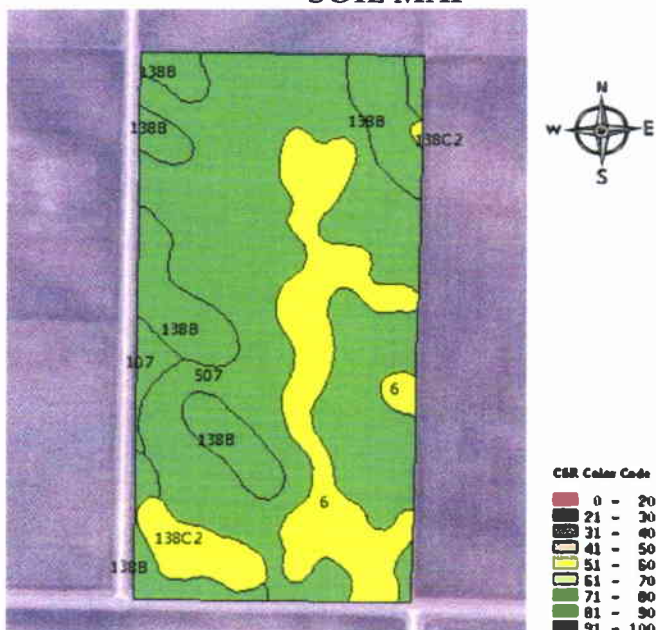
HUMBOLDT OFFICE 1101 13TH ST. NO. STE. 2 P.O. BOX 503 HUMBOLDT, IA 50548-0503 515-332-1406
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**THE INFORMATION GATHERED FOR THIS BROCHURE IS FROM SOURCES DEEMED RELIABLE, BUT
CANNOT BE GUARANTEED BY HERTZ FARM MANAGEMENT, INC., OR ITS STAFF.**

R-30-W

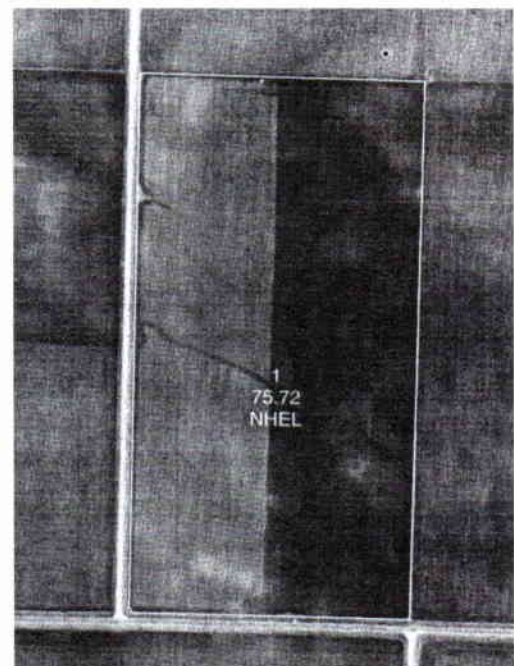


SOIL MAP



Acres shown : 75.70 Average CSR : 73.92

AERIAL PHOTO



<u>Soil Number</u>	<u>Soil Name</u>	<u>Corn Suitability Rating</u>	<u>Acres</u>
138B	CLARION LOAM,	80	14.02
507	CANISTEO CLAY LOAM,	78	43.38
6	OKOBOJI SILTY CLAY LOAM	57	13.92
138C2	CLARION LOAM	63	3.29
107	WEBSTER SILTY CLAY LOAM	83	1.08

DISTRICT DRAINAGE MAP

