



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

OWNER: Martin Family

LOCATION: From Marengo: 3 miles north on Highway V66.

ADDRESS 1118 L Avenue, Marengo, IA 52301

LEGAL DESCRIPTION: The part of the SE ¼ of Section 2 and the S ½ SW ¼ and the West 20 acres of the S ½ SE ¼ Section 1; and that part of the NW ¼ Section 12; all in Township 81 North, Range 11 West of the 5th P.M., Iowa County, Iowa (Exact legal description to be taken from abstract).

PRICE & TERMS: \$1,336,600. - \$4,075 per acre – 10% upon acceptance of offer and balance at closing.

POSSESSION: Negotiable. Subject to a 2009 cash rent lease.

TAXES: 2008-2009, payable 2009-2010 – \$5,460.00 – net – \$16.67 per taxable acre. There are 327.53 taxable acres.

FSA INFORMATION: Farm # 1034 - Tract #59

Cropland	222.3 Acres
Corn Base	90.6 Acres
Direct and Counter Cyclical Corn Yield	108/108 Bushels/Acre
Soybean Base	30.8 Acres
Direct and Counter Cyclical Soybean Yield	36/36 Bushels/Acre

AVERAGE CSR:* ArcView software indicates a CSR 55.9 on the cropland acres. The Iowa County Assessor indicates a 43.98 CSR on the entire farm.

HOUSE: This is a well cared for 1½ story country home with four bedrooms and 1¾ bathrooms. The house includes hardwood floors and newer vinyl windows and hot water heat. The house was built around 1900 and consists of approximately 1,456 finished square feet.

WELL: The well is located east of the house and supplies water to the house and some barns. The cattle sheds are supplied from another well located north of the cattle sheds. There is rural water in the road ditch but it is not hooked up.

SEPTIC: The 1000 gallon septic tank is located northwest of the house.

GARAGE: 26'x40'; 3-car detached; two overhead doors.

CATTLE SHED: 38'x58'; open front cattle shed.

LOAF SHED: 50'x90'; open front cattle shed.

MACHINE SHED: 26'x56'; dirt floor.

FLAT BARN 1: 36'x80'; used for livestock and storage, steel roof

FLAT BARN 2: 48'x48'; used as a calving barn; steel roof.

DRYER BIN: 30'x 20'; aeration floor with stirator.

RESERVED ITEMS: Seller to reserve all non-attached gates and fuel barrels.

COURT APPROVAL: Any sale on this property will be subject to court approval. Court approval should be obtained within 30 days of an acceptable offer.

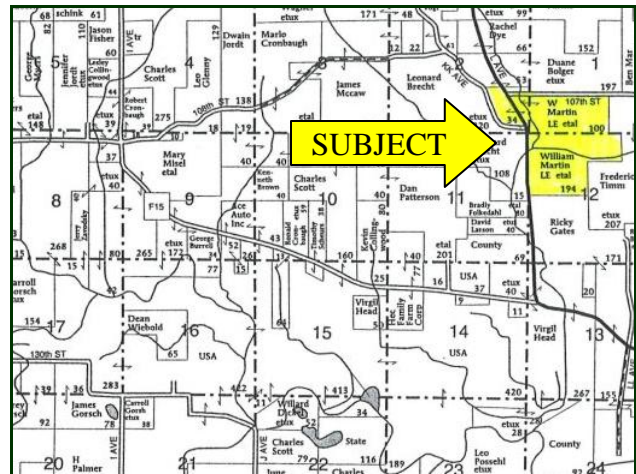
BROKER'S COMMENTS: This farm has it all with cropland, pasture, and timber. Also includes a few attractive ponds. The house and buildings have been very well maintained and would make an ideal cattle operation.

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.



Aerial Map

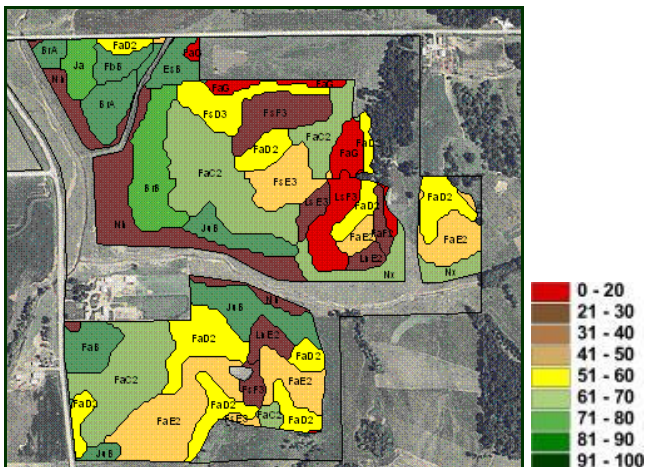
Plat Map



Permission for reproduction of map granted by Farm & Home Publishers

CSR: Calculated using ArcView 3.2 software

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



Total Acres	200.6	Average CSR	55.9		
Soil Label	Soil Name	CSR	Corn Yield	Soybean Yield	Acres
BrA	BERTRAND	85	144	48	6.33
BrB	BERTRAND	80	141	47	10.00
EsB	ELY	88	159	53	4.01
FaB	FAYETTE	85	149	50	4.71
FaC2	FAYETTE	68	140	47	37.46
FaD2	FAYETTE	58	131	44	28.57
FaE2	FAYETTE	48	114	38	24.82
FaF2	FAYETTE	28	0	0	1.53
FaG	FAYETTE	20	0	0	5.58
FbB	FAYETTE BENCHES	85	149	50	2.76
FsD3	FAYETTE	55	123	41	6.23
FsE3	FAYETTE	45	0	0	6.73
FsF3	FAYETTE	25	0	0	8.53
Ja	JACKSON	80	140	47	3.41
JuB	JUDSON	90	159	53	12.82
LnE2	LINDLEY	28	0	0	3.89
LnG	LINDLEY	5	0	0	0.59
LsE3	LINDLEY	25	0	0	1.89
LsF3	LINDLEY	5	0	0	5.53
Nh	NODAWAY CHanneled	25	0	0	18.47
Nx	NODAWAY-CANTRIL COMPLEX	61	138	46	6.76

WE ARE PLEASED TO OFFER THESE SERVICES

APPRAISALS ✱ REAL ESTATE SALES ✱ FARM MANAGEMENT

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

102 PALISADES ROAD ✱ MT. VERNON IA ✱ 52314 ✱ PHONE: 319-895-8858 ✱ WWW.HFMGT.COM

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.