



**LAND FOR SALE**  
 WE ARE PLEASED TO PRESENT  
 105.9 Acres, m/l -  
 Boone County, Iowa

**LOCATION:** Located southeast of Berkley on 290th Street, and ½ mile east of the intersection of County E-57 and County P-54.

**LEGAL DESCRIPTION:** Lot 2 in the NE¼ SE¼ and Lot 2 in SE¼ SE¼ of Section 4; Lot 2 in SE¼ NE¼ and Lot 2 in NE¼ NE¼ of Section 9, all in Township 82 North, Range 28 West of the 5th P.M., except public highway.

**PRICE AND TERMS:**

- \$142,965.00 (\$1,350/Ac.)
- 10% down, balance due in cash at closing.

**REAL ESTATE TAX:**  
 2009-2010 Tax Year: \$600.00  
 Taxable Acres: 105.9  
 Tax per Acre: \$5.67

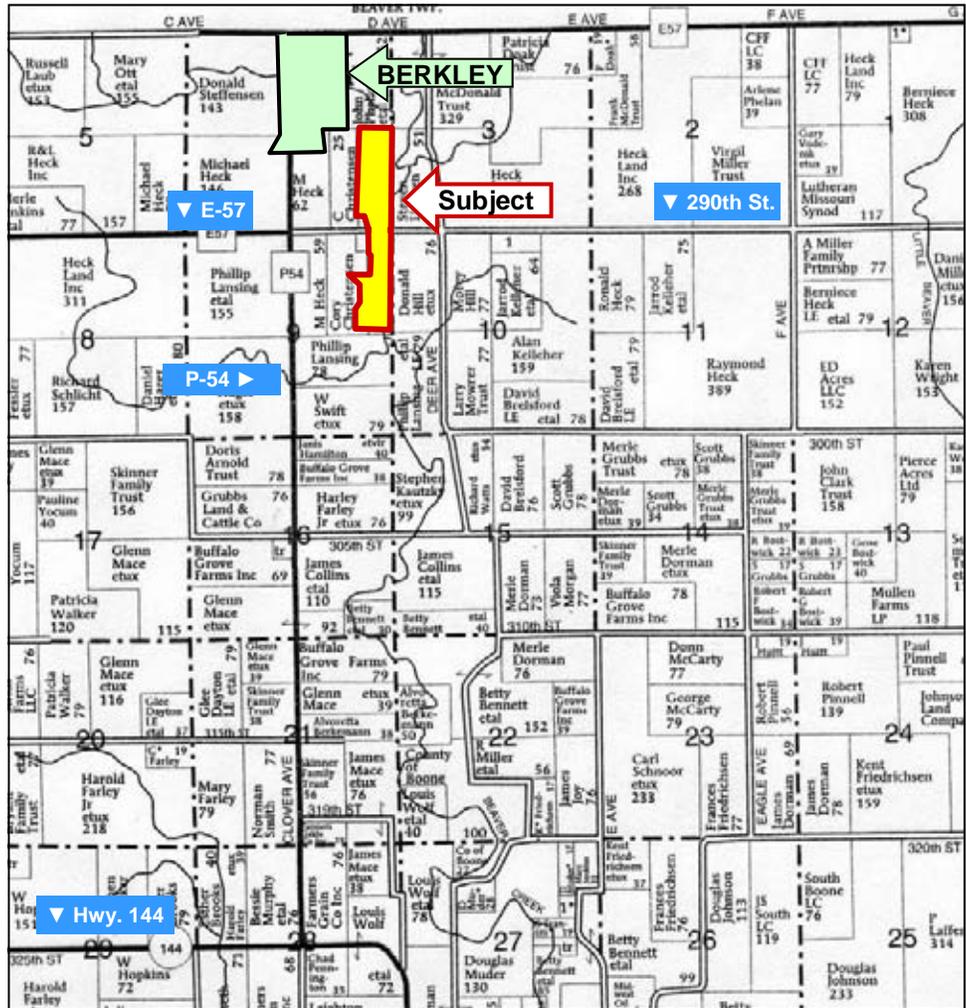
**FSA DATA:**  
 Farm Number: 4287  
 This property is all in pasture and has no crop history.

**BUILDINGS/IMPROVEMENTS:** None

**SOIL TYPES:** Primary soils are Coland, Storden and Terrill. Source: Boone County Soil Survey

**ASSESSOR'S CSR:** 64.4

**COMMENTS:** This is an open pasture property with Beaver Creek running north to south through the pasture. There are no buildings or wells. A double pole power transmission line crosses this property. There are 57.87 acres located north of 290th St. and 48.03 acres located south of 290th St. Seller will consider offers on either or both parcels.



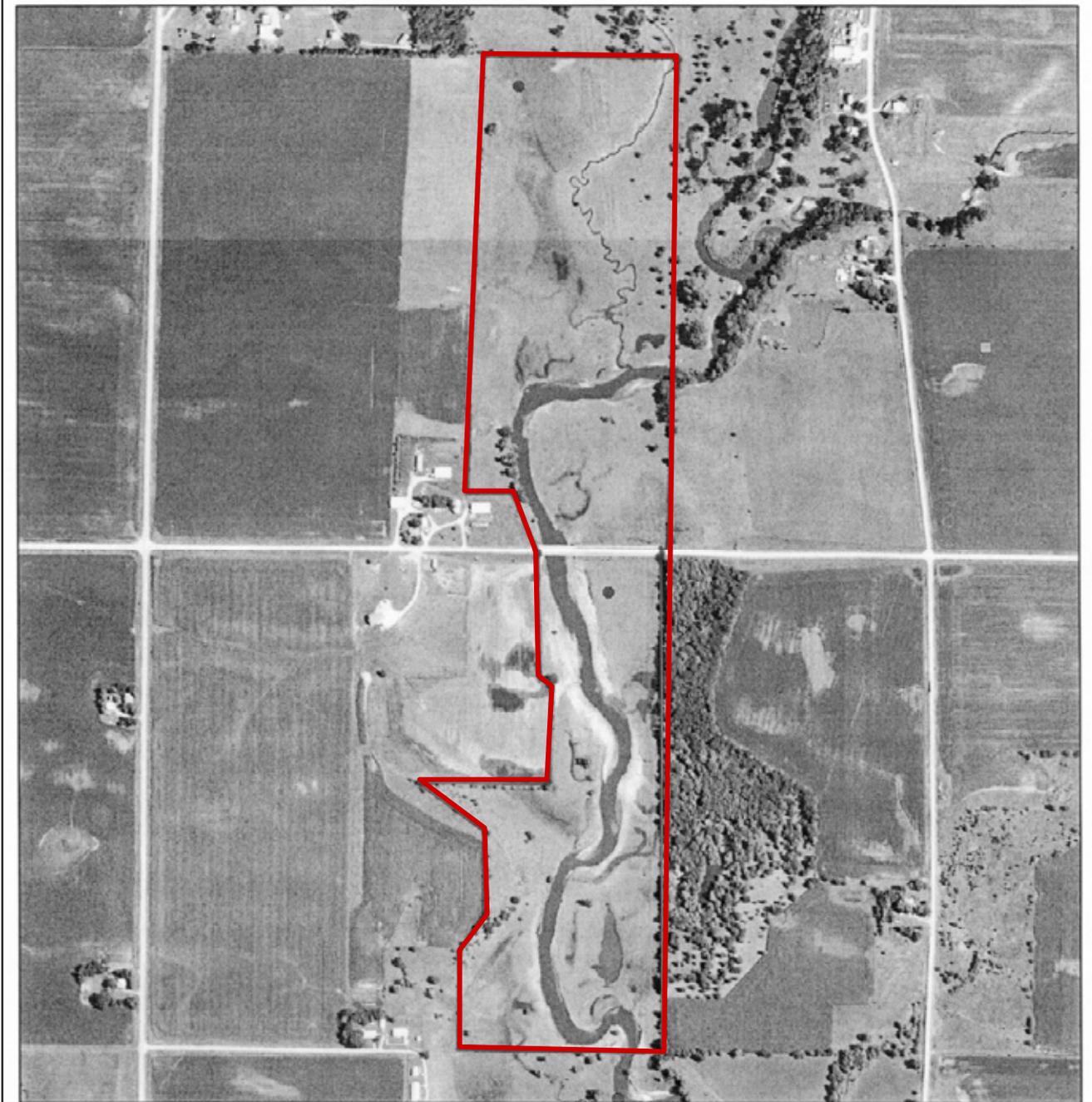
Map reproduced with permission of Farm & Home Publishers, Ltd.

**For additional information, contact: Jerry Lage**

415 South 11th St., 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 MAP



**WE ARE PLEASED TO OFFER THESE SERVICES**

**Sales • Acquisition • Auctions • Investment Analysis • Exchanging • Farm and Ranch Management • Appraisals**