

# I AND FOR SALF

## WE ARE PLEASED TO PRESENT

## 21.91 Acres, m/l within the City of Boone

#### LOCATION:

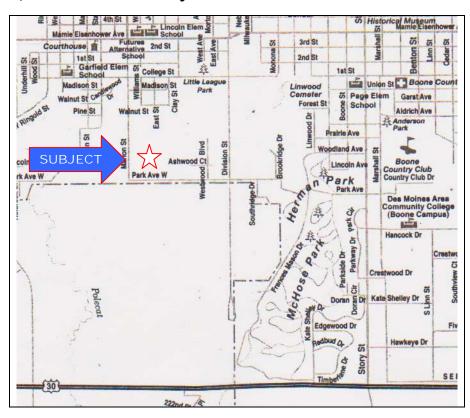
From Story Street, take Park Ave. West, continue west from 4-way stop at Division St. Property is on the north side of Park Avenue West and east side of Marion Street.

#### LEGAL DESCRIPTION:

Lot 8 in NW1/4 SE1/4, Lot 5 except Parcel C in SW1/4 SE1/4, S 540' of Lot 4 in SW1/4 SE1/4 all in Section 29, Township 84 North, Range 26 West of the 5<sup>th</sup> P.M. (exact legal to be taken from abstract)(Des Moines Township)

#### PRICE AND TERMS:

\$153,370 \$7,000/Acre \$175,280 \$8,000/Acre 10% down, balance due in cash at closing



Net Payable in Fiscal Year 2009-2010 \$480.00 REAL ESTATE TAX: Tax Per Acre on 21.91 Taxable Acres \$21.91

> Yields Base Farm Number 6091 Corn 14.9 116/131

**FSA** 28/34 **INFORMATION:** Crop Acres 20.9 Beans 6.0

LAND DESCRIPTION: Undulating to very gently rolling

**SOIL TYPES:** CSR: 85.1 Clarion, Canisteo & Nicollet Source: Agri Data

**ZONING:** R-2 One and Two Family Residential

**UTILITIES:** There is a 10" sanitary sewer down the center of Park Ave. and an 8" main down the

middle of Marion Street. There are 8" water mains on both the Park Ave. and Marion

Street right of ways.

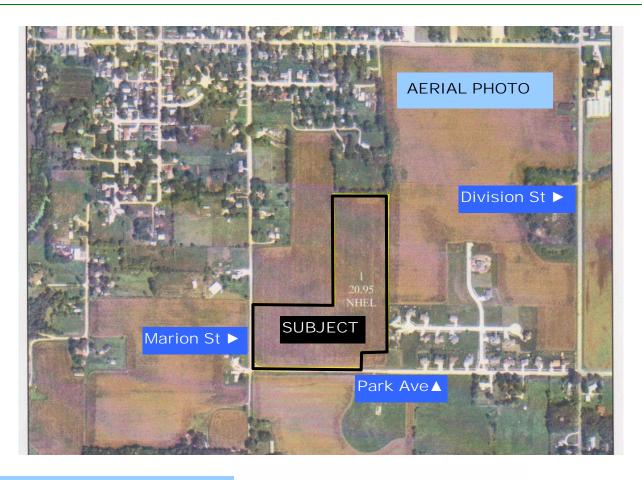
**BUILDINGS:** None

As agreed subject to cash rent lease for the 2009 crop year POSSESSION:

**COMMENTS:** This is an opportunity to purchase land for development at farmland prices.

Call Doug Van Dyke at 515-230-4554 or Jerry Lage at our Nevada office 515-382-1500 for further information

415 S. 11th St. P.O. Box 500 50201-0500 (515) 382-1500 Nevada. Iowa Fax (515) 382-3762 www.hfmgt.com

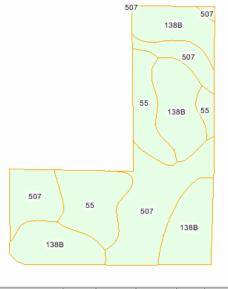


## **SOILS MAP & DESCRIPTIONS**











State: IA

County: Boone

Location: **29-84N-26W** Township: **Des Moines** 

Acres: 21.5

Code	Soil Description	Acres	Percent of field	Non-Irr Class	CSR	Corn	Soybeans
138B	Clarion loam, 2 to 5 percent slopes	9.2	42.8%	IIe	84	184	48
507	Canisteo silty clay loam, 0 to 2 percent slopes	7.4	34.4%	IIw	82	174	45
55	Nicollet loam, 1 to 3 percent slopes	4.9	22.8%	I	92	194	51
Weighted Average					85.1	183	48

### WE ARE PLEASED TO OFFER THESE SERVICES:

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

Information for this brochure is from sources deemed reliable, but cannot be guaranteed by Hertz Real Estate Services. 8010/2746/JLL