



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

OWNER:	Premier Grain.												
LOCATION:	From Masonville: 2 miles west on old Highway 20 (220 th Street), 2 miles south on York Avenue, ½ mile east on 240 th Street. The farm is located on the north side of the road.												
LEGAL DESCRIPTION:	W ¾ W ½ SE ¼, and the S ½ SW ¼ except house and buildings; all in Section 12, Township 88 North, Range 7 West of the 5 th P.M., Buchanan County, Iowa.												
PRICE & TERMS:	\$741,200 - \$5,450 per acre. 10% upon acceptance of offer and balance at closing.												
POSSESSION:	Negotiable.												
TAXES:	2008-2009, payable 2009-20010 –at \$2,554 - net – \$19.18 per taxable acre. There are 133.17 taxable acres.												
SCHOOL DISTRICT:	East Buchanan Community School District												
FSA INFORMATION:	<table><tr><td>Farm #2987 – Tract #1397 and #21117</td><td></td></tr><tr><td>Cropland</td><td>131.8 Acres</td></tr><tr><td>Corn Base</td><td>113.9 Acres</td></tr><tr><td>Direct and Counter Cyclical Corn Yield</td><td>118/118 Bushels/Acre</td></tr><tr><td>Soybean Base</td><td>17.9 Acres</td></tr><tr><td>Direct and Counter Cyclical Soybean Yield</td><td>37/37 Bushels/Acre</td></tr></table>	Farm #2987 – Tract #1397 and #21117		Cropland	131.8 Acres	Corn Base	113.9 Acres	Direct and Counter Cyclical Corn Yield	118/118 Bushels/Acre	Soybean Base	17.9 Acres	Direct and Counter Cyclical Soybean Yield	37/37 Bushels/Acre
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HIGHLY ERODIBLE LAND:	This farm is classified as Highly Erodible Land and a conservation plan is in place.												
AVERAGE CSR:*	ArcView Software indicates a CSR of 77.5 on the tillable acres. The Buchanan County Assessor indicates a CSR of 73.4 on the entire farm.												
BUILDINGS:	None.												
BROKER'S COMMENTS:	Excellent Investment Quality Farm with good soils and high corn base located in a strong area.												

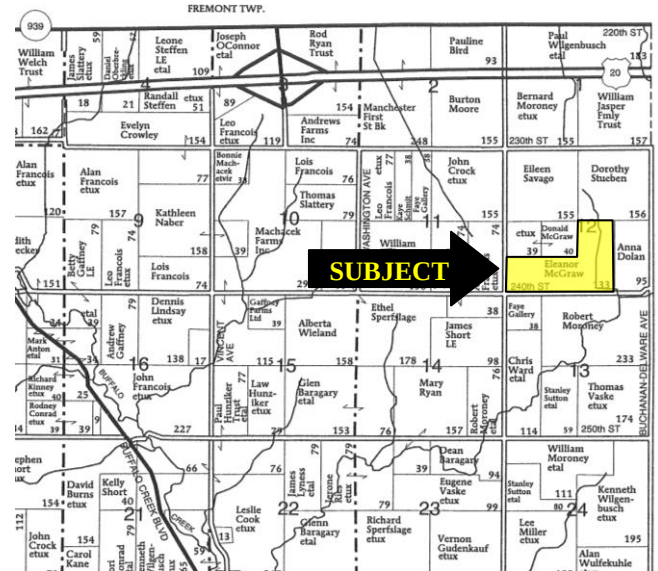
**CSR is an index of soil productivity with a range from 5 to 100, the higher the index, the more productive the soil.*

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



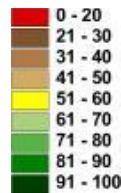
Plat Map



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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.



Measured Tillable Acres		127.2	Average CSR	77.5		
Soil Label	Soil Name	CSR	Corn Yield	Soybean Yield	Acres	
175B	Dickinson fine sandy loam, 2 to 5 percent slop	55	160	43	1.32	
391B	Clyde-Floyd complex, 1 to 4 percent slop	76	189	51	69.41	
399	Readlyn loam, 1 to 3 percent slop	91	209	56	5.73	
408B	Olin fine sandy loam, 2 to 5 percent slop	67	176	48	5.40	
782B	Donnan loam, 2 to 6 percent slop	58	164	44	3.19	
83B	Kenyon loam, 2 to 5 percent slop	86	202	55	25.33	
883B	Cresco loam, 2 to 5 percent slop	75	187	50	16.82	

WE ARE PLEASED TO OFFER THESE SERVICES

APPRAISALS ✱ REAL ESTATE SALES ✱ FARM MANAGEMENT

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

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