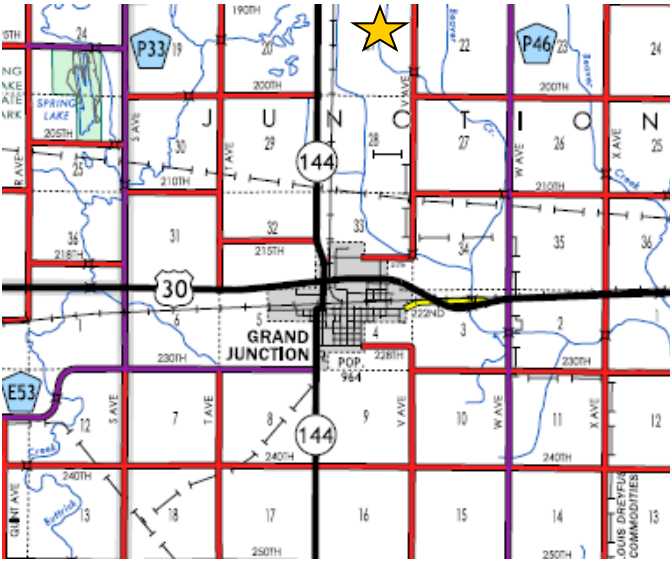


80 Acres, m/l
Greene County, Iowa: Junction Township



- *80 Gross Assessed Acres*
- *79 Taxable Acres*
- *78.75 FSA Cropland Acres*
- *62.92 Farmed Acres*
- *15.83 CRP Acres @ \$306.92/acre avg.
on three contracts expiring in 2024
and 2026*
- *RE taxes \$1,940/yr*

This is a nice acre tract 4 miles north of Grand Junction and NE of the ethanol plant. The farm has a good yield history that is available to serious buyers. The farm has had manure applied over the years with good fertility levels with info available also. The land has some tile but only limited maps available. The lease is open for 2018. There is no manure lease or easement affecting the property. There is a large waterway/drainage ditch bisecting the property. There needs to be a culvert installed to link the east and west side of the property

Brief Legal Description: S 1/2 of the SE 1/4 of 21-84-29

Directions: Go northeast out of Grand Junction on 18th Street for 1/4 mile then east on 2nd street East then turn north on V Avenue for 4.5 miles and farm is on the west.

Asking Price—\$7,900/acre or \$632,000

Gannon Real Estate & Consulting, LC

Mark Gannon, Broker

305 NW 48th Pl. Des Moines, IA 50313

Office: 515-243-3229 or Mobile Phone: 515-291-5942

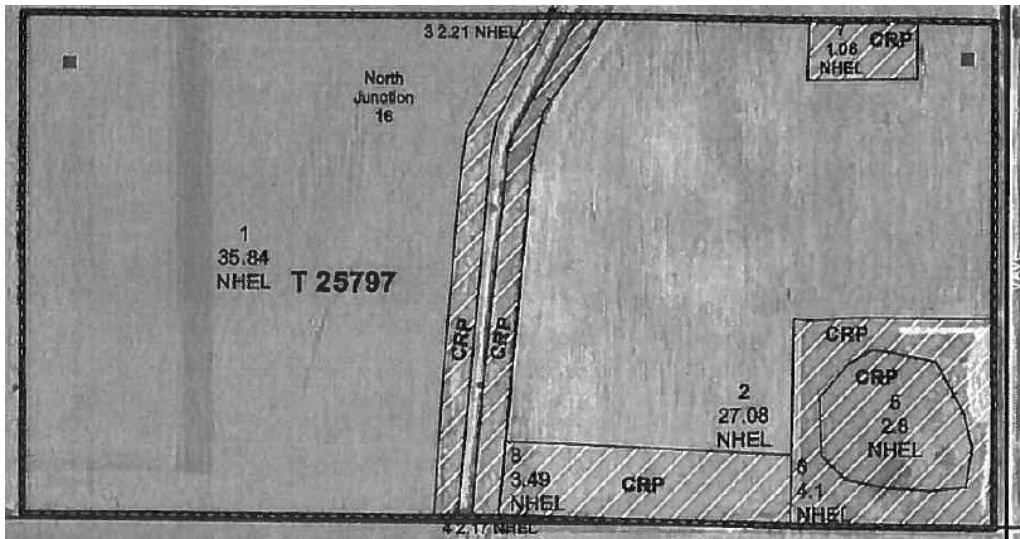
Fax: 515-280-5027 Web: www.gannonre.com E-mail: mark@gannonre.com

Please contact Mark Gannon at the address or phone number above. Let us know your thoughts and needs concerning this property. We present all written and verbal offers to the owners as soon as physically possible. All buyers are responsible for verifying the above information independently. The information above was gathered from sources deemed reliable. Gannon RE & Consulting cooperates with most Iowa-licensed real estate persons representing non-contacted buyer and not representing themselves or related parties. Please call if you have any questions.

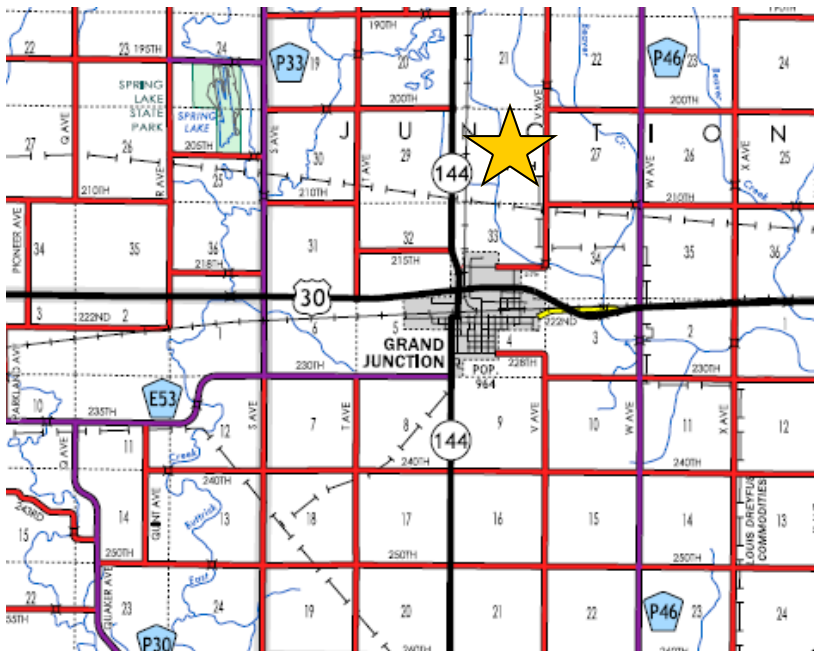
Aerial Maps



Surety Map



FSA Map

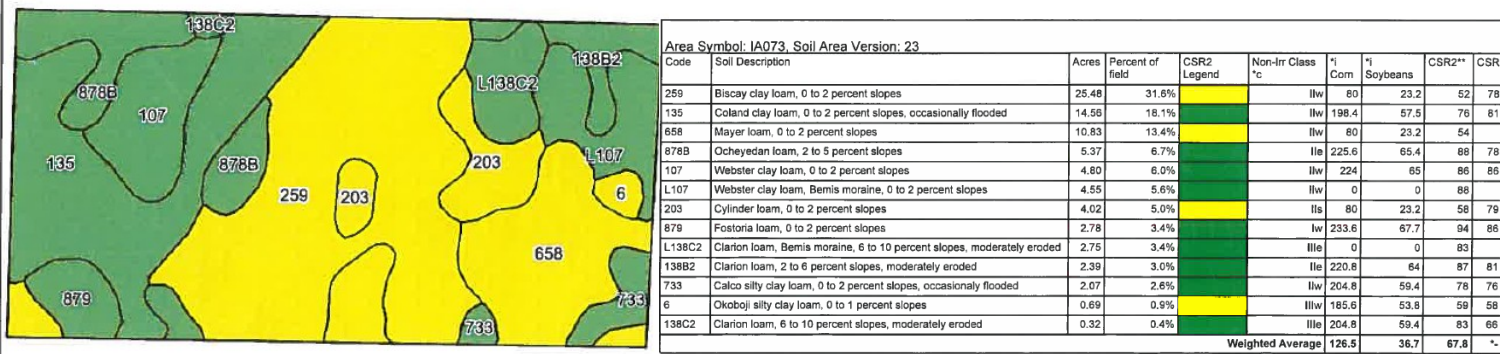


Location Map

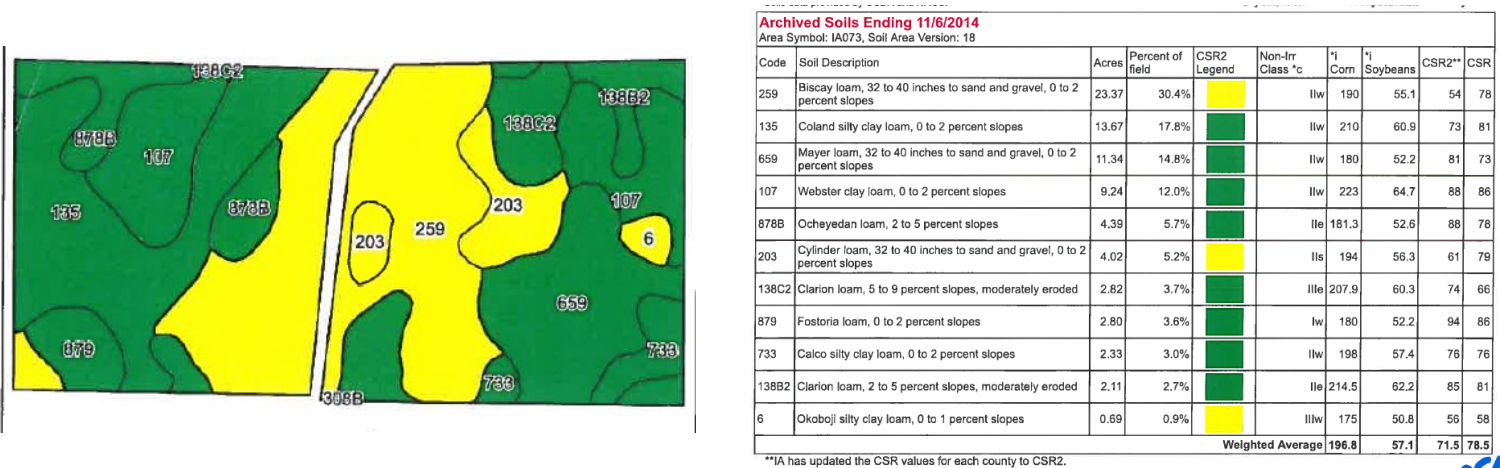
Corn Suitability Rating Explanation

The land has had a changing CSR since it changed from CSR to CSR2 in 2015 then adjusted again to another CSR 2 in 2017. This situation was explained by Lee Burras of ISU in an e-mail that can be provided. Essentially it is changed by outside factors not related to the actual productivity of the land which is the case with all land in Iowa but most not as dramatically as this property. The production history, fertility and other factors are more a reflection of the value of the land than the CSR system.

2017 CSR 2 Map and Legend

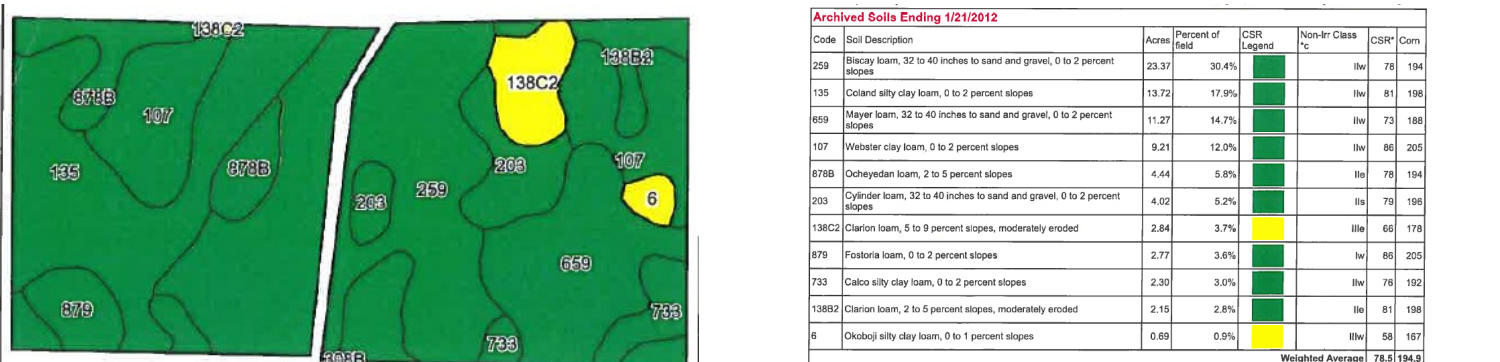


2015 CSR 2 Map and Legend



**IA has updated the CSR values for each county to CSR2.

2012 CSR 2 Map and Legend



*The CSR ratings are dated 1/21/2012 and will be available to aid in the transition to CSR2.