



# WE ARE PLEASED TO PRESENT AT AUCTION

145 Acres m/l - Floyd County, Iowa  
Parcel No. 4 of 5

Wednesday, July 15, 2009 at 10:00 a.m.  
Catholic Community Center  
16 South Summit Ave.  
Nora Springs, Iowa

2800 4<sup>th</sup> Street SW, Suite 7  
Mason City, IA 50401  
Ph.: 641-423-9531 Fax: 641-423-7363

**Property Location:** Approximately 1/2 mile East of Nora Springs City Limits on Highway 122, on North side of road. (See plat map on back.)

**Legal Description:** SW 1/4 Section 9, Township 96 North, Range 18, West of the 5th P.M. (Exact legal to be taken from abstract.)

**Terms:** This is Parcel 4 of 5 being offered at auction. See accompanying brochure for terms of sale. Subject to cash rent lease for the 2009 crop year.

**Real Estate Tax:** \$3,220.00 (\$22.67 per acre) - Net payable in 2008/09.

Gross Acres	144.60 m/l
Road	2.55 m/l
Net Taxable	142.05 m/l

**FSA Data:** Farm No. 5444 Cropland Acres - 137.0 m/l

<u>Crop</u>	<u>Base Acres</u>	<u>Direct Payment Yield</u>	<u>Counter Cyclical Payment Yield</u>
Corn	68.6	142 bu./A	161 bu./A
Beans	68.4	40 bu./A	48 bu./A

**Land Description:** Level to slightly sloping topography. (See aerial photo on back.)

**Drainage:** Average. Some tile present, but additional tile would be beneficial. Seller is not able to locate tile maps.

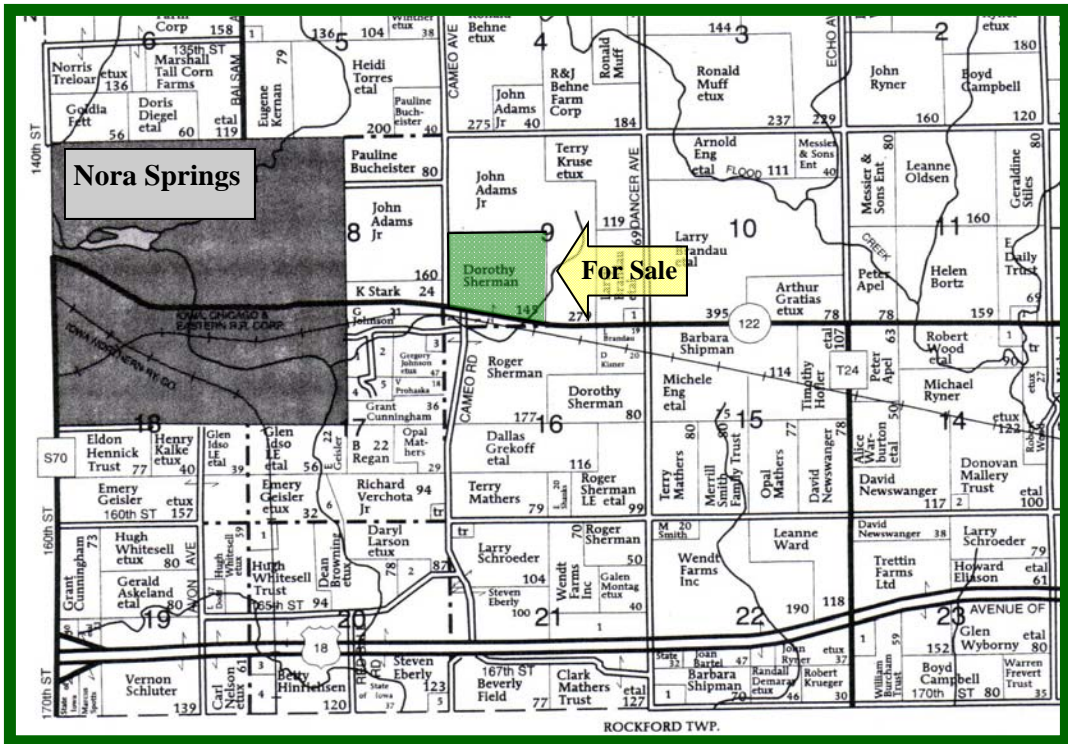
**Soils:** Primary soils are Maxfield, Readlyn, Ostrander and Tripoli. The average CSR is estimated at 84.5. (See soil map on back.)

**Improvements:** Cost-share waterways need to be maintained through 2019.

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**For More Information:** Contact Cal Dickson at the above number or e-mail at [cdickson@mc.hfmgt.com](mailto:cdickson@mc.hfmgt.com).

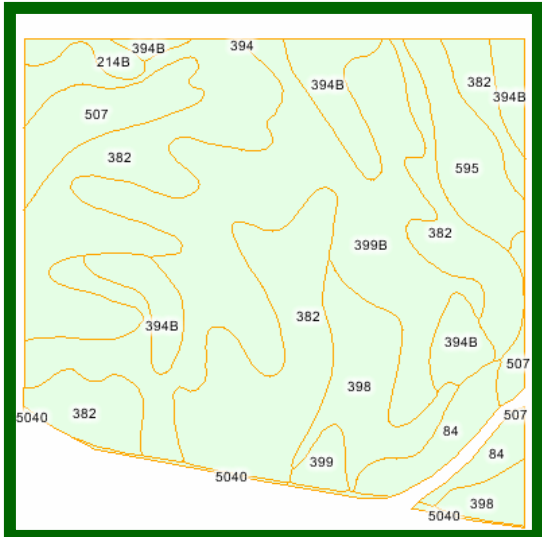
# Plat Map



Plat Map provided by Farm & Home Publishers.

## Soil Map & Key

## FSA Aerial Photo



Aerial Photo and Soil Map/Key provided by AgriData, Inc.

Code	Soil Description	Acres	Percent of Field	CSR
382	Maxfield Silty Clay Loam	50.2	36.6%	90
399B	Readlyn Loam	40.3	29.4%	84
394B	Ostrander Loam	11.8	8.6%	84
398	Tripoli Silty Clay Loam	10.8	7.9%	79
507	Canisteo Silty Clay Loam	7.5	5.5%	79
595	Harpster Silty Clay Loam	6.6	4.8%	85
84	Clyde Silty Clay Loam	5.8	4.2%	77
214B	Rockton Loam	1.6	1.2%	58
399	Readlyn Loam	1.5	1.1%	89
5040	Orthents, Loamy	0.8	0.6%	0
394	Ostrander Loam	0.1	0.1%	89
<b>Weighted Average</b>				<b>84.5</b>

WE ARE PLEASED TO OFFER THESE SERVICES:

SALES \* ACQUISITION \* INVESTMENT ANALYSIS \* EXCHANGING \* FARM AND RANCH MANAGEMENT \* APPRAISALS