



**We are Pleased to  
Present for Sale by Auction  
Parcel #3 - 269 Acres  
Tama County, Iowa**

**LEGAL DESCRIPTION:** SE ¼ NW ¼ and the SW ¼ NE ¼ lying south of the railroad tracks and the E ½ SW ¼, except the south 40 feet, and the S ½ SE ¼, except the south 40 feet, of Section 23, and the NW ¼ NW ¼ of Section 26, all in Township 82 North, Range 13 West of the 5<sup>th</sup> P.M., Tama County, Iowa.

**DATE OF CLOSING:** September 25, 2008.

**POSSESSION:** At closing.

**TAXES:** 2007-2008, payable 2008-2009 – estimated - \$5,559.00 - net - \$20.71 per taxable acre. There are 268.4 estimated taxable acres.

**METHOD OF SALE:** This property will be offered as one parcel containing 269 acres. The bids will be dollars per acre and will be multiplied by 269 acres to determine the total sales price.

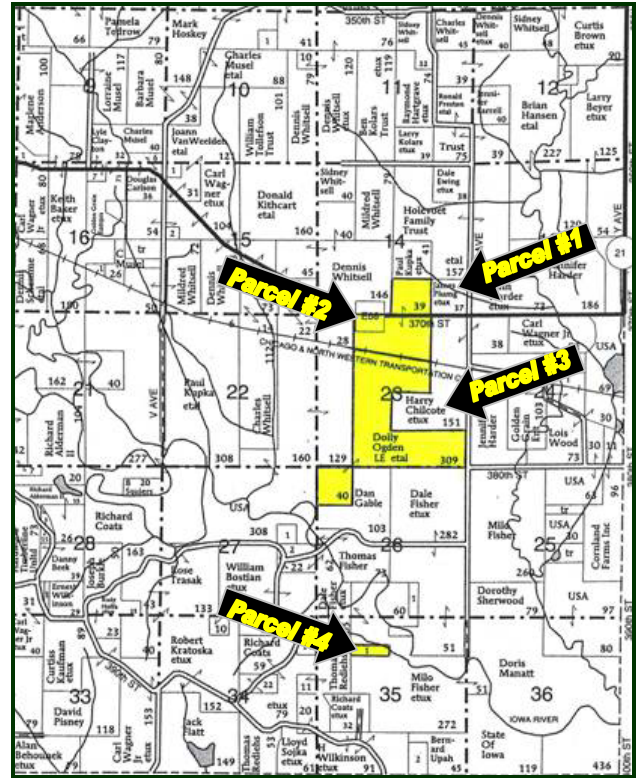
**WETLANDS RESERVE PROGRAM:** This farm is currently in the Wetlands Reserve Program with the United States of America. This means there is an easement on this farm that shall run in perpetuity. The purpose and intent of this easement is to restore, protect, manage, maintain, and enhance the functional values of wetlands and other lands, and for the conservation natural values, including fish and wildlife habitat, water quality improvement, flood water retention, groundwater recharge, open space, aesthetic values, and environmental education. The owners of this land will have the right to use this land for recreational uses, control access, and the right of quiet enjoyment. The owner will be prohibited from altering the landscape, harvesting wood, haying or mowing, or building obstructions on this easement area. Contact Hertz Real Estate Services for a copy of the recorded easement.

**BROKER'S COMMENTS:** This is a unique opportunity to purchase a large wetlands area that provides excellent habitat for waterfowl and wildlife. This would make an ideal recreational property for hunting or a private getaway!

Aerial Map



Plat Map



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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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*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.*