



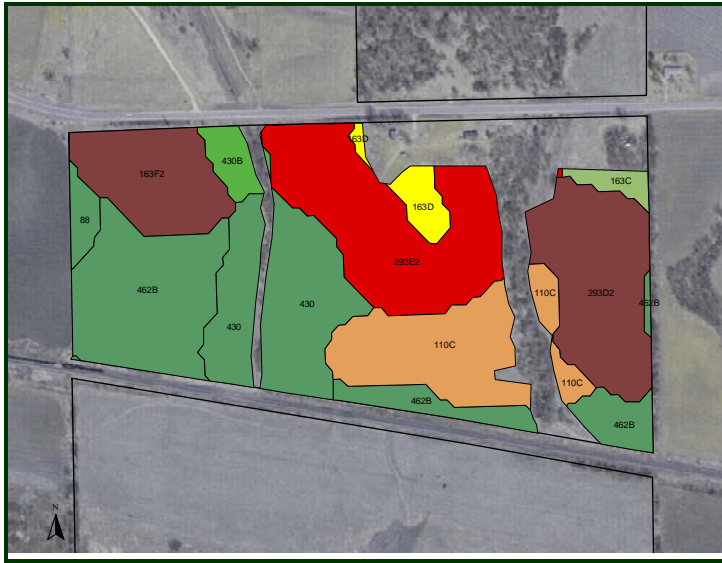
**We are Pleased to
Present for Sale by Auction
Parcel #2 - 81 Acres
Tama County, Iowa**

- LEGAL DESCRIPTION:** Parcel "A" located in that part of the E ½ NW ¼ and that part of the W ½ NE ¼ in Section 23, Township 82 North, Range 13 West of the 5th P.M., Tama County, Iowa.
- DATE OF CLOSING:** September 25, 2008.
- POSSESSION:** At closing.
- TAXES:** 2007-2008, payable 2008-2009 – estimated - \$1,727.00 - net - \$22.00 per taxable acre. There are 78.5 taxable acres.
- FSA INFORMATION:** Farm #5012 - Tract #11425
Cropland 64.9 Acres (all in CRP)
- CONSERVATION RESERVE PROGRAM (CRP):**
- There are .7 acres enrolled at \$100.83 per acre and this contract expires 9/30/08. The annual payment totals \$71.00.
- There are 5.6 acres enrolled at \$179.32 per acre and this contract expires 9/30/08. The annual payment totals \$1,004.
- There are 53 acres enrolled at \$94.00 per acre and this contract expires 9/30/11. The annual payment totals \$4,982. A portion of this contract is in the CRP Tree Program.
- There are 5.6 acres enrolled at \$81 per acre and this contract expires 9/30/08. The annual payment totals \$454.00.
- The Seller to receive 100% of the October 1, 2008 CRP payments for these contracts. At closing Seller shall assign this CRP contract to the Buyer and the Buyer shall accept such assignment and assume the Seller's CRP contract. The Buyer is encouraged to visit with the Tama County FSA to discuss the possibility of re-enrolling these contracts.
- AVERAGE CSR:*** ArcView Software indicates 49.1 CSR on the CRP acres.
- METHOD OF SALE:** This property will be offered as one parcel containing 81 acres. The bids will be dollars per acre and will be multiplied by 81 acres to determine the total sales price.
- BUILDINGS:** There is an old farmhouse and machine shed on this farm.
- SEPTIC SYSTEM:** The status of the septic system is unknown. If the Buyer elects to live in the house, the Buyer will be responsible to bring the septic tank and leach field up to code within one year of closing on this property. This is a requirement of the Tama County Health Department.
- WELL:** There is a drilled well located east of the house. The status is unknown.
- The house, septic system, and well are being sold as is, where is.
- BROKER'S COMMENTS:** This is an attractive farm located along a hard surface road. Includes CRP, timber, and a nice ridge-top overlooking the Iowa River bottom.

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.

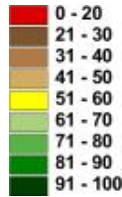
CSR: Calculated using ArcView 3.2 software

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

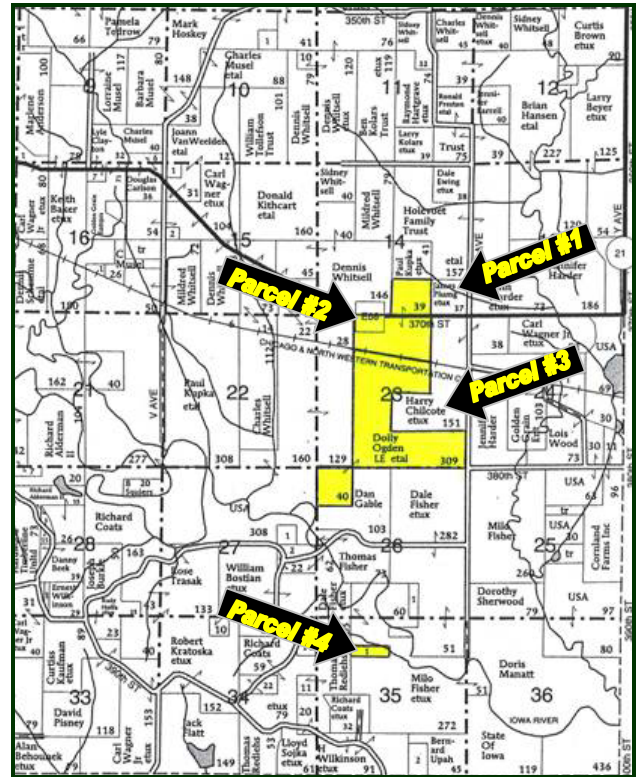


Aerial Map

Soil Label	Soil Name	CSR	Yield	Yield	Acres
110C	LAMONT	32	89	27	8.89
163C	FAYETTE	70	144	48	0.85
163D	FAYETTE	60	135	45	1.53
163F2	FAYETTE	28	0	0	6.18
293D2	CHELSEA-LAMONT-FAYETTE	21	75	25	9.31
293E2	CHELSEA-LAMONT-FAYETTE	11	0	0	12.18
430	ACKMORE	83	141	47	10.15
430B	ACKMORE	78	138	46	1.41
462B	DOWNES BENCHES	90	158	53	13.32
5040	ORTHERTS LOAMY	0	0	0	0.02
88	NEVIN	90	163	55	1.04



Plat Map



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WE ARE PLEASED TO OFFER THESE SERVICES

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

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