



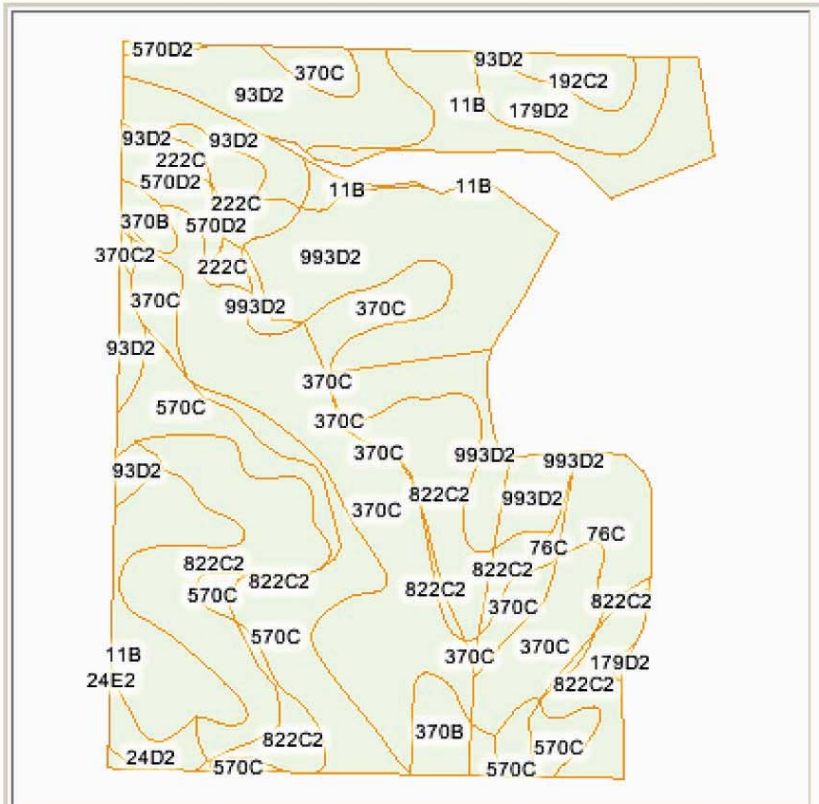
LAND FOR SALE
WE ARE PLEASED TO PRESENT
160 Acres, m/l
Adair County, Iowa

- LOCATION:** 3 miles south of Bridgewater on N51 and ½ mile west on G61
- LEGAL DESCRIPTION:** SW¼ in Section 17, Township 74 North, Range 33 West of the 5th P.M. (Washington Township)
- PRICE AND TERMS:** \$440,000 (\$2,750/Acre)
10% down with offer; balance due in cash at closing.
- REAL ESTATE TAX:** Net Payable in Fiscal Year 2009-2010 \$1,628.00
Tax Per Acre on 156 Taxable Acres \$10.44
- FSA INFORMATION:**
- | | |
|--------------------|---------|
| Farm Number | 3794 |
| Total Acres | 160 |
| Crop Acres | 101.1 |
| Corn Base Acres | 37.9 |
| FSA Yield | 104/104 |
| Soybean Base Acres | 36.4 |
| FSA Yield | 35/35 |
| Pasture Acres | 55 |
- LAND DESCRIPTION:** Rolling
- SOIL TYPES:** Sharpsburg, Colo-Ely, Nira, Gara, Lamoni
Average CSR: 50
- SERVICES:** Massena/Fontanelle – Seed, fertilizer, chemicals, elevator and feed.
- POSSESSION:** At Closing
- COMMENTS:** 9,400 feet of tile. Map available. Fences in good condition.

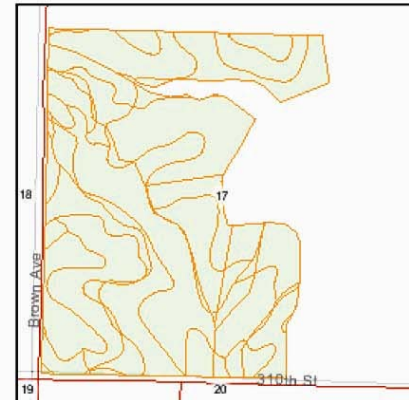
Call Randy Piittmann-Assoc. Broker at our Oakland office for further information: 712-482-3400

P.O. Box 309
Oakland, IA 51560
Ph. (712) 482-3400
Fax (712) 482-3434
www.hfmgt.com

SOIL MAP



Fsa borders provided by the Farm Service Agency.
Soils data provided by USDA and NRCS.



State: **IA**
County: **Adair**
Location: **17-74N-33W**
Township: **Washington**
Acres: **101.2**



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Code	Soil Description	Acres	Percent of field	Non-Irr Class	CSR	Corn	Soybeans
370C	Sharpsburg silty clay loam, 5 to 9 percent slopes	21.9	21.6%	IIIe	72	180	50
822C2	Lamoni silty clay loam, 5 to 9 percent slopes, moderately eroded	17.1	16.9%	IVe	24	86	22
993D2	Gara-Armstrong loams, 9 to 14 percent slopes, moderately eroded	15.2	15.0%	IVe	20	100	29
570C	Nira silty clay loam, 5 to 9 percent slopes	11.0	10.9%	IIIe	69	175	48
11B	Colo-Ely silty clay loams, 2 to 5 percent slopes	10.9	10.8%	IIw	69	176	46
93D2	Shelby-Adair clay loams, 9 to 14 percent slopes, moderately eroded	9.1	9.0%	IIIe	25	105	32
76C	Ladoga silt loam, 5 to 9 percent slopes	3.2	3.2%	IIIe	72	180	50
179D2	Gara loam, 9 to 14 percent slopes, moderately eroded	3.2	3.2%	IVe	43	128	36
370B	Sharpsburg silty clay loam, 2 to 5 percent slopes	2.6	2.6%	Ile	87	189	51
222C	Clarinda silty clay loam, 5 to 9 percent slopes	2.5	2.5%	IVw	30	103	27
570D2	Nira silty clay loam, 9 to 14 percent slopes, moderately eroded	1.8	1.8%	IIIe	54	157	44
192C2	Adair clay loam, 5 to 9 percent slopes, moderately eroded	1.4	1.4%	IIIe	30	108	27
24D2	Shelby clay loam, 9 to 14 percent slopes, moderately eroded	1.2	1.2%	IIIe	48	139	39
370C2	Sharpsburg silty clay loam, 5 to 9 percent slopes, moderately eroded	0.1	0.1%	IIIe	67	175	48
Weighted Average					48.6	139	38

WE ARE PLEASED TO OFFER THESE SERVICES:

Sales • Acquisition • Auctions • Investment Analysis
Exchanging • Farm and Ranch Management • Appraisals

Information for this brochure is from sources deemed reliable, but cannot be guaranteed by Hertz Real Estate Services.