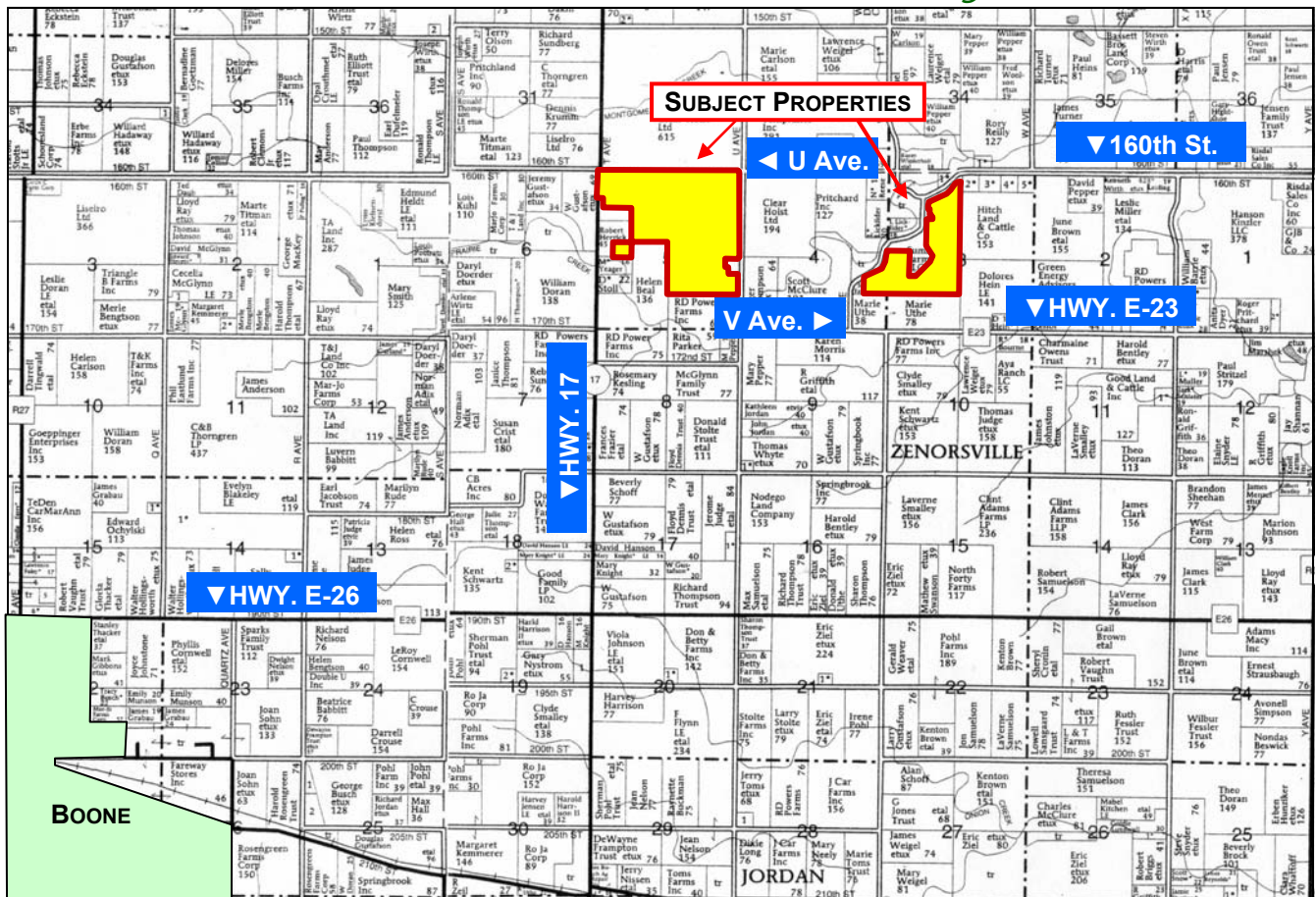




LAND FOR SALE

WE ARE PLEASED TO PRESENT

572 Acres, m/l - Boone County, Iowa



Map reproduced with permission of Farm & Home Publishers, Ltd.

LOCATION: Located 6 miles northeast of Boone with access from Hwy. 17, U Ave., V Ave. and 160th St. (See Township plat for exact location and roads)

LEGAL DESCRIPTION: Parts of Sections 3, 4 and 5 all in Township 84 North, Range 25 West of the 5th p.m., Boone County, Iowa. Exact legal to be taken from abstract.

PRICE AND TERMS:

- \$3,432,000.00 \$6,000/Acre
- 10% down, balance due in cash at closing.

REAL ESTATE TAX:

2008-2009 Tax Year, Payable in 2009-2010: \$10,278.00
 Taxable Acres: 572.2 Tax per Acre: \$17.96

FSA DATA: Farm Number 6043

Tracts:	<u>2192</u>	<u>2539</u>	<u>6492</u>	<u>TOTAL</u>
Crop Acres:	125.9	263.3	173.4	562.6
Corn Base:	74.3	158.3	86.7	319.6
Corn Yields:	117/117	119/119	119/143	
Bean Base:	50.9	104.2	86.7	241.8
Bean Yields:	34/34	36/36	35/42	

LAND DESCRIPTION: Undulating to gently rolling.

SOIL TYPES: Primary soils are Clarion, Webster, Nicollet and Canisteo. See soil maps on back for detail.

CSR: 82.2 on West Field; 82.6 on East Field **SOURCE:** AgriData, Inc. and ArcView

TRADE CENTERS: Boone and Ames

BUILDINGS: None

DRAINAGE: Generally good natural drainage, plus tile with some maps available.

WATER & WELL DATA: No wells. Rural water available along Hwy. 17 and V. Ave.

POSSESSION: As may be agreed, subject to an excellent cash rent lease for 2010.

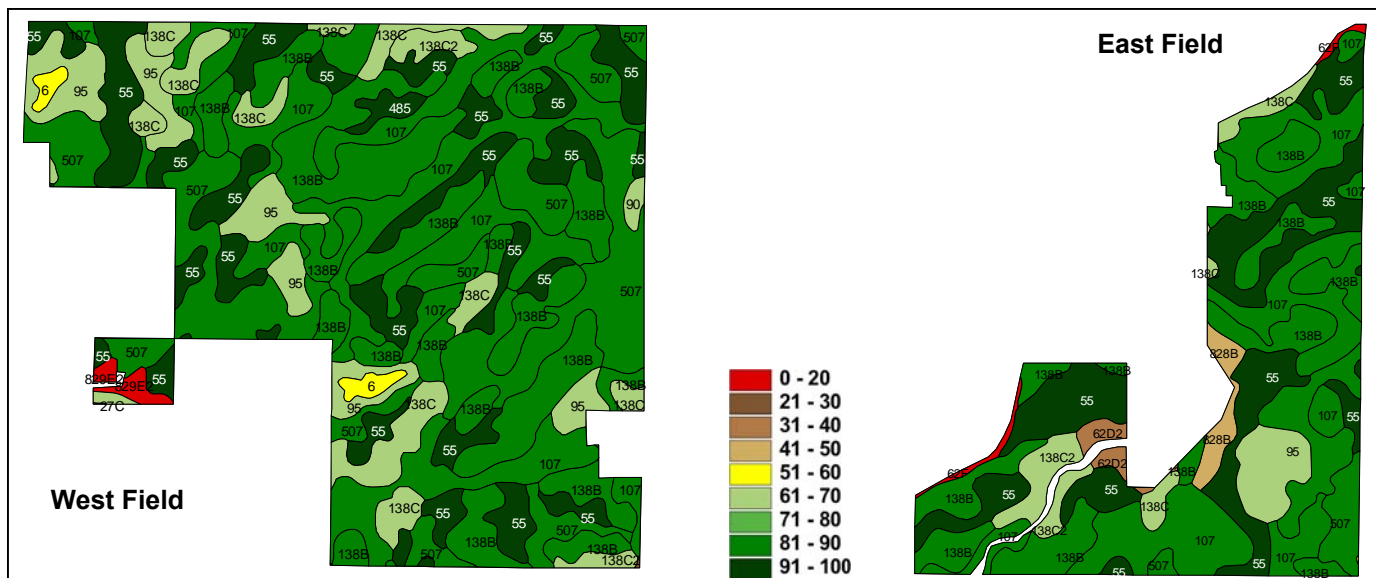
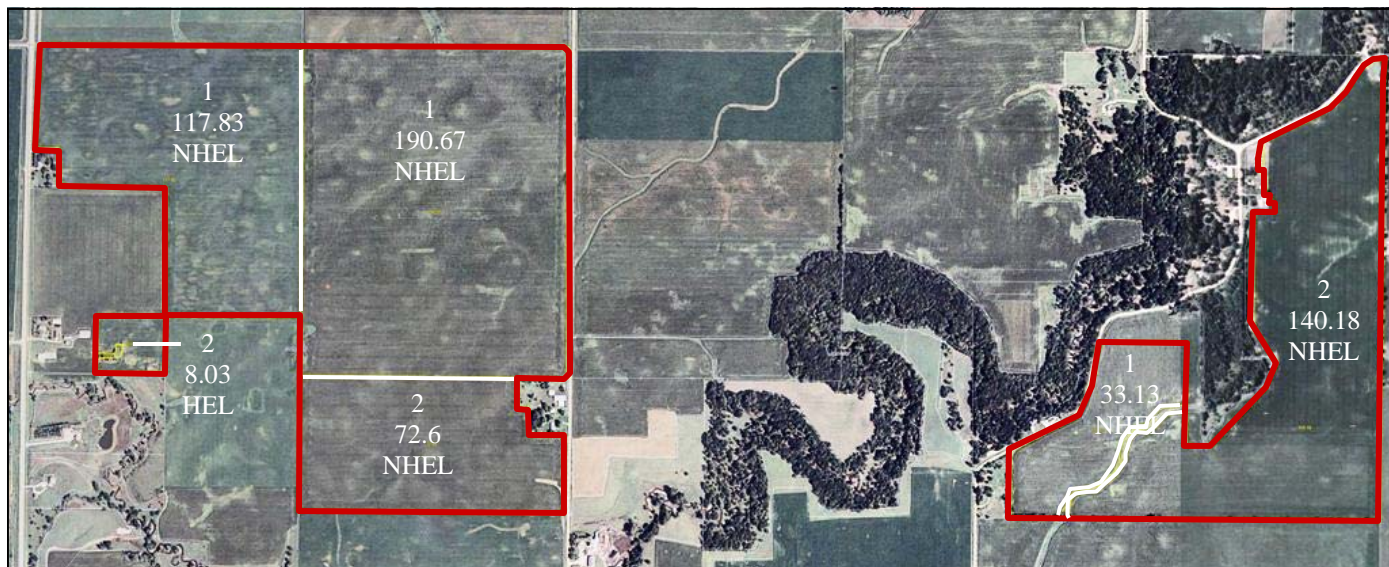
COMMENTS: Excellent quality cropland in the heart of Central Iowa with access to ethanol plants and co-ops originating grain trains.

For additional information, contact Randy Hertz:

415 South 11th • PO Box • Nevada, IA 50201
 Telephone: 515-382-1500
 www.hfmgt.com

The information in this brochure is from sources deemed to be reliable but it cannot be guaranteed by Hertz Real Estate Services, Inc. or its staff.

AERIAL & SOIL MAPS



West Field		Soil Label	Soil Name	CSR	Corn Yield	Soybean Yield	Capability Class	% Slope	Acres
		138B	Clarion	84	204	55	2E	2-5	87.3
		507	Canisteo	82	202	55	2W	0-2	79.4
		107	Webster	87	208	56	2W	0-2	79.1
		55	Nicollet	92	215	58	1	1-3	74.1
		95	Harps	64	177	48	2W	0-2	27.5
		138C	Clarion	69	184	50	3E	5-9	26.8
		138C2	Clarion	66	180	49	3E	5-9	5
		6	Okoboji	58	169	46	3W	0-1	3.1
		485	Spillville	91	214	58	2W	0-2	2.5
		829E2	Zenor-Storden	11	106	29	6E	14-25	2.4
		90	Okoboji	61	173	47	3W	0-1	1.3
		27C	Terril	69	184	50	3E	5-9	0.6
		1135	Coland	25	0	0	5W	0-2	0.1
		Weighted Average		82.2	201.7	54.6			389.2

East Field		Soil Label	Soil Name	CSR	Corn Yield	Soybean Yield	Capability Class	% Slope	Acres
		55	Nicollet	92	215	58	1	1-3	47.8
		138B	Clarion	84	204	55	2E	2-5	47.1
		107	Webster	87	208	56	2W	0-2	44.8
		95	Harps	64	177	48	2W	0-2	8.2
		138C2	Clarion	66	180	49	3E	5-9	6.6
		507	Canisteo	82	202	55	2W	0-2	5.8
		138C	Clarion	69	184	50	3E	5-9	4.4
		828B	Zenor	46	153	41	3E	2-5	4.3
		62D2	Storden	38	142	38	3E	9-14	2.7
		62F	Storden	7	100	27	6E	18-25	1.6
		Weighted Average		82.6	202.3	54.6			173.3

WE ARE PLEASED TO OFFER THESE SERVICES

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