



LAND FOR SALE
 WE ARE PLEASED TO PRESENT

83 Acres, m/I - Fremont County, Iowa

LOCATION: From Thurman: 3 miles east on Hwy. 145 (160th St.) at intersection of 250th Ave. Property has a brick wall running along the south side of road.

ADDRESS: 2508 160th St., Thurman, IA 51654

LEGAL DESCRIPTION: Lot 1 of NW¼ NW¼ except that part lying north and east of ditch, Lot 2 and N½ Lot 3, E½ NW¼, N½ Lot 4, and SW¼ NW¼, all in Section 5, Township 69 North, Range 42 West of the 5th p.m. (Sidney West Twp.)

PRICE AND TERMS:

- \$590,000
- 10% down, balance due in cash at closing.

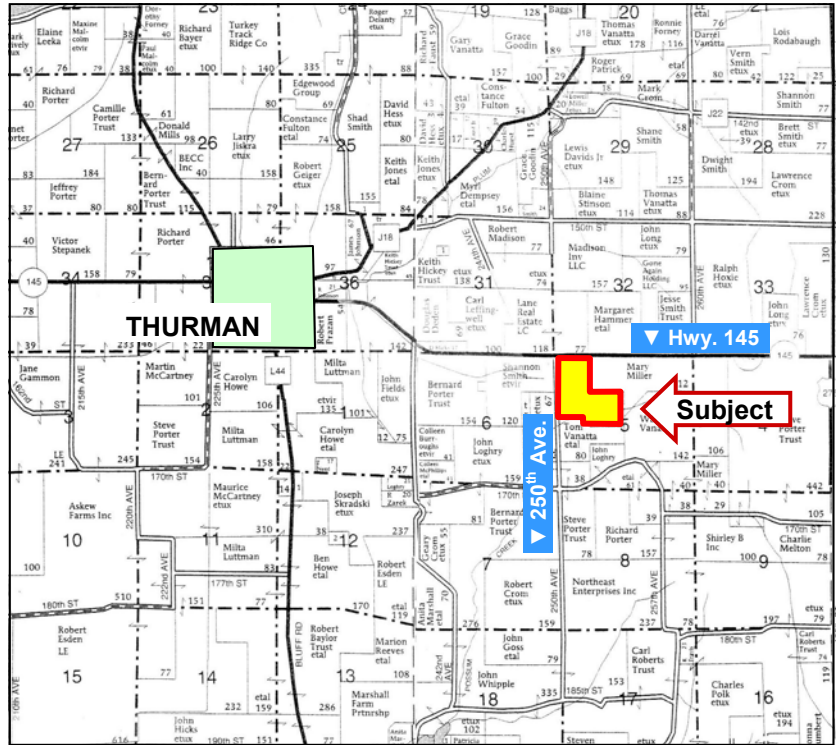
REAL ESTATE TAX:

Taxes Payable in 2011-2012: \$2,678.00
 Taxable Acres: 83.11

FSA DATA:

Farm Number: 1089
 Crop Acres: 63.7

| Base/Yields | Direct | Counter-Cyclical |
|-----------------|--------|------------------|
| Corn Base: 28.9 | 95 | 105 |
| Bean Base: 28.9 | 27 | 32 |



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SOIL TYPES: Primary soils are Monona, Napier, Ida and Marshall. See soil map on back for detail.

CSR: 60.1 per AgriData, Inc./Arcview

IMPROVEMENTS: 2-story, 2,491 SF house built in 2002. 40' x 100' Steel utility building. 2 Government grain bins with 6,900(+) Bu. storage, in poor condition.

HOUSE: House has 3 BR, 2 BA, central air, gas heat, stainless steel appliances, 2 corn stoves, electric washing machine, gas dryer, deep freeze, Wenco windows, granite countertops, well-insulated. Bar stools stay with house.

PERSONAL PROPERTY: 135 White tractor with 20' disc

SCHOOL DISTRICT: Sidney School District

LAND DESCRIPTION: Rolling to steeper slopes in Loess Hills

DRAINAGE: Good. All farmland is terraced.

WATER & WELL DATA: 205' Well with submersible pump located SE of house. Septic is up to date.

POSSESSION: As agreed.



For additional information, contact Kelly Tobin

2056 Forest Ave., New Market, IA 51646
 Phone 712-585-3369

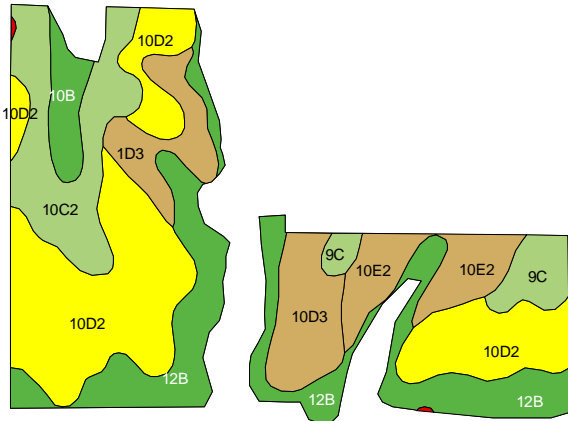
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AERIAL & SOIL MAPS



| Acres Shown: 63.7 | | Average CSR: 60.1 | | | | |
|-------------------|--|-------------------|------------|------------|-------|-------|
| Soil Label | Soil Name | CSR | Corn Yield | Bean Yield | Class | Acres |
| 10D2 | Monona silt loam, 9 to 14 percent slopes, moderately eroded | 53 | 150 | 41 | IIle | 21.87 |
| 12B | Napier silt loam, 2 to 5 percent slopes | 77 | 182 | 49 | Ile | 14.79 |
| 10C2 | Monona silt loam, 5 to 9 percent slopes, moderately eroded | 63 | 163 | 44 | IIle | 8.69 |
| 10E2 | Monona silt loam, 14 to 20 percent slopes, moderately eroded | 43 | 136 | 37 | IVe | 4.91 |
| 10D3 | Monona silt loam, 9 to 14 percent slopes, severely eroded | 50 | 146 | 39 | IIle | 4.55 |
| 1D3 | Ida silt loam, 9 to 14 percent slopes, severely eroded | 45 | 139 | 38 | IIle | 3.80 |
| 9C | Marshall silty clay loam, 5 to 9 percent slopes | 70 | 173 | 47 | IIle | 2.86 |
| 10B | Monona silt loam, 2 to 5 percent slopes | 80 | 186 | 50 | Ile | 2.22 |
| 1F3 | Ida silt loam, 20 to 30 percent slopes, severely eroded | 10 | 92 | 25 | Vle | 0.04 |
| 717C | Napier-Gullied land complex, 2 to 10 percent slopes | 5 | 85 | 23 | Ve | 0.02 |



FSA borders provided by the Farm Service Agency as of May 23, 2008. Soils data provided by USDA and NRCS.

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