



LAND FOR SALE

WE ARE PLEASED TO PRESENT

151.12 Acres, M/L
Lyon County, Iowa

LOCATION: From Alvord go 2 ½ miles east on A34 and 1 mile north on Fir Avenue. Fir Avenue is on the west side of the farm and 200th Street is on the south side of the farm.

LEGAL DESCRIPTION: The Southwest Quarter (SW ¼) of Section Twenty-six (26), Township Ninety-nine (99) North, Range Forty-six (46), West of the 5th P.M. Except Parcel A as shown by survey recorded in Book 7, at Page 63 of the Lyon County Recorder's office. (see attached)

PRICE AND TERMS: \$1,000,000 (\$6,617/acre)
10% down, balance due in cash at closing

REAL ESTATE TAXES: Net payable in fiscal year 2009-2010 \$2,476.00
Tax Per Acre on 147.47 Net Taxable Acres \$16.79

FSA INFORMATION:

		<u>Base</u>	<u>Yields</u>
Farm Number	190	Corn	67.8 Acres 111/137 Bushels
Tract Number	10440	Soybeans	71.1 Acres 35/42 Bushels
Cropland Acres	146.7		

The farm is eligible for the USDA Average Crop Revenue Election (ACRE) program.

LAND DESCRIPTION: -Level to moderately rolling with cropland rated non-highly erodible land (NHEL).
-Tract does not contain a wetland, as of determination dated 1/30/09.

SOIL TYPES: Moody, Trent, Ackmore, and Afton. See attached map.
CSR: 61.8 per AgriData, Inc.
CSR: 61.5 per Lyon County Assessor

SERVICES: School District: West Lyon
Primary Trade Center: Alvord

IMPROVEMENTS: None

DRAINAGE: Natural drainage and private tile.

POSSESSION: As agreed, subject to cash lease expiring February 28, 2011.

COMMENTS: We are pleased to represent the Donald D. Kahl Trust in the sale of this Lyon County farm. The farm has a gas line easement recorded in Book MISC, at Page 348. This is a nice tract of land with an above average CSR.

Humboldt Office 1101 13th St. No. Ste. 2 P.O. Box 503 Humboldt, IA 50548-0503 515-332-1406
FAX 515-332-1205 WWW.HFMGT.COM

The information gathered for this brochure is from sources deemed reliable, but cannot be guaranteed by Hertz Farm Management, Inc., or its staff.

AERIAL MAP



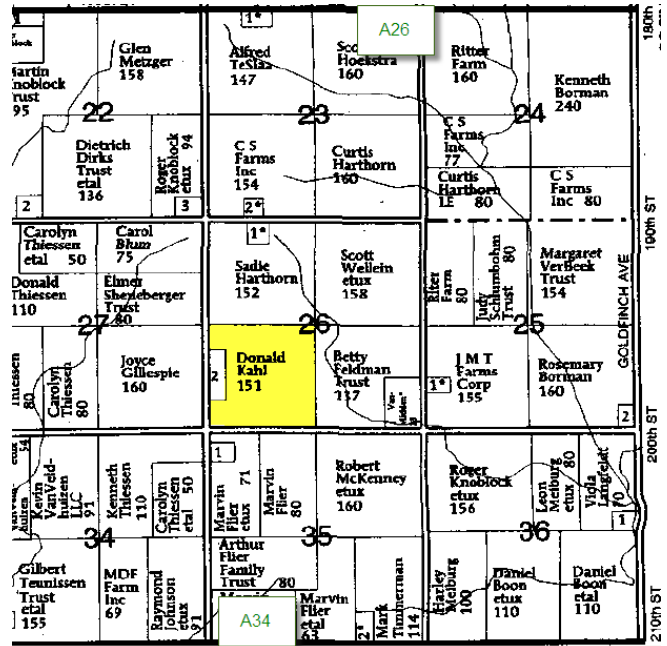
Maps provided by:



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www.AgriDataInc.com

26-99N-46W
Lyon County
Iowa

LOCATION MAP



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

SOIL MAP

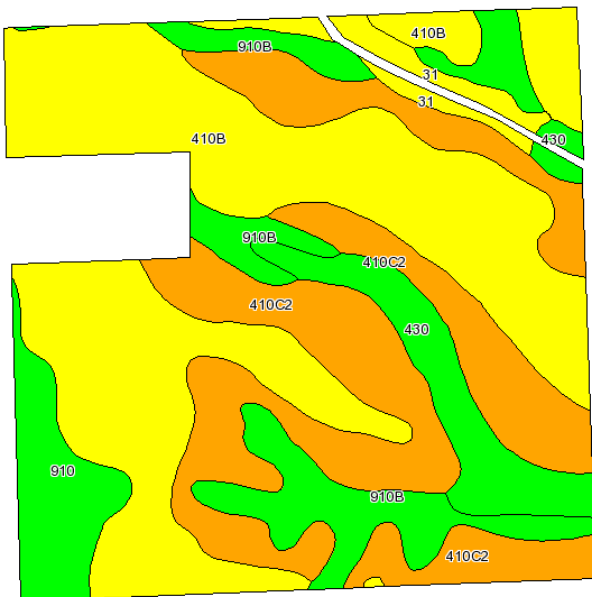
State: Iowa
County: Lyon
Location: 026-099N-046W
Township: Cleveland
Acres: 146.7
Date: 2/1/2010



Maps provided by:



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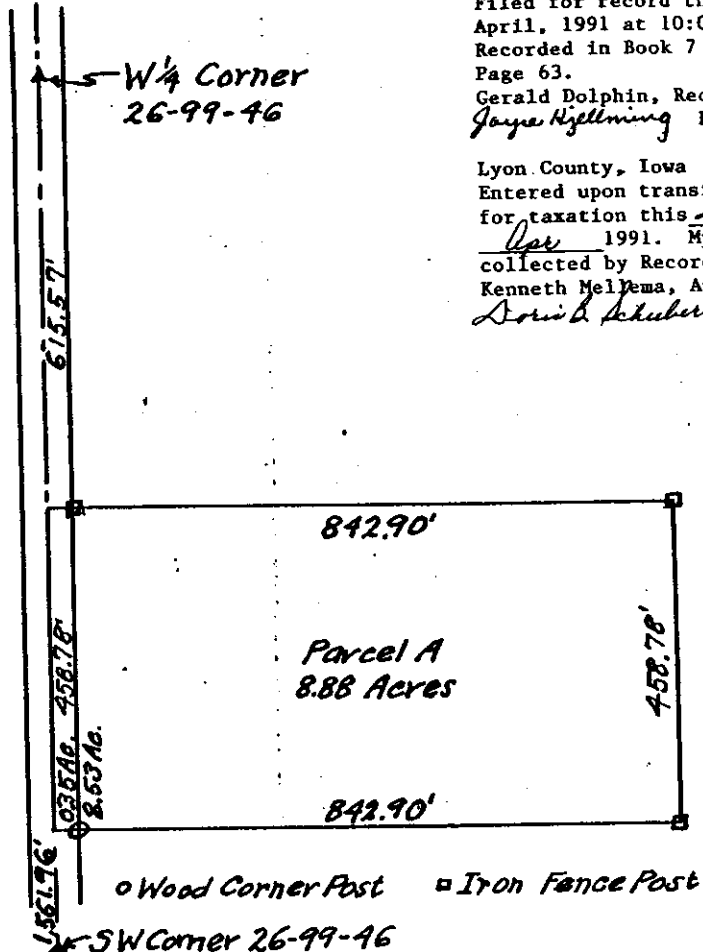
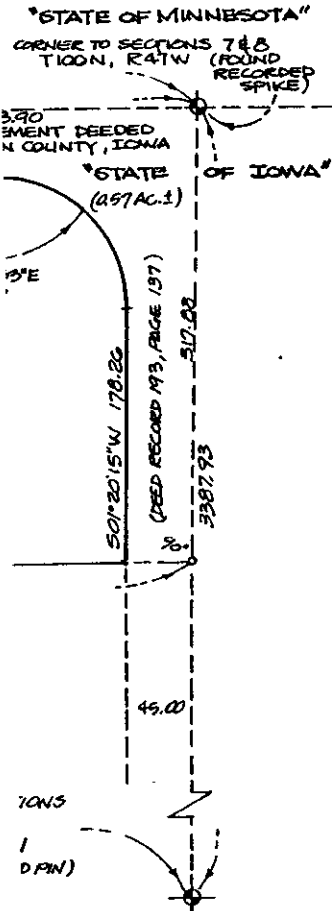
Code	Soil Description	Acres	Percent of field	CSR Legend	CSR
410B	Moody silty clay loam, 2 to 5 percent slopes	63.8	43.4%		65
410C2	Moody silty clay loam, 5 to 9 percent slopes, moderately eroded	43.5	29.6%		48
910B	Trent silty clay loam, 2 to 5 percent slopes	16.8	11.5%		73
430	Ackmore silty clay loam, 1 to 3 percent slopes	10.3	7.0%		70
910	Trent silty clay loam, 0 to 2 percent slopes	8.2	5.6%		75
31	Afton silty clay loam, 0 to 2 percent slopes	4.1	2.8%		68
Weighted Average					61.8

my direct personal supervision,
 Iowa.

er of Section 7, Township
 l Meridian containing 3.29
 ibered as follows:
 535.27 feet distant wester-
 ing) on said north line,
 45.00 feet; thence "EAST",
 curve to the right with a
 feet, an arc distance of
 ites 15 seconds West,
 ly therefrom (measured at
 degrees 46 minutes
 es 25 minutes 23 seconds

Lyon County, Iowa
 Filed for record the 8th of
 April, 1991 at 10:00 A.M. &
 Recorded in Book 7 of Plats
 Page 63.
 Gerald Dolphin, Recorder
 Joyce Hjellming Deputy

Lyon County, Iowa
 Entered upon transfer books &
 for taxation this 23 day of
 Apr 1991. My fee of \$5.00
 collected by Recorder.
 Kenneth Mellyema, Auditor
 David Schubert Deputy



Scale 1" = 200'

Seller: Albert Kahl

Buyer: Darwyn Klarabee

Description of Parcel A: Beginning at a point 615.57 ft. South of the West Quarter Corner of Section 26, Township 99N and Range 46W of the 5th P.M. thence East 842.90 ft., thence South 458.78 ft., thence West 842.90 ft., thence North 458.78 ft. to the point of beginning and containing 8.88 acres.

I hereby certify that this plan, specification, plot survey, or report was prepared by me or under my direct personal supervision and that I am a duly registered Professional Engineer and Land Surveyor under the laws of the State of Iowa.
 Signed _____ Date _____

Kenneth M. Wallace Apr 8, 1991
 KENNETH M. WALLACE, P.E., R.L.S. Iowa Reg. No. 6156



Ken M. Henshaw
 Ken M. Henshaw
 Surveyor of Land Surveyor

Reg. No. 8103

l at 10:15 A.M. &
 lphin, Recorder