



LAND FOR SALE
 WE ARE PLEASED TO PRESENT

**127.6 Acres, m/l -
 Polk County, Iowa**

LOCATION: One mile south of Altoona on 1st Ave. S (945th) (NE 72nd St.), then east 1½ miles on NE 27th Ave.

LEGAL DESCRIPTION: Ex. E416' N½ NE¼ Section 32; ex. E416' SE¼ SE¼ less 1 Acre Rd.; ex. Beg. Southwest Corner then N1,321.23' to Northwest Corner, E50', S871', E550.04', S450.13' to south Ln W 600.04' to POB-SW¼ SE¼ less 1.455 acre rd. Section 29, all in Township 79 North, Range 22 West of the 5TH P.M.

PRICE AND TERMS:

- \$1,250,000 or \$9,796/Ac.
- 10% down, balance due in cash at closing.

REAL ESTATE TAX:

Payable in 2008-2009: \$3,214
 Taxable Acres: 125.15
 Tax per Acre: \$25.68

FSA DATA:

Farm Number: 570, Tract 2017
 Crop Acres: 121.9 NHEL

Base/Yields	Direct	Counter-Cyclical
Corn Base: 64.5	96	126
Bean Base 57.4	33	39

TRADE CENTERS: Altoona, Mitchellville & Des Moines

SCHOOL DISTRICT: Southeast Polk

LAND DESCRIPTION: Level to sloping with terraces

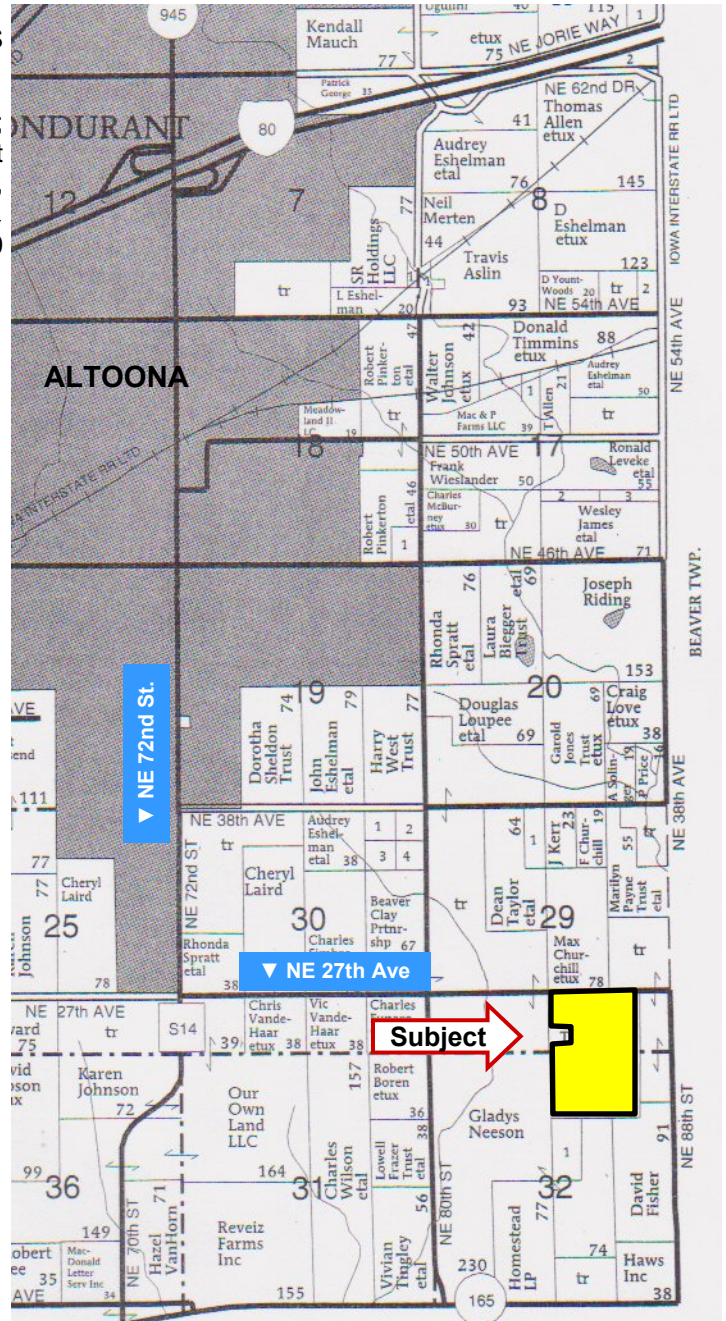
SOIL TYPES: Primary soils are Clarion & Nicollet. (See soil map on back.)

CSR: 81.8 SOURCE: Agri Data, Inc. 2008

DRAINAGE: Tile but no maps

POSSESSION: As agreed subject to existing 2009 cash rent lease

COMMENTS: Zoned *Agricultural Transition*. Parcel deeded out for city of Des Moines water tower.



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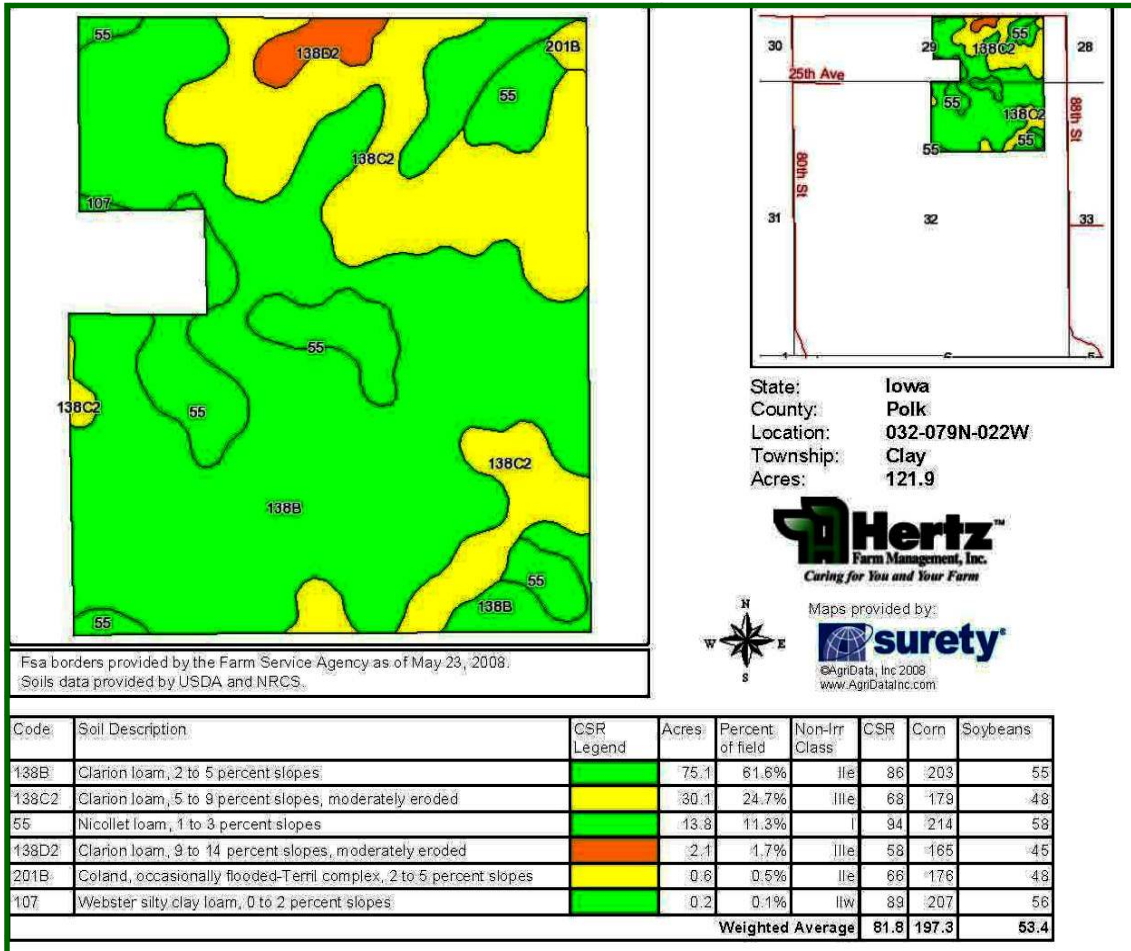
For additional information, contact Marv Huntrods

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AERIAL & SOIL MAPS



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