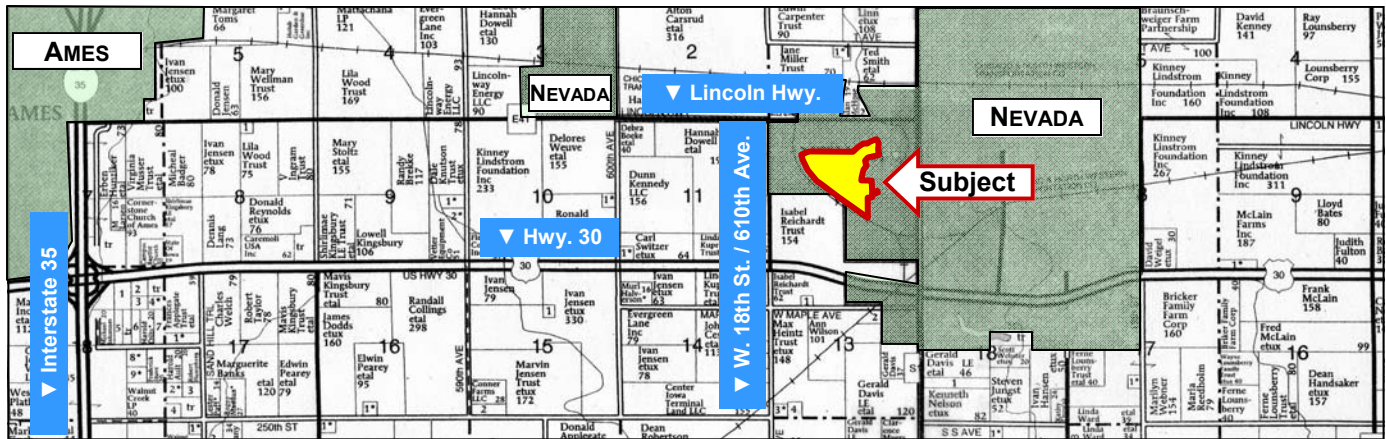


**95 Acres, m/l - Story County, Iowa**



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

**LOCATION:** Located within the Nevada City Limits. From Hwy. 30, go north on W. 18th St./610th Ave. for 3/4 mile; then east on E-41 (Lincoln Hwy.) 1/2 mile; south on Osage Dr., then east on Apache St. **ADDRESS:** 807 Apache St., Nevada, IA 50201

**GENERAL LEGAL DESCRIPTION:** Section 12, Grant Twp. - Outlot S of Indian Ridge Plat 4. Land located on west edge of Nevada, south of Lincoln Hwy. between Indian Ridge 1 & 2 and Indian Ridge 3 & 4, East of Union Pacific Railroad, plus Miller-Ledbetter Addition Lot 9 in Section 12, Township 83 North, Range 23 West of the 5th p.m.

**PRICE AND TERMS:**

- \$960,000 \$10,105(+)/Acre
- 10% down, balance due in cash at closing.

**REAL ESTATE TAX:**

Taxes Payable 2011-2012: \$3,790.00  
Taxable Acres: 95.82  
Tax per Acre: \$39.55

**FSA DATA:**

Farm Number: Part of 4260  
Crop Acres: 79.42 NHEL crop acres

Base/Yields	Direct	Counter-Cyclical
Corn Base: 76.4	116	116
Bean Base: 14	34	34

Farm is enrolled in the ACRE program.

**LAND DESCRIPTION:** Level to gently sloping

**SOIL TYPES:** Primary soils on the tillable land are Canisteo and Clarion. See soil map on back for detail.

**CSR:** 84.8 **SOURCE:** AgriData, Inc.

**SERVICES:**

- School District:** Nevada
- Utilities:** Alliant Energy
- Trade Centers:** Nevada, Ames
- Water/Sewer:** House served by deep well on west side of house. On septic tank. City of Nevada and sewer adjacent to Acreage.
- Mail:** Nevada
- LP Tank:** Owned
- Telephone:** Nevada

**IMPROVEMENTS:**

- 2-Story Brick House built in 1900
- 3 Stall Shop/Garage
- 36' x 45' Machine Shed
- Barn
- 27' Dryer Bin
- 27' Storage Bin
- Cattle Shed
- Tool Shed



**DRAINAGE:** Tile map available.

**POSSESSION:** As agreed, subject to custom lease

**ZONING:**

Story County Zoning - Agricultural  
City of Nevada Zoning—Mixed Use/Planned Unit Development (PUD)

**COMMENTS:** Quality farmland with beautiful acreage overlooking West Indian Creek Park area and adjacent to Indian Ridge development. Tax increment financing may be available.

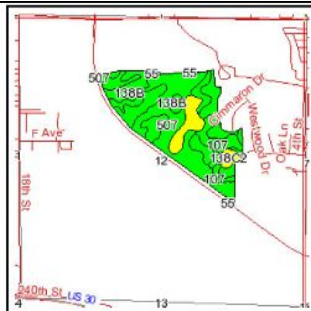
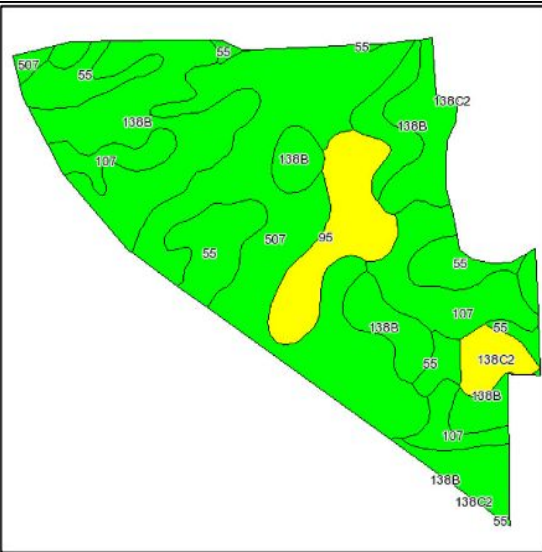
**For additional information, contact Randall V. Hertz**

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

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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



State: Iowa  
 County: Story  
 Location: 012-083N-023W  
 Township: Grant  
 Acres: 78.7  
 Date: 3/29/2010



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

Code	Soil Description	Acres	Percent of field	CSR Legend	Non-Irr Class	CSR	Corn	Soybeans
507	Canisteo clay loam, 0 to 2 percent slopes	24.8	31.1%	IIIe	IIw	84	208	55
138B	Clarion loam, 2 to 5 percent slopes	24.4	31.0%	IIIe	IIe	86	206	59
55	Nicollet loam, 1 to 3 percent slopes	12	15.3%	IIIe	I	84	217	59
107	Webster clay loam, 0 to 2 percent slopes	9.1	11.6%	IIIe	IIw	89	210	57
95	Harpis loam, 1 to 3 percent slopes	8.5	8.3%	IIIe	IIw	86	179	48
138C2	Clarion loam, 5 to 9 percent slopes, moderately eroded	2.1	2.7%	IIIe	IIIe	68	182	49
<b>Weighted Average</b>						<b>84.8</b>	<b>204</b>	<b>55.4</b>

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