



**WE ARE PLEASED  
TO PRESENT AT AUCTION**

**50 Acres m/l - Floyd County, Iowa  
Parcel No. 1 of 5**

2800 4<sup>th</sup> Street SW, Suite 7  
Mason City, IA 50401  
Ph.: 641-423-9531 Fax: 641-423-7363

Wednesday, July 15, 2009 at 10:00 a.m.  
Catholic Community Center  
16 South Summit Ave.  
Nora Springs, Iowa

**Property Location:** Approximately 1 1/2 miles East of Nora Springs City Limits on Highway 122, then South 1 mile on Dancer Avenue on West side. (See plat map on back.)

**Legal Description:** East 5/8ths of N1/2 NE1/4 Section 21, Township 96 North, Range 18, West of the 5th P.M., Rock Grove Township, Floyd County, Iowa. (Exact legal to be taken from abstract.)

**Terms:** This is Parcel 1 of 5 being offered at auction. See accompanying brochure for terms of sale. Subject to cash rent lease for the 2009 crop year.

**Real Estate Tax:** \$1,142.00 (\$24.15 per acre) - Net payable in 2008/09.

Gross Acres	49.55 m/l
<u>Road</u>	<u>2.25 m/l</u>
Net Taxable	47.30 m/l

**FSA Data:** FSA Farm No. 5444 Cropland Acres - 47.3 m/l

<u>Crop</u>	<u>Base Acres</u>	<u>Direct Payment Yield</u>	<u>Counter Cyclical Payment Yield</u>
Corn	23.7	142 bu./A	161 bu./A
Beans	23.6	40 bu./A	48 bu./A

**Land Description:** Level to slightly sloping topography. (See aerial photo on back.)

**Drainage:** Average. Some tile present, but additional tile would be beneficial. Seller is not able to locate tile maps.

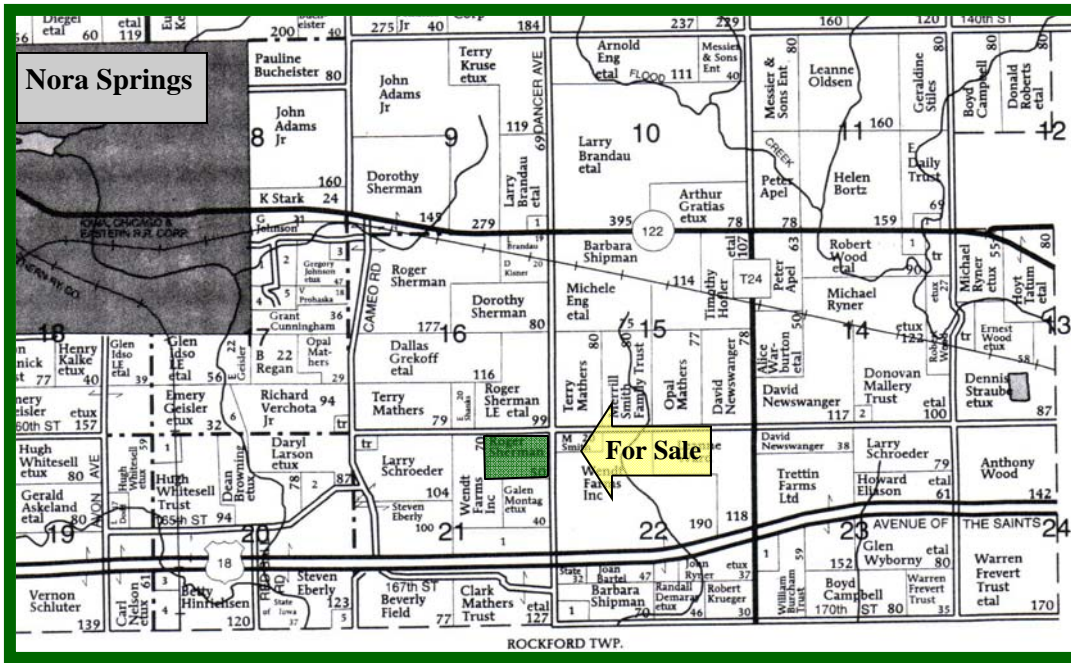
**Soils:** Primary soils are Klinger with smaller amounts of Norville and Dinsdale. The average CSR is estimated at 88. (See soil map/key on back.)

**Improvements:** None

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**For Additional Information:** Contact Cal Dickson at the above number or e-mail at [cdickson@mc.hfmgt.com](mailto:cdickson@mc.hfmgt.com).

# Plat Map

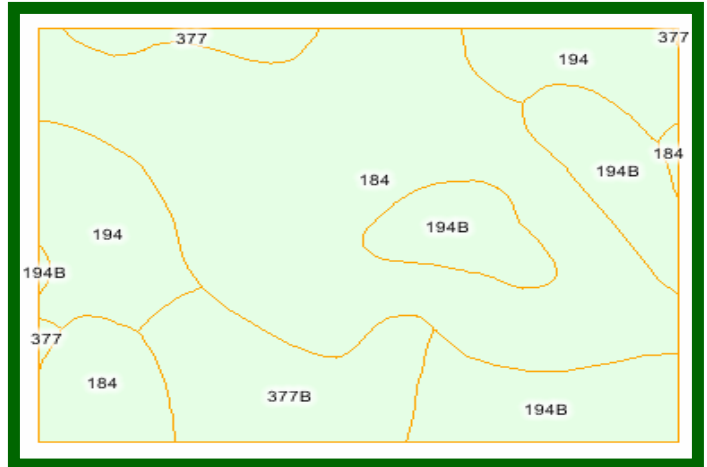


Plat provided by Farm & Home Publishers.

# FSA Aerial Photo



# Soil Map



# Soil Map Key

Code	Soil Description	Acres	Percent of Field	CSR
184	Klinger Silty Clay Loam	24.9	52.6%	95
194B	Norville Silty Clay Loam	9.0	19.0%	74
194	Norville Silty Clay Loam	6.9	14.6%	79
377B	Dinsdale Silty Clay Loam	5.4	11.4%	90
377	Dinsdale Silty Clay Loam	1.1	2.3%	95
<b>Weighted Average</b>				<b>88</b>

Aerial Photo and Soil Map/Key provided by AgriData, Inc.

## WE ARE PLEASED TO OFFER THESE SERVICES:

SALES \* ACQUISITION \* INVESTMENT ANALYSIS \* EXCHANGING \* FARM AND RANCH MANAGEMENT \* APPRAISALS