

FARM FOR SALE

98 Acres, more or less, Section 24 Hardin Twp. Hardin Co., IA

Gloria Reber, Mary Beth Lawler, Georgia Tyler, Owners

NISSLY AND NISSLY, LISTING BROKERS



Total Area 97.92 A.

Cropland 94.96 A.

Corn Acreage Base 88.7 - Direct yield 125, CC yield 125

Soybean Acreage Base 6.3 - Direct yield 28, CC yield 28

Soils: Waukee Loam, Lawler Loam, Terril Loam, Storden Loam, Clarion Loam, Nicollet Loam, Coland-Terril, Clarion-Storden

CSR - 73.21

Property Taxes - Annually \$2,164.00

Iowa Falls Enterprise Zone 10

Drainage District 86

Electrical Service: West Side - REC, East Side—Alliant Utilities

Listing Price - \$760,000.00

Terms - 5% down payment with offer. Balance of cash due at time of closing. Taxes will be prorated to date of sale.

Possession Date: Lease has been cancelled but is in effect until March 1, 2011. Tenants will allow fall tillage.

Transfer of title will be by warranty deed

Note: Gloria Reber is a licensed real estate salesperson in the State of Iowa

Contact - Mike Nissly - 641-648-4285, P.O. Box 606, Iowa Falls, IA 50126

See additional information at www.nisslyandnissly.com



CSR—SOILS MAP

