



**We are Pleased to
Present for Sale
205 Acres
Lee County, Iowa**

OWNER: Clarence Lewis Elder Trust

LOCATION: Three miles southwest of Argyle.

LEGAL DESCRIPTION: Part of SW¹/₄ Section 13; part of NW¹/₄, and NW¹/₄ NE¹/₄ Section 24; all lying east of the Des Moines River in Township 66 North, Range 7 West of the 5th P.M., Lee County, Iowa

PRICE & TERMS: \$686,750.00 - \$3350 per acre.
\$768,750.00 - \$3750 per acre. 10% upon acceptance of offer and balance at closing.

POSSESSION: Negotiable.

TAXES: 2008-2009, payable 2009-2010 – \$4,086.00 – net – \$20.02 per taxable acre. This is based on 204.09 taxable acres.

SCHOOL DISTRICT: Central Lee Community School District.

FSA INFORMATION: Farm #604 – Tract #5065

	Estimated
Cropland	151.8 Acres
Corn Base	121.9 Acres
Direct and Counter Cyclical Corn Yield	120/120 Bushels/Acre
Soybean Base	27.8 Acres
Direct and Counter Cyclical Soybean Yield	36/36 Bushels/Acre

AVERAGE CSR:* ArcView Software indicates a CSR of 87.4 on the cropland acres.

BUILDINGS: None.

BROKER'S COMMENTS: Over one mile Des Moines River frontage.



The information gathered for this brochure is from sources deemed reliable, but cannot be guaranteed by Hertz Real Estate Services or its staff. All acres are considered more or less.

Aerial Map



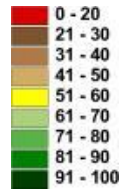
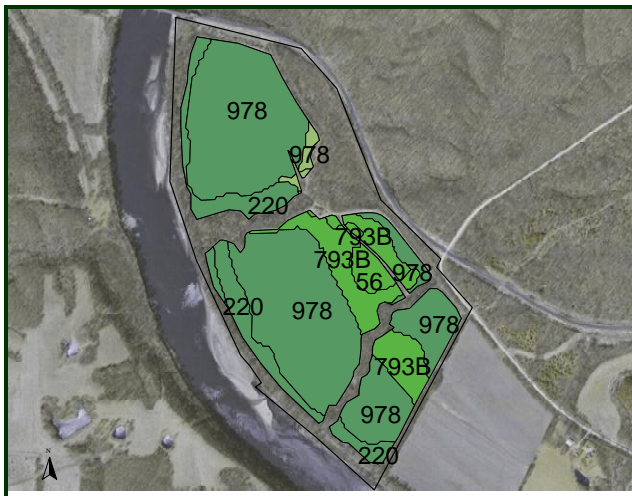
Plat Map



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CSR: Calculated using ArcView 3.2 software

CSR is an index of soil productivity with a range from 5 to 100, the higher the index, the more productive the soil.



Soil Label	Soil Name	CSR	Corn Yield	Soybean Yield	Acres
220	NODAWAY	90	158	53	18.82
56	CANTRIL	72	116	39	8.00
56B	CANTRIL	67	113	38	1.20
730B	NODAWAY-CANTRIL COMPLX	63	141	47	0.53
793B	BERTRAND	78	138	46	18.03
978	FESTINA	90	153	51	105.19

WE ARE PLEASED TO OFFER THESE SERVICES

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FOR MORE INFORMATION EMAIL: [MV REAL ESTATE](mailto:info@mvrealestate.com)

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