

70 Acres, m/l Clarke Co., Iowa — Ward Township



- 70 Total Acres
- 44.30 FSA Tillable Acres
- 24 Hay Acres
- Cropland has 54.2 CSR
- R/E taxes- \$982/year

Description of Property

Combination of good quality tillable and pasture. Cropland was in corn in 2011. Newer fenced pond with water tank. Located on the NW corner of 195th Avenue and Kansas Street. Just 1.5 miles west of Terrible's Casino at Exit 34 off I-35.

Legal Description

South 70 acres of the E1/2 of SW 1/4 of 10-72-26

Listed @ \$3,850/acre or \$269,500

Gannon Real Estate & Consulting, LC

Mark Gannon, Broker

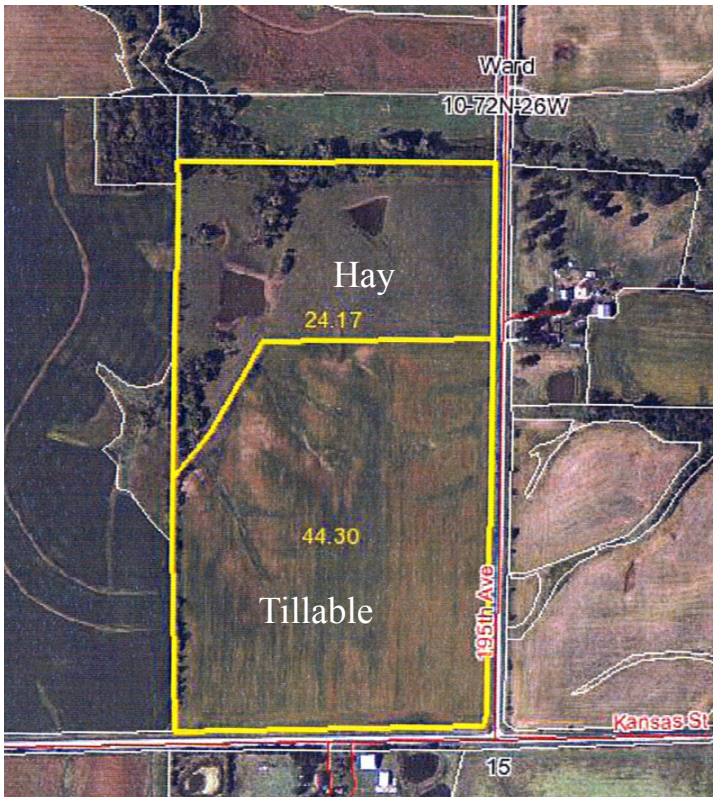
56776 241st Street, Suite 100, Ames, Iowa 50010

(Office located 1/2 mile east of I-35 on the south side of Highway 30.)

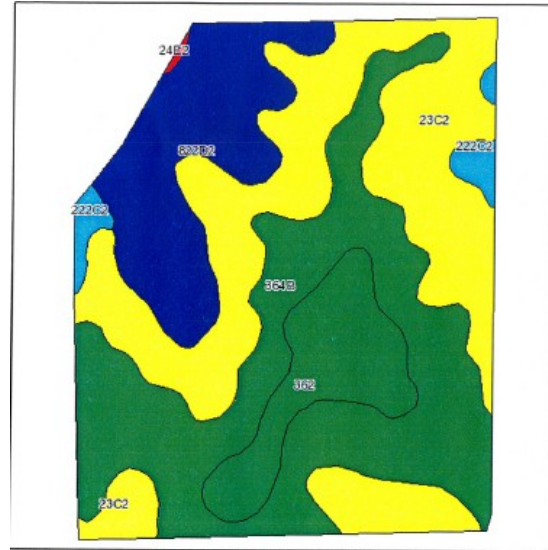
Office: 888-853-6999 or Mobile Phone: 515-291-5942

Please contact Mark Gannon at the address or phone number above. Let us know your thoughts and needs concerning this property. We present all written and verbal offers to the owners as soon as physically possible. All buyers are responsible for verifying the above information independently. The information above was gathered from sources deemed reliable. Gannon RE & Consulting cooperates with most Iowa-licensed real estate persons representing non-contacted buyer and not representing themselves or related parties. Please call if you have any questions.

Aerial Photo

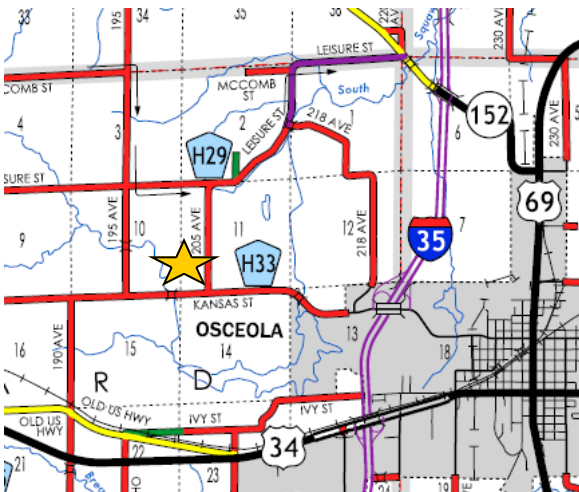


Tillable CSR Map



Code	Soil Description	Acres	Percent of field	CSR Legend	Non-Irr Class	CSR	Corn
23C2	Arispe silty clay loam, 5 to 9 percent slopes, moderately eroded	16.2	36.6%	Yellow	IIIe	50	141
364B	Grundy silty clay loam, 2 to 5 percent slopes	15.3	34.5%	Green	IIe	75	174
822D2	Lamoni clay loam, 9 to 14 percent slopes, moderately eroded	7.4	16.6%	Blue	IVe	15	93
362	Haig silt loam, 0 to 2 percent slopes	4.4	10.0%	Dark Green	IIw	70	168
222C2	Clarinda silty clay loam, 5 to 9 percent slopes, moderately eroded	1	2.2%	Light Blue	IVw	25	107
Weighted Average						54.2	146.2

Location Map



FSA Base and Yields

Tract Number: 10478		Identifier: SEC 10 WARD TWP		FAV/WR History: N	
BI&A Range Unit Number:		HEL Status: HEL: conservation system is being actively applied		Welland Status: Tract does not contain a welland	
WL Violations: None		Farmland: 68.5		Cropland: 44.3	
DCP Cropland: 44.3		WBP: 0.0		WRP/IEWP: 0.0	
CRP Cropland: 0.0		GRP: 0.0		State Conservation: 0.0	
Other Conservation: 0.0		Effective DCP Cropland: 44.3		Double Cropped: 0.0	
NAP: 0.0		CRP MPL: 0.0		Crop: 44.3	
Base Acreage: 44.3		Direct Yield: 103		CC Yield: 103	
CRP Reduction: 0.0		CRP Pending: 0.0		CRP Yield: 0	
CCC-505 CRP Reduction: 0.0		Total Base Acres: 44.3		Owners: SUSAN E ASCHENBRENNER REVOCABLE TRUST	