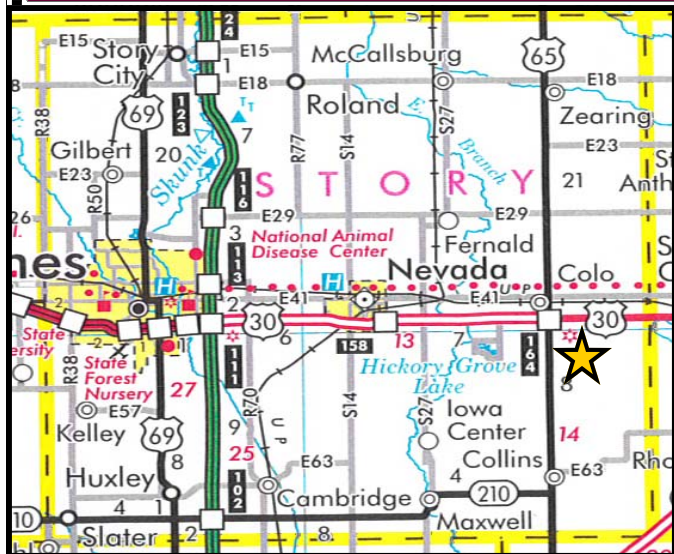


## 240 Acres, m/l Story Co., Iowa — New Albany Township



- 240 total acres
- 223 Tillable acres
- 14.2 acres in CRP @ \$114.28/acre until 2017
- 70.2 CSR Overall
- RE taxes - \$2,946/year
- Corn Base 102.5 with a 109 bu yield
- Soybean Base 101.2 w/ a 31 bu yield

This is a good opportunity to purchase 240 acres in eastern Story County approx 5 miles SE of Colo, Ia. The farm has been in a 50/50 lease for over 50 years and being sold by an estate. The lease is open for 2012 and the owner will retain rights of the 2011 lease. The west 80 acres lays mostly level to gently rolling. The east 160 is a mix of terraced slopes and CRP on the west portion and creek bottom on the east portion. The farm is extensively tiled and terraced where needed.

Located 1 mile east of Hwy 65 on the NE corner of 710th and 270th and extending 3/4 mile east on the north side of 270th.

Legal Description: S 1/2 of the SW 1/4 and the SE 1/4 of Section 27, T83N, R21W, Story Co Ia

**Listed @ \$8,000/acre or \$1,920,000**

**Gannon Real Estate & Consulting, LC**

**Mark Gannon, Broker**

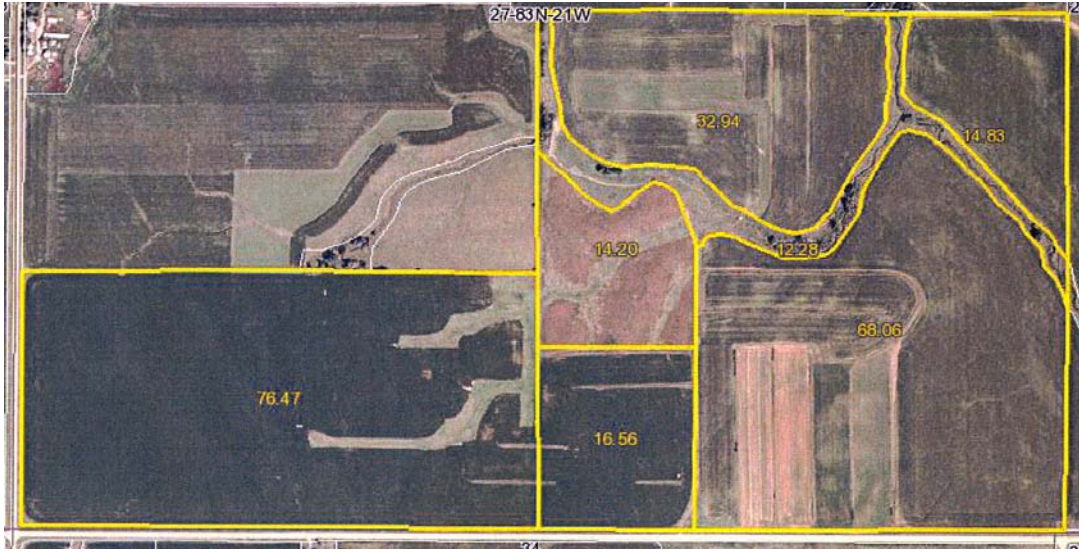
**56776 241st Street, Suite 100, Ames, Iowa 50010**

**(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**

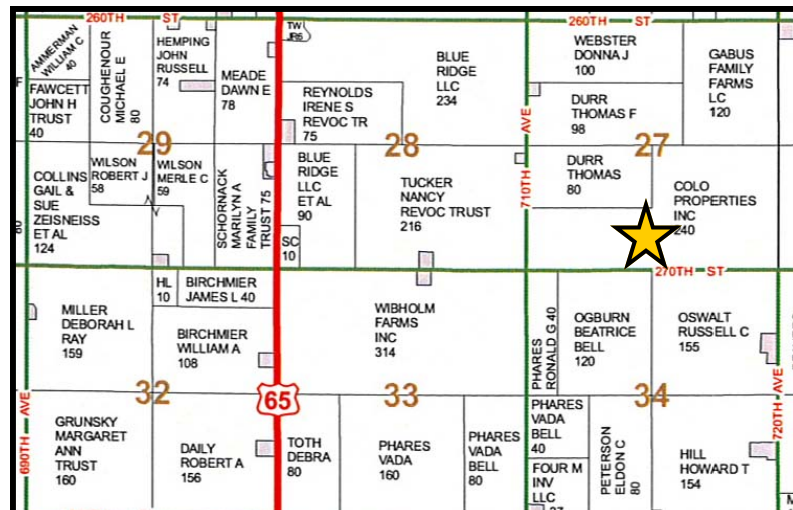
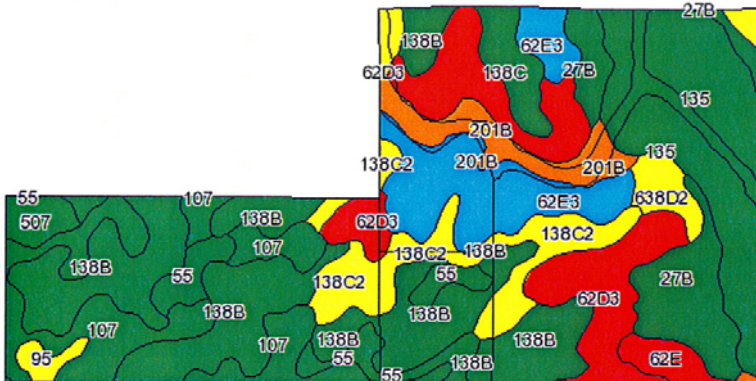
Please contact Mark Gannon at the address or phone number above. Let us know your thoughts and needs concerning this property. We present all written and verbal offers to the owners as soon as physically possible. All buyers are responsible for verifying the above information independently. The information 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



# Location Map

## CSR Map



Code	Soil Description	Acres	Percent of field	CSR Legend	Non-Irr Class	CSR	Corn
138B	Clarion loam, 2 to 5 percent slopes	53.1	22.7%		Ile	86	206
135	Coland clay loam, 0 to 2 percent slopes	33.4	14.2%		IIw	84	203
62D3	Storden loam, 9 to 14 percent slopes, severely eroded	28.4	12.1%		IVe	39	143
62E3	Storden loam, 14 to 18 percent slopes, severely eroded	21.5	9.1%		VIe	28	128
107	Webster clay loam, 0 to 2 percent slopes	21.4	9.1%		IIw	89	210
138C2	Clarion loam, 5 to 9 percent slopes, moderately eroded	17	7.2%		IIIe	68	182
27B	Terril loam, 2 to 5 percent slopes	16.8	7.1%		Ile	86	206
55	Nicollet loam, 1 to 3 percent slopes	14.2	6.0%		I	94	217
201B	Coland-Terril complex, 1 to 5 percent slopes	8.9	3.8%		Ile	40	144
138C	Clarion loam, 5 to 9 percent slopes	5.5	2.3%		IIIe	70	185
638D2	Clarion-Storden loams, 9 to 14 percent slopes, moderately erode	5	2.1%		IIIe	51	159
62E	Storden loam, 14 to 18 percent slopes	3.5	1.5%		IVe	33	135
507	Canisteo clay loam, 0 to 2 percent slopes	3.2	1.4%		IIw	84	203
95	Harps loam, 1 to 3 percent slopes	1.9	0.8%		IIw	66	179
138D2	Clarion loam, 9 to 14 percent slopes, moderately eroded	1.5	0.6%		IIIe	58	168
<b>Weighted Average</b>						<b>70.2</b>	<b>184.8</b>