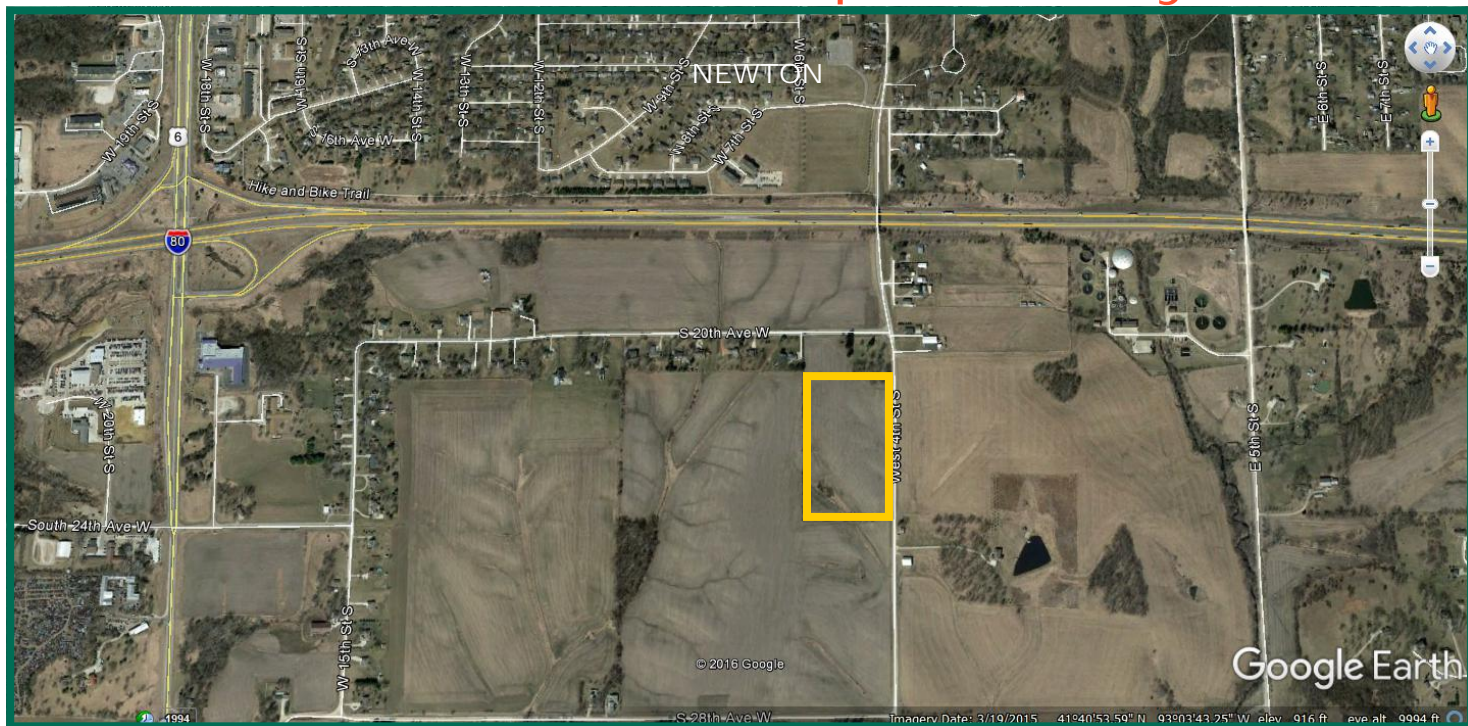


## 14.2 Acres, m/I, Jasper County, IA



### Property Information

#### Location

From I-80, take Hwy. 14 South to S. 24th Ave. West. Go east to W. 15th St. S., then go north and follow to intersection of S. 20th Ave. W. and W. 4th St. S. Turn right. Farm is on west side of W. 4th St. S.

#### Legal Description

E½ NE¼ SE¼ Section 4, Township 79 North, Range 19 West of the 5th p.m. (Palo Alto Twp.)

#### Price & Terms

##### Price Reduced!

- ~~\$127,800~~ \$117,150
- ~~\$9,000/acre~~ \$8,250/acre
- 10% down upon acceptance of offer; balance due in cash at closing

#### Possession

As agreed.

#### Real Estate Tax

Taxes Payable 2016-2017: \$360.00

Net Taxable Acres: 14.2

Tax per Net Taxable Acre: \$25.35

#### FSA Data

Farm Number 770, Tract 6770

Crop Acres: 13.15

Corn Base: 6.74 Ac.

Corn PLC Yield: 135 Bu.

Bean Base: 4.8 Ac.

Bean PLC Yield: 43 Bu.

Enrolled in PLC program.

#### CRP Contracts

None

#### Soil Types/Productivity

Primary soils are Downs, Tama and Gara-Armstrong. See soil map for detail.

- **CSR2:** 66.6 per 2016 AgriData, Inc.,

based on FSA crop acres.

- **CSR:** 64.6 per 2016 AgriData, Inc., based on FSA crop acres.
- **CSR:** 64.88 per County Assessor, based on net taxable acres.

#### Land Description

Sloping to moderately sloping

#### Buildings/Improvements

None

#### Drainage

Natural

#### Water & Well Information

None known

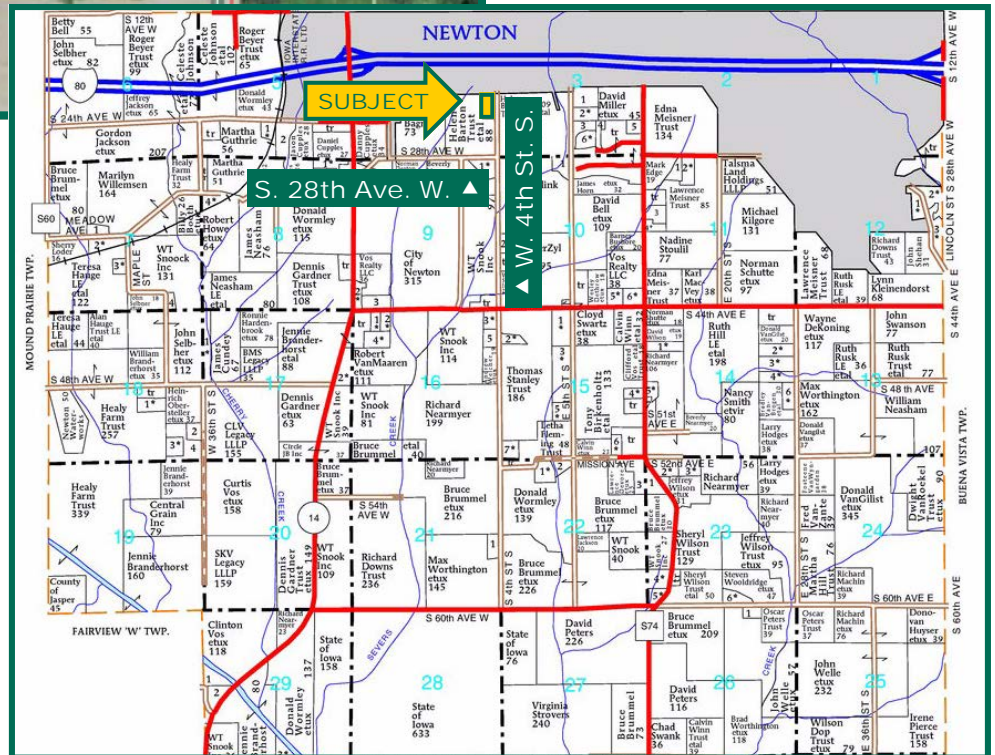
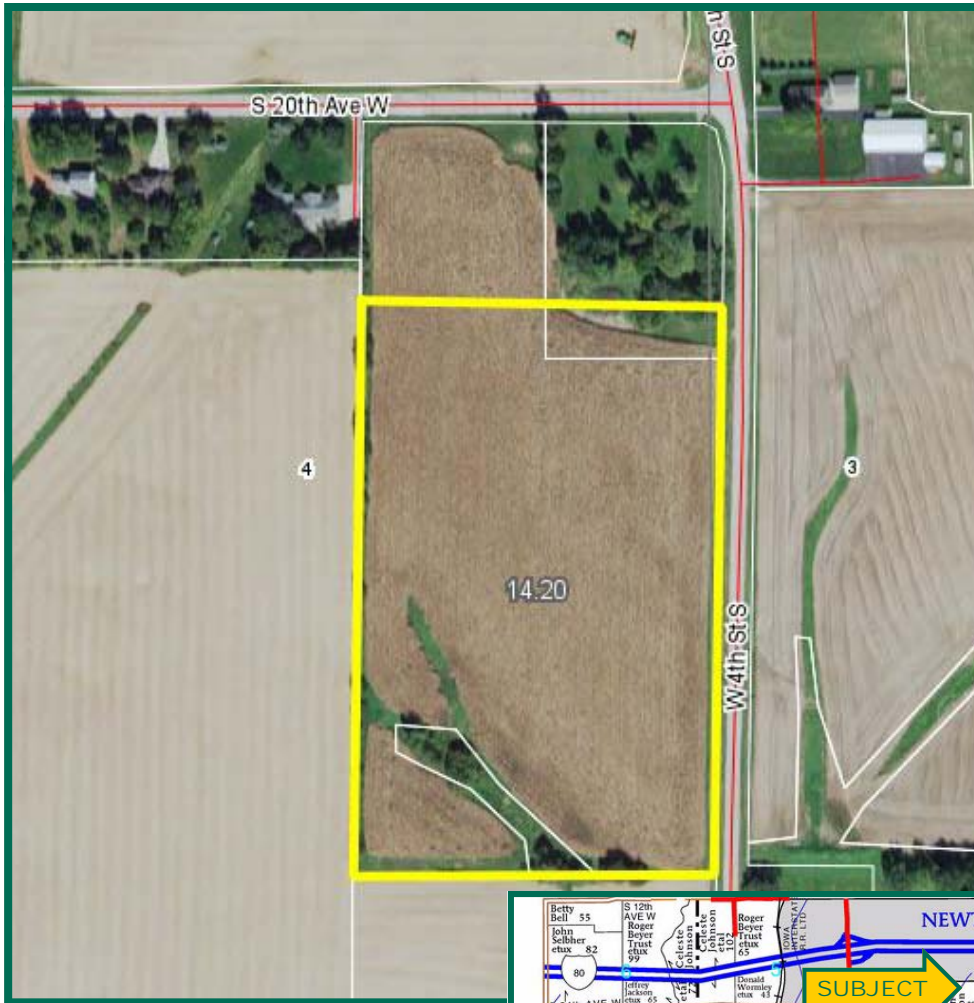
#### Comments

Farm adjoins city limits of Newton. Open Lease for 2017.

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# Aerial Photo and Plat Map



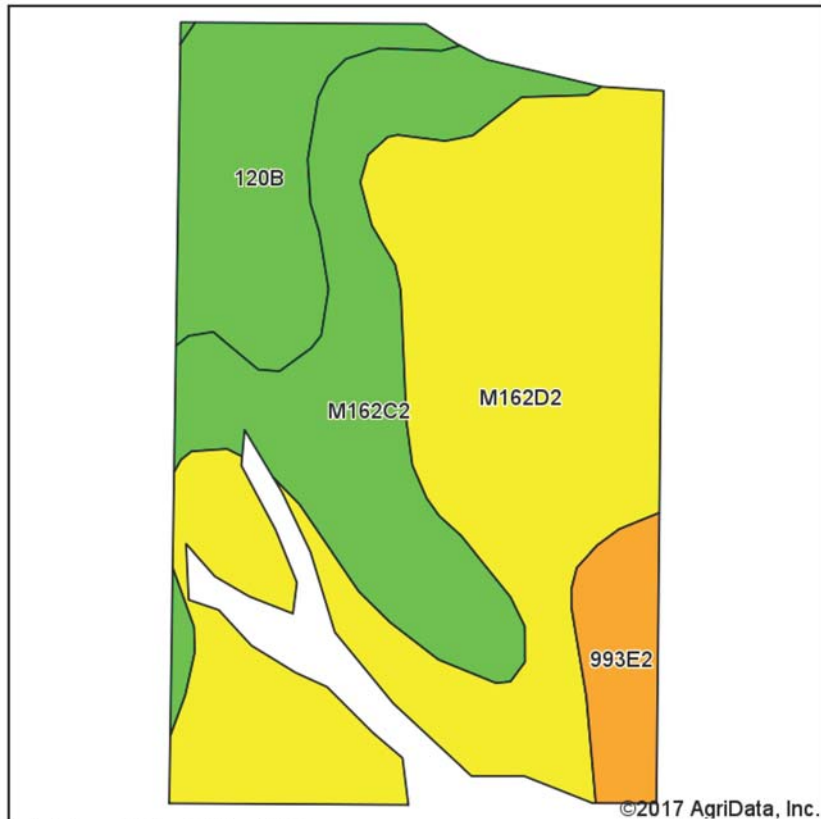
Map reproduced with permission of Farm & Home Publishers, Ltd.

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# Soil Map



Soils data provided by USDA and NRCS.



State: Iowa  
County: Jasper  
Location: 4-79N-19W  
Township: Palo Alto  
Acres: 13.15  
Date: 1/24/2017



Area Symbol: IA099, Soil Area Version: 21

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**	CS R
M162D2	Downs silt loam, till plain, 9 to 14 percent slopes, eroded	7.21	54.8%		IVe	57	
M162C2	Downs silt loam, till plain, 5 to 9 percent slopes, eroded	3.28	24.9%		IIIe	82	
120B	Tama silty clay loam, 2 to 5 percent slopes	1.89	14.4%		Ile	95	93
993E2	Gara-Armstrong loams, 14 to 18 percent slopes, moderately eroded	0.77	5.9%		VIe	22	5
Weighted Average						66.6	*-

Area Symbol: IA099, Soil Area Version: 21

\*\*IA has updated the CSR values for each county to CSR2.

\*- CSR weighted average cannot be calculated on the current soils data, use prior data version for csr values.

\*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.

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

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