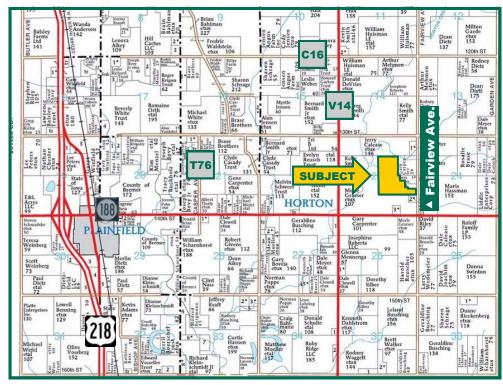


# Hertz LAND FOR SALE

## 99.75 Acres, m/I, Bremer County, IA



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

#### **Property Information** Location

Approximately 4 miles northeast of Plainfield.

#### **Legal Description**

SW  $^{1}\!\!/_{4}$  NE  $^{1}\!\!/_{4}$  and NW  $^{1}\!\!/_{4}$  SE  $^{1}\!\!/_{4}$  and part of the NE 1/4 SE 1/4, all in Section 23, Township 93 North, Range 14 West of the 5<sup>th</sup> P.M. Polk Township.

#### **Price & Terms**

- \$650,000
- \$6,516.29/acre
- 10% down upon acceptance of offer; balance due in cash at closing

#### **Possession**

Negotiable

#### **Real Estate Tax**

Taxes Payable 2016 - 2017: \$2,152 Net Taxable Acres: 99.75 Tax per Net Taxable Acre: \$21.57

#### **FSA Data**

Farm Number 4539, Tract 46

Crop Acres: 85.47 Corn Base: 42.49

Corn PLC Yield: 158 Bu.

Bean Base: 41

Bean PLC Yield: 44 Bu.

#### **CRP Contracts**

Tract #46 Fields 22, 23, 24 Contract #1601 Total Acres 9.6 Practice CP22 Rate \$81.20 Annual Pay \$780 Expires 9/30/2022

Tract #46 Fields 12, 21 Contract #1600 Total Acres 2.0 Practice CP22 Rate \$300.04 Annual Pay \$600 Expires 9/30/2022

#### **Soil Types/Productivity**

Primary soils are Dickinson fine sandy loam, and Waukee loam. See soil map for

- CSR2: 68.9 per 2017 AgriData, Inc., based on FSA crop acres.
- CSR: 70.6 per 2017 AgriData, Inc., based on FSA crop acres.
- CSR2: 65.04 per County Assessor, based on net taxable acres.

#### **Buildings/Improvements**

None

#### **Drainage**

Tiled. See drawing map for detail.

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.

Morgan D. Troendle, AFM Licensed Broker - IA, MN MorganT@Hertz.ag

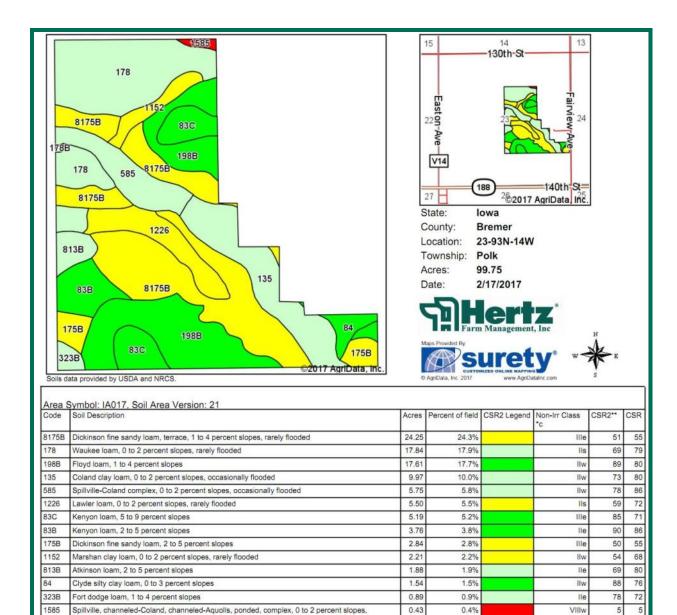
319.234.1949 340 Tower Park Drive, P.O. Box 2396 Waterloo, IA 50704 www.Hertz.ag

REID: 050-825-3

## **Aerial Photo**



## **Soil Map**—Entire Property



Area Symbol: IA017, Soil Area Version: 21

Waukee loam, 2 to 5 percent slopes, rarely flooded

Soils data provided by USDA and NRCS.

0.09

0.1%

64 74

69.4 72

Weighted Average

178B

<sup>\*\*</sup>IA has updated the CSR values for each county to CSR2.

<sup>\*</sup>c: Using Capabilities Class Dominant Condition Aggregation Method

## Soil Map—Tillable Only

73 80

78 86

5 5

64 74

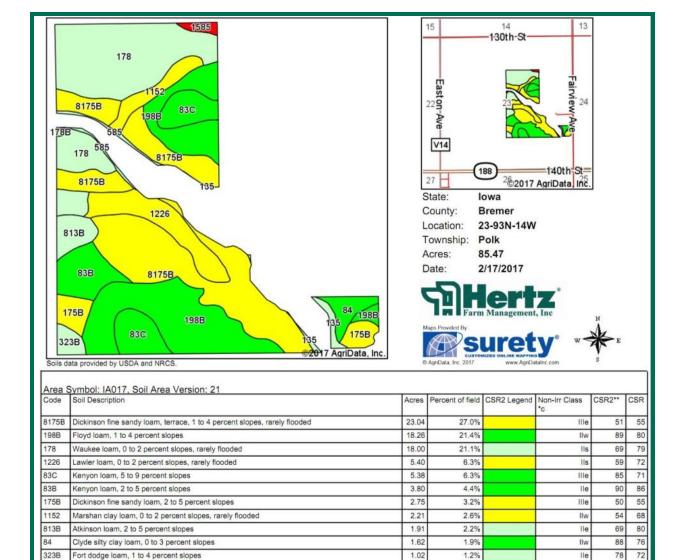
68.9 70.6

llw

llw

VIIIw

Weighted Average



Area Symbol: IA017, Soil Area Version: 21

Waukee loam, 2 to 5 percent slopes, rarely flooded

Coland clay loam, 0 to 2 percent slopes, occasionally flooded

Spillville-Coland complex, 0 to 2 percent slopes, occasionally flooded

Spillville, channeled-Coland, channeled-Aquoils, ponded, complex, 0 to 2 percent slopes, frequently flooded

Soils data provided by USDA and NRCS.

0.77

0.71

0.51

0.09

0.9%

0.8%

0.6%

0.1%

135

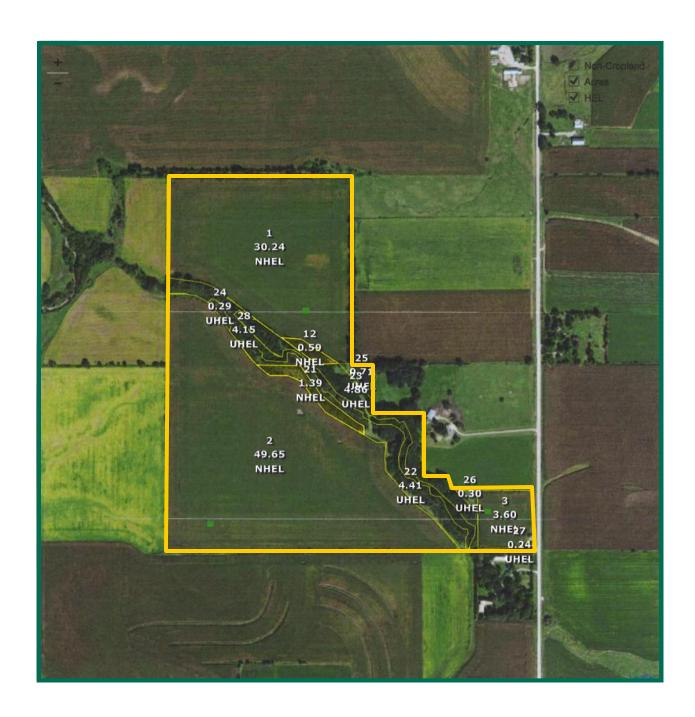
1585

178B

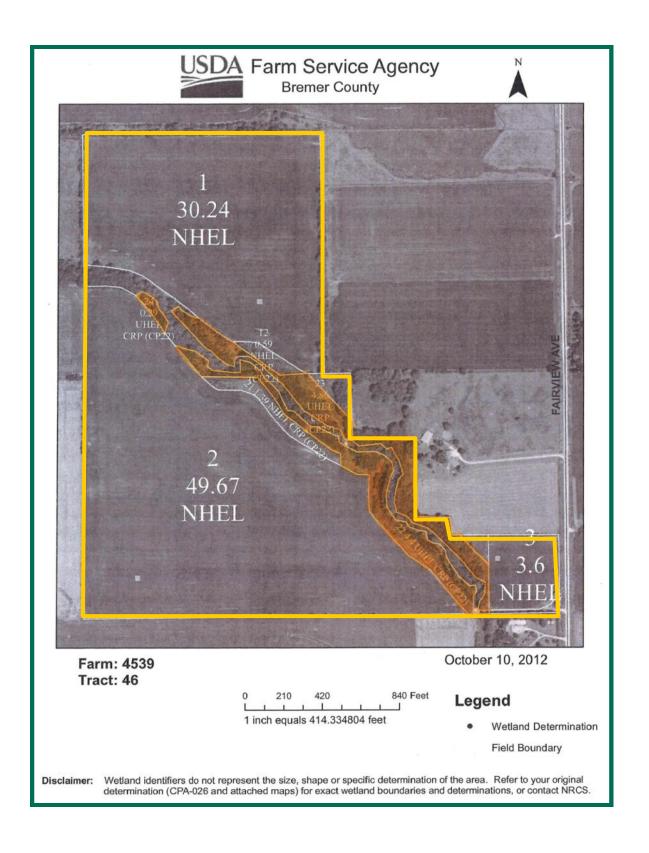
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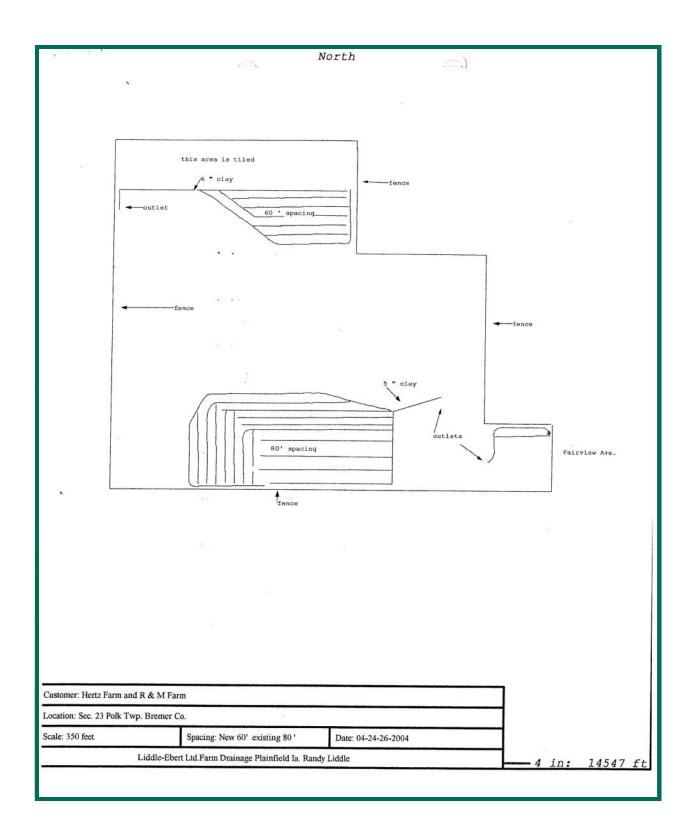
## **FSA Map**



## **CRP Map**



## **Tile Map**





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