



100 Acres m/l, Muscatine County, IA T & S Prairie Farms, LLC

90.4 CSR2 — Located west of West Liberty, Iowa

Property Information

Location

From West Liberty: 1½ mile west on Hwy 6, 1 mile south on County Road X34 and 1¾ miles west on 120th St.

Legal Description

Auditor's Parcel "D" located in the SW ¼ of Section 8, Township 78 North, Range 4 West of the 5th P.M., Muscatine County, Iowa, except the north 80 acres.

Price & Terms

- \$1,065,000
- \$10,650/acre
- 10% down upon acceptance of offer; balance due in cash at closing.

Possession

Negotiable.

Real Estate Tax - Estimated

Taxes Payable 2016 - 2017: \$3,288.00

Net Taxable Acres: 96.7

Tax per Net Taxable Acre: \$34.00

FSA Data - Estimated

Farm Number 5179, Tract 15, 4197, 4653

Crop Acres: 93.6

Corn Base: 62

Corn PLC Yield: 170 Bu.

Bean Base: 19

Bean PLC Yield: 54 Bu.

Soil Types/Productivity

Primary soils are Muscatine, Downs and Tama. See soil map for detail.

- **CSR2:** 90.4 per 2017 AgriData, Inc., based on currently cropped acres.
- **CSR:** 89.3 per 2017 AgriData, Inc., based on currently cropped acres.

Land Description

Gently rolling.

Drainage

There is considerable drainage tile on the farm. Tile maps are available upon request.

Comments

This is a high quality Muscatine County farm that lays nice with good soils.

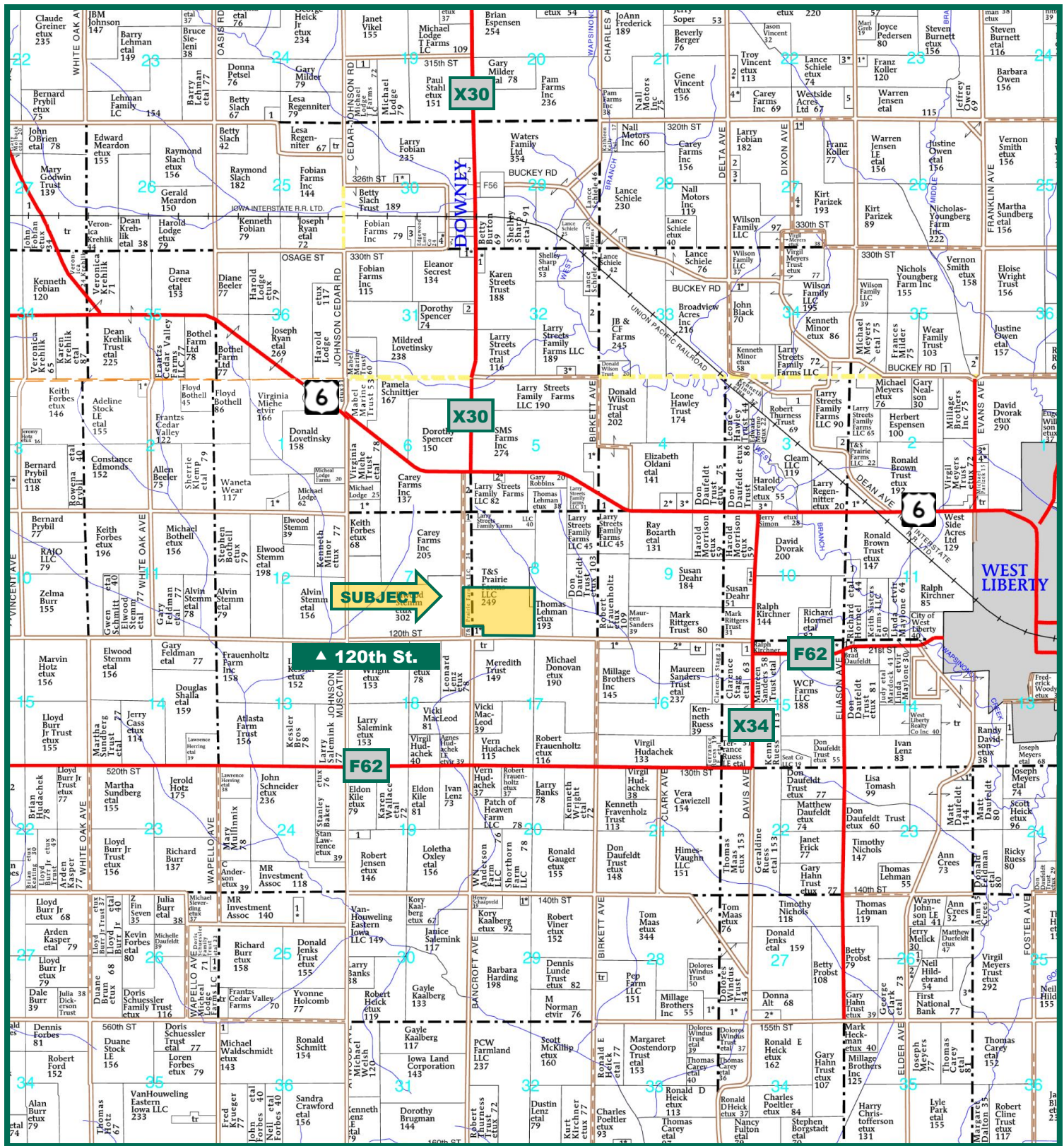
The information gathered for this brochure is from sources deemed reliable, but cannot be guaranteed by Hertz Real Estate Services, Inc. or its staff. All acres are considered more or less, unless otherwise stated.

Michael C. Downey, AFM
Licensed in IA & IL
MikeD@Hertz.ag

319-895-8858
102 Palisades Road & Hwy. 1, PO Box 50
Mount Vernon, IA 52314
www.Hertz.ag

Troy R. Louwagie, ALC
Licensed in IA & IL
TroyL@Hertz.ag

Plat Map



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Aerial Photo

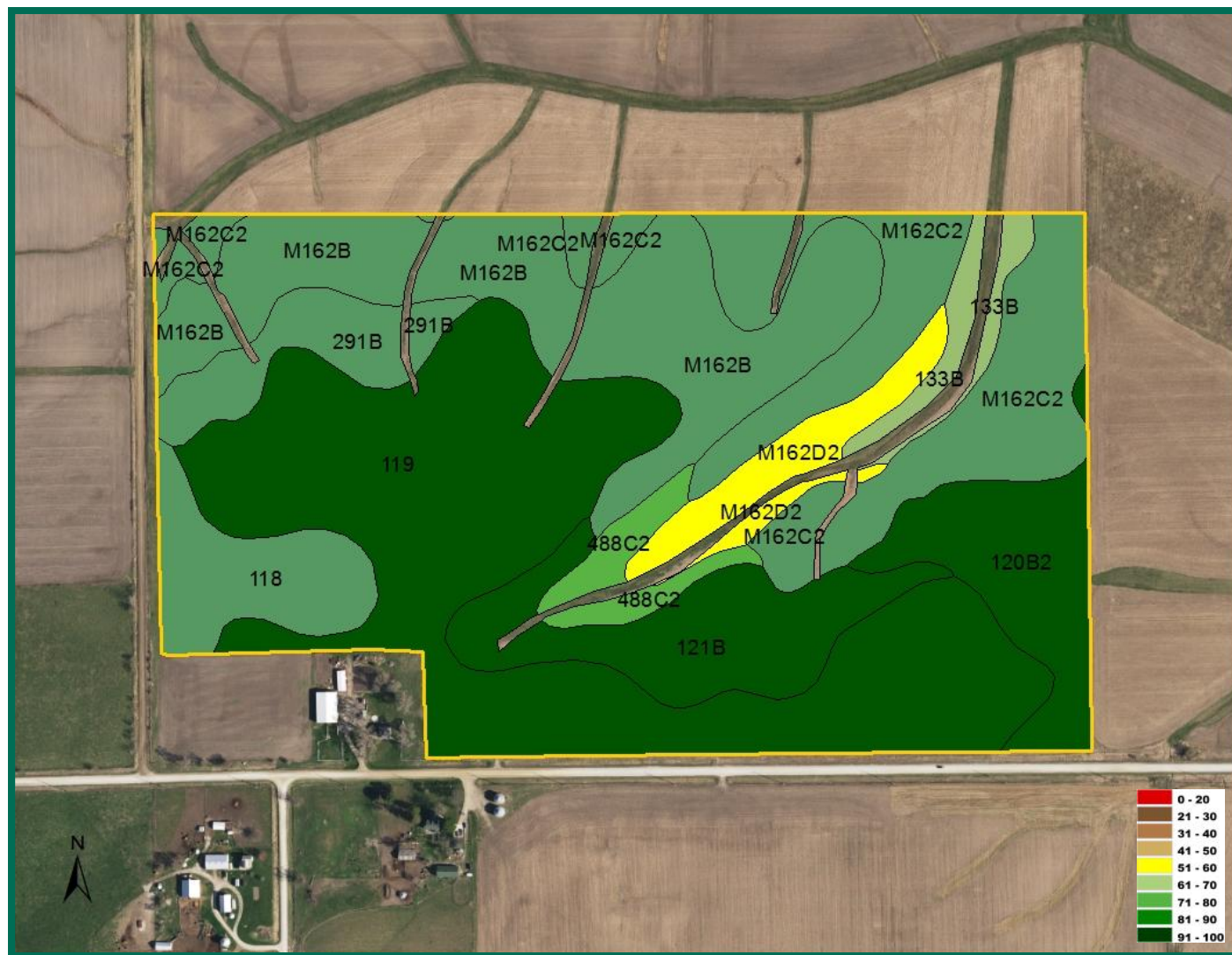


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Soil Map



Measured Tillable Acres 93.6 Avg. CSR: 89.3 Avg. CSR2: 90.4

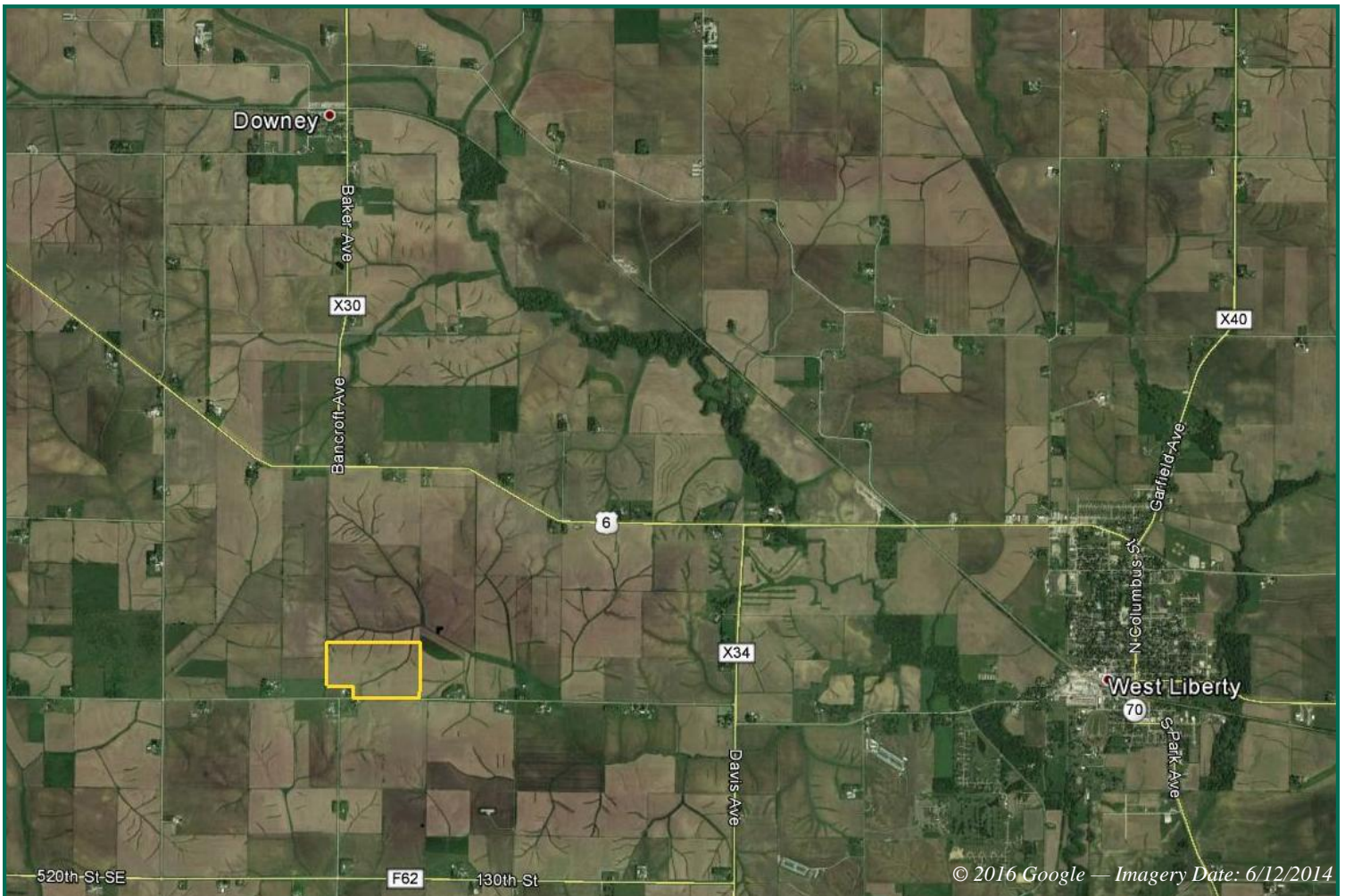
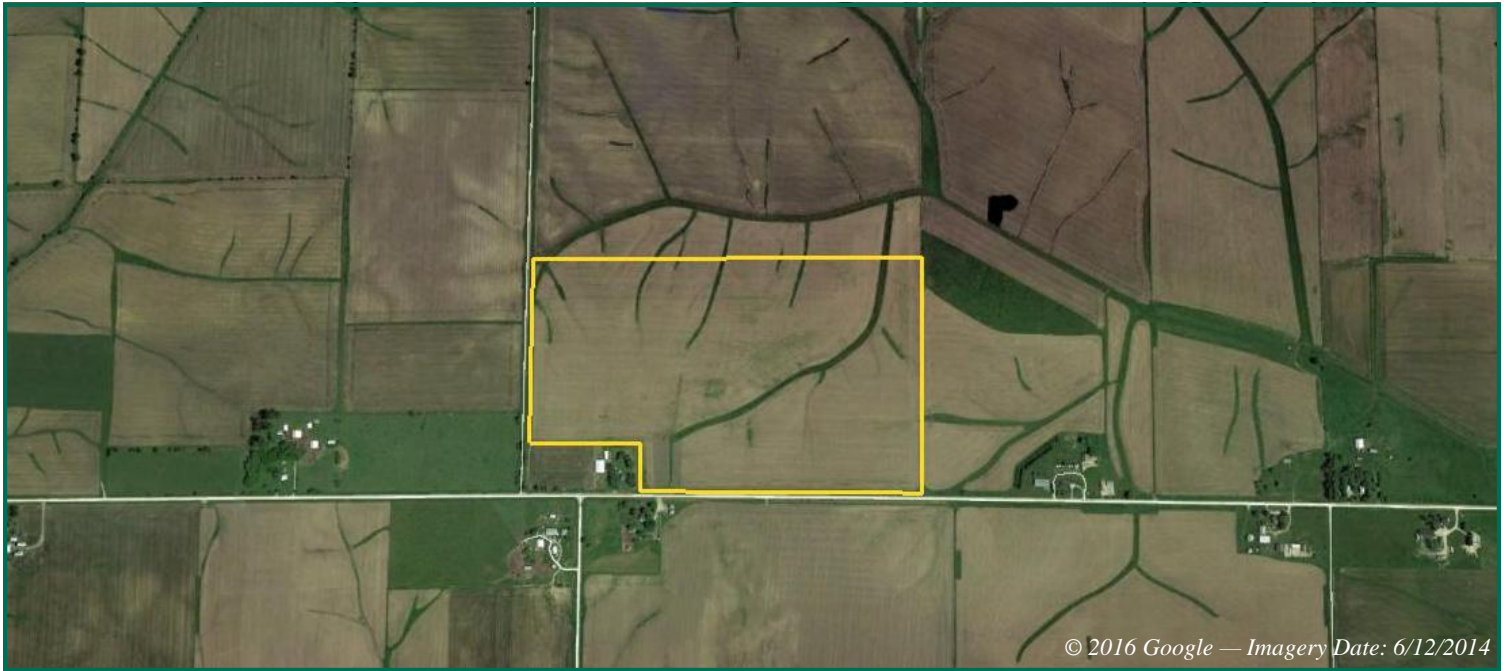
Soil Label	Soil Name	CSR	CSR2	Percent of Field	Non_Irr Class	Acres
118	Garwin silty clay loam, 0 to 2 percent	95	90	5.3%	IIw	4.94
119	Muscatine silty clay loam, 0 to 2	100	100	33.1%	Iw	30.98
120B2	Tama silt loam, 2 to 5 percent	93	92	7.0%	Ile	6.58
121B	Tama silt loam, 2 to 5 percent slopes	95	95	8.3%	Ile	7.79
133B	Colo silty clay loam, 2 to 5 percent	75	69	2.2%	IIw	2.02
291B	Atterberry silt loam, 2 to 5 percent	90	85	4.1%	Ile	3.88
488C2	Newvienna silt loam, 5 to 9 percent	71	77	2.3%	IIle	2.16
M162B	Downs silt loam, till plain, 2 to 5	90	90	17.7%	Ile	16.6
M162C2	Downs silt loam, till plain, 5 to 9	73	82	16.2%	IIle	15.2
M162D2	Downs silt loam, till plain, 9 to 14	73	57	3.7%	IVe	3.5

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Google Earth Photos



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