

313 Acres m/l, Iowa County, IA

Parcel 1 - 187 Ac. m/l

Parcel 2 - 81 Ac. m/l

Parcel 3 - 45 Ac. m/l

Golden Grain Enterprises

Good Iowa County Farms Located 6 Miles South of Victor

Property Information

Parcel 1 - 187 Acres m/l

Location

From Victor at I-80 Interchange - 5 miles south on County Road V38. The farm is located in the east side of the road.

Legal Description

The SE ¼ of the SW ¼ of Section 29 and the NW ¼ of Section 32, except the house and buildings in the northeast corner; all located in Township 79 North, Range 12 West, of the 5th P.M., Iowa County, Iowa.

Price & Terms

- \$1,262,250
- \$6,750/acre
- 10% down upon acceptance of offer; balance due in cash at closing.

Possession

Negotiable.

Real Estate Tax

Taxes Payable 2016 - 2017: \$4,704.00
Net Taxable Acres: 184.86
Tax per Net Taxable Acre: \$25.45

FSA Data

Part of Farm Number 6921, Tract 3945, 4029
Crop Acres: 178.3
Corn Base: 68.5*
Corn PLC Yield: 110 Bu.
Bean Base: 60.8*
Bean PLC Yield: 35 Bu.

**The base and yields are based off of Tract 3945. The base and yields on Tract 4029 are currently not available.*

Soil Types/Productivity

Primary soils are Ely, Clinton and Colo-Ely. See soil map for detail.

- **CSR2:** 61.1 per 2017 AgriData, Inc., based on FSA crop acres.
- **CSR:** 59.4 per 2017 AgriData, Inc., based on FSA crop acres.
- **CSR:** 61.6 per County Assessor, based on net taxable acres.

Land Description

Rolling to gently rolling.

Comments

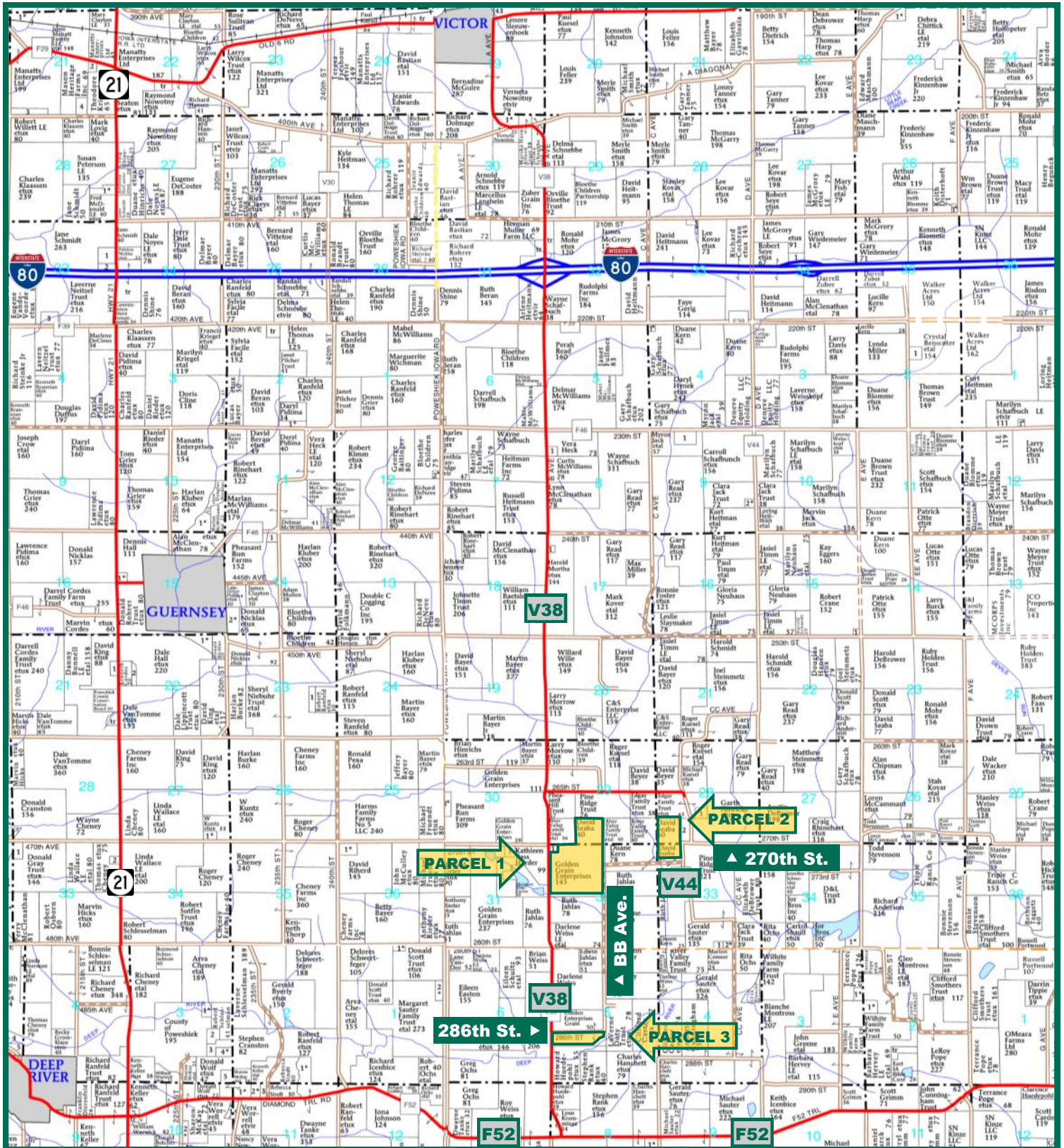
This is a nice laying Iowa County farm with good soils.

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.

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Plat Map: All Parcels



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Aerial Photo: Parcel 1



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Soil Map: Parcel 1



Measured Tillable Acres		178.3	Avg. CSR: 59.4		Avg. CSR2: 61.1	
					Percent	Non_Irr
Soil Label	Soil Name	CSR	CSR2	of Field	Class	Acres
425D2	Keswick silty clay loam, 9 to 14	12	9	1.3%	Ive	2.36
425D3	Keswick clay loam, 9 to 14 percent	9	15	0.6%	Vle	1.12
428B	Ely silty clay loam, 2 to 5 percent	88	88	16.2%	Ile	28.91
587	Chequest silty clay loam, 0 to 2	65	66	2.4%	Ilw	4.29
587+	Chequest silt loam, 0 to 2 percent	67	65	0.0%	Ilw	
65E2	Lindley loam, 14 to 18 percent	28	30	3.2%	Vle	5.68
65E3	Lindley clay loam, 14 to 18 percent	25	26	1.6%	Vlle	2.90
65F2	Lindley loam, 18 to 25 percent	8	10	0.4%	Vlle	0.8
65F3	Lindley clay loam, 18 to 25 percent	5	6	0.4%	Vlle	0.6
76C2	Ladoga silt loam, 5 to 9 percent	65	75	0.5%	Ille	0.9
7B	Wiota silty clay loam, 2 to 5 percent	85	95	0.2%	Ile	0.3
80C2	Clinton silty clay loam, 5 to 9 percent	60	69	13.8%	Ille	24.6
80D2	Clinton silty clay loam, 9 to 14	50	46	12.7%	Ille	22.7
80E2	Clinton silty clay loam, 14 to 18	40	36	13.1%	Ive	23.4
80E3	Clinton silty clay loam, 14 to 18	35	29	7.3%	Ive	13.0
876C	Ladoga silt loam, terrace, 5 to 9	70	80	0.2%	Ille	0.4
876D2	Ladoga silt loam, terrace, 9 to 14	55	57	6.9%	Ille	12.3
88	Nevin silty clay loam, 0 to 2 percent	92	93	8.8%	Iw	15.6
911B	Colo-Ely complex, 0 to 5 percent	68	83	10.4%	Ilw	18.6

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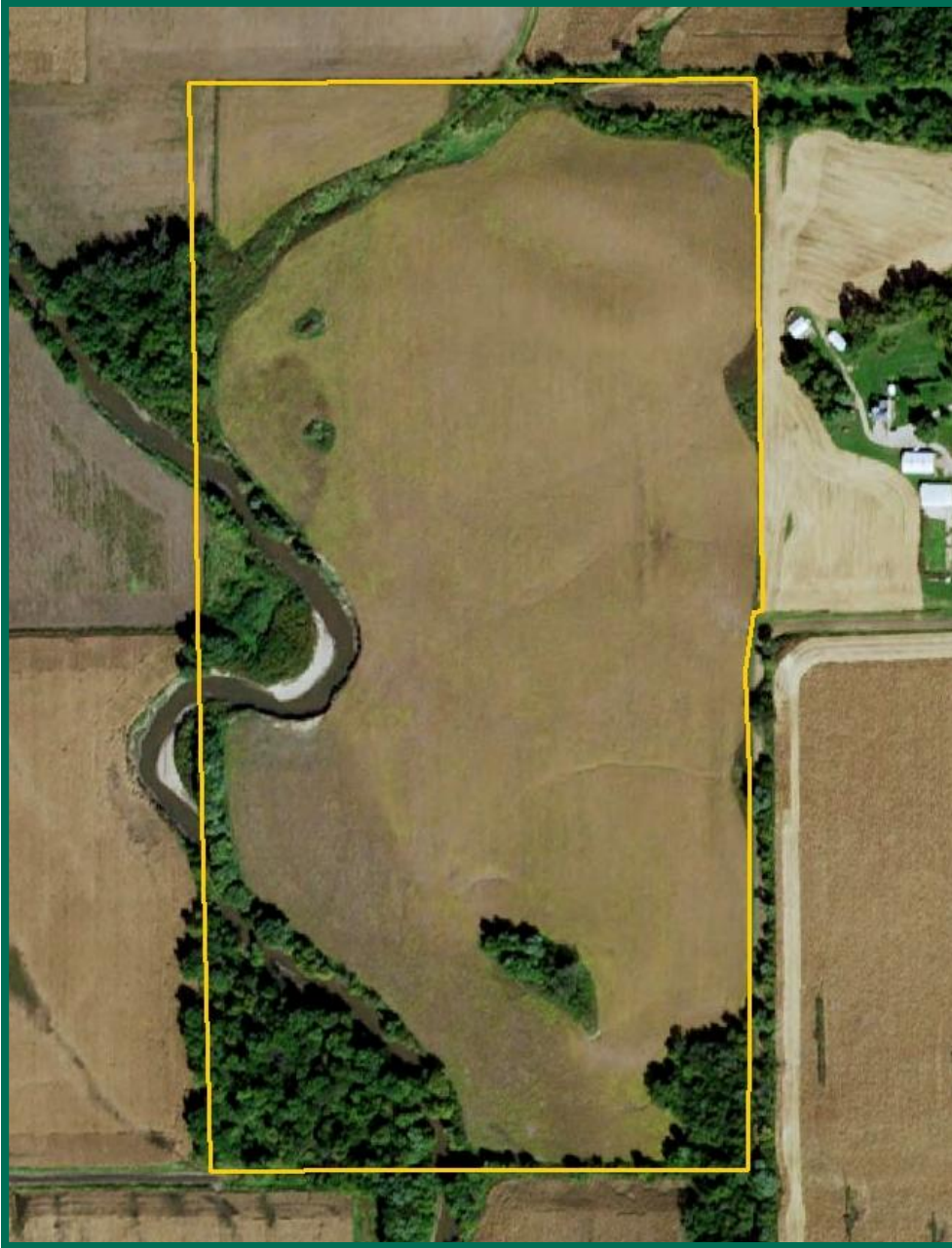
Photos: Parcel 1



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Aerial Photo: Parcel 2



Price & Terms

- \$465,750
- \$5,750/acre
- 10% down upon acceptance of offer; balance due in cash at closing.

Possession

Negotiable.

Real Estate Tax

Taxes Payable 2016 - 2017: \$1,486.00

Net Taxable Acres: 79.07

Tax per Net Taxable Acre: \$18.79

FSA Data

Part of Farm Number 6921, Tract 4822

Crop Acres: 63.8

The base and yields on this farm are currently unavailable.

Soil Types/Productivity

Primary soils are Ely, Gara and Nodaway. See soil map for detail.

- **CSR2:** 70.9 per 2017 AgriData, Inc., based on FSA crop acres.
- **CSR:** 72.4 per 2017 AgriData, Inc., based on FSA crop acres.
- **CSR:** 68.1 per County Assessor, based on net taxable acres.

Land Description

Level to gently rolling.

Comments

Nice laying Iowa county farm with some recreational benefits.

Property Information Parcel 2 - 81 Acres m/l

Location

From Victor at I-80 Interchange - 5 miles south on County Road V38, 1¼ miles east on 265th Street and a ½ mile south on CC Avenue. The farm is located on the west side of the road.

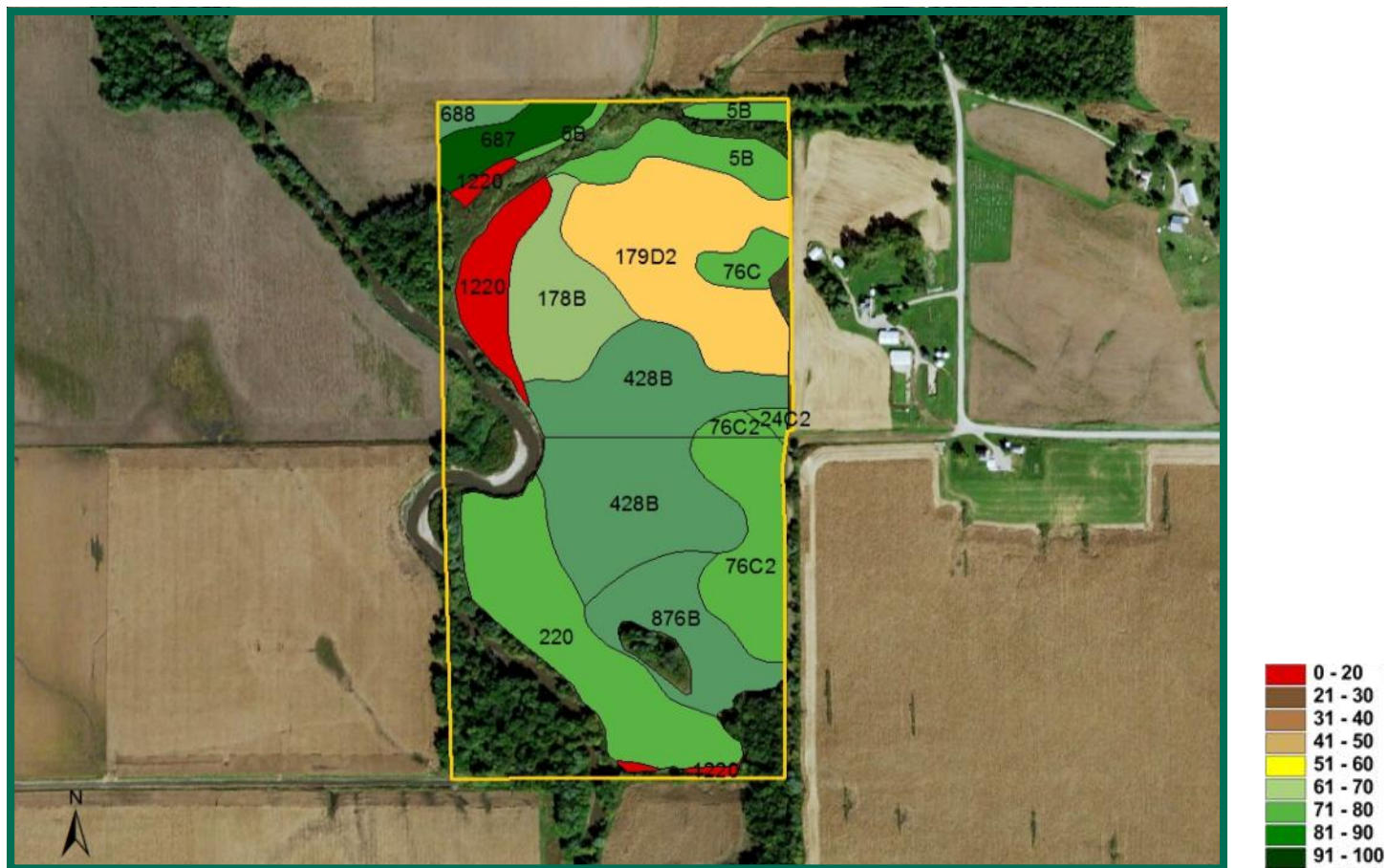
Legal Description

The SW ¼ of the SW ¼ of Section 28 and the NW ¼ of the NW ¼ of Section 33; all located in Township 79 North, Range 12 West of the 5th P.M., Iowa County, Iowa.

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Soil Map: Parcel 2



Measured Tillable Acres		Avg. CSR:		Avg. CSR2:			
61.6		72.4		70.9			
Soil Label	Soil Name	CSR	CSR2	Percent of Field	Non_Irr Class	Acres	
1220	Nodaway silt loam, shallow loess, 0	25	5	5.7%	Vw	3.49	
178B	Waukee loam, 2 to 5 percent slopes	74	64	8.3%	Ils	5.13	
179D2	Gara loam, 9 to 14 percent slopes,	43	47	16.7%	IVe	10.26	
220	Nodaway silt loam, shallow loess, 0	87	77	15.3%	Ilw	9.39	
24C2	Shelby loam, 5 to 9 percent slopes,	58	76	0.5%	Ille	0.28	
428B	Ely silty clay loam, 2 to 5 percent	88	88	23.5%	Ile	14.46	
5B	Ackmore-Colo complex, 2 to 5	83	79	6.4%	Ilw	3.91	
687	Watkins silt loam, 0 to 2 percent	85	94	3.6%	I	2.2	
688	Koszta silt loam, 0 to 2 percent	85	90	1.2%	Ie	0.8	
76C	Ladoga silt loam, 5 to 9 percent	70	79	2.1%	Ille	1.3	
76C2	Ladoga silt loam, 5 to 9 percent	65	75	8.9%	Ille	5.5	
876B	Ladoga silt loam, terrace, 2 to 5	85	86	8.0%	Ile	4.9	

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Aerial Photo: Parcel 3



Property Information Parcel 3 - 45 Acres m/l

Location

From Victor at I-80 Interchange - 7½ miles south on County Road V38 to 286th Street. The farm is located in the southeast corner of this intersection.

Legal Description

That part of the S ½ of the SW ¼ lying South of the road in Section 5, Township 78 North, Range 12 West of the 5th P.M., Iowa County, Iowa.

Price & Terms

- \$375,750
- \$8,350/acre
- 10% down upon acceptance of offer; balance due in cash at closing.

Possession

Negotiable.

Real Estate Tax

Taxes Payable 2016 - 2017: \$1,236.00
Net Taxable Acres: 47.29
Tax per Net Taxable Acre: \$29.14

FSA Data

Part of Farm Number 6921, Tract 5224
Crop Acres: 44.5
Corn Base: 23.9
Corn PLC Yield: 110 Bu.
Bean Base: 17.9
Bean PLC Yield: 35 Bu.
Oat Base: 2.7
Oat PLC Yield: 44 Bu.

Soil Types/Productivity

Primary soils are Nodaway, Koszta and Chequest. See soil map for detail.

- **CSR2:** 78.7 per 2017 AgriData, Inc., based on FSA crop acres.
- **CSR:** 81.9 per 2017 AgriData, Inc., based on FSA crop acres.
- **CSR:** 78.8 per County Assessor, based on net taxable acres.

Land Description

Level.

Comments

High CSR, Iowa County farm located along a hard surface road.

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Soil Map: Parcel 3



Measured Tillable Acres		44.5	Avg. CSR: 81.9		Avg. CSR2: 78.7	
Soil Label	Soil Name	CSR	CSR2	Percent of Field	Non_Irr Class	Acres
1220	Nodaway silt loam, shallow loess, 0	25	5	0.2%	Vw	0.11
220	Nodaway silt loam, shallow loess, 0	87	77	30.8%	llw	13.65
428B	Ely silty clay loam, 2 to 5 percent	88	88	10.3%	lle	4.58
430	Ackmore silt loam, 0 to 2 percent	83	77	16.1%	llw	7.11
587+	Chequest silt loam, 0 to 2 percent	67	65	17.0%	llw	7.52
688	Koszta silt loam, 0 to 2 percent	85	90	19.4%	le	8.60
876C	Ladoga silt loam, terrace, 5 to 9	70	80	2.0%	llle	0.89
876D2	Ladoga silt loam, terrace, 9 to 14	55	57	1.3%	llle	0.6
88	Nevin silty clay loam, 0 to 2 percent	92	93	2.7%	lw	1.2





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