

Property Information

Location

From Chariton: Take Hwy. 34 east eight miles to 320th Ave., then north 4 miles to 510th St. Go 1 mile east on 510th St. Access to property will be on the north side of 510th St.

Legal Description

Frl. NE¼ and East 38.5 Ft. of SE¼ all in Section 2, Township 72 North, Range 20 West of the 5th p.m. (Cedar Twp.).

Price & Terms

- \$454,825
- \$2,500/acre
- 10% down upon acceptance of offer; balance due in cash at closing

Possession

As agreed

Real Estate Tax

Taxes Payable 2016-2017: \$476.00
Net Taxable Acres: 181.93
Tax per Net Taxable Acre: \$2.62

FSA Data

Farm Number 2202, Tract 1549
Crop Acres: 75.18, including 21.5 acres in CRP.
Corn Base: 21.9 Ac.
Corn PLC Yield: 106 Bu.
Oat Base: 3.3 Ac.
Oat PLC Yield: 48 Bu.

CRP Contracts

21.5 acres are enrolled in a CRP contract that pays \$2,573 annually and expires 9/30/2020.

Soil Types/Productivity

Primary soils are Lindley, Keswick and Weller. See soil map for detail.

- **CSR2:** 26.9 per 2016 AgriData, Inc., based on FSA crop acres.
- **CSR:** 22.2 per 2016 AgriData, Inc., based on FSA crop acres.

Land Description

Sloping to severely sloping

Drainage

Natural

Water & Well Information

Creek crosses from north to south

Timber

Forester has determined \$53,000 worth of walnut and oak trees available for potential logging.

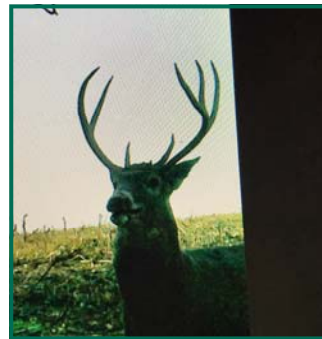
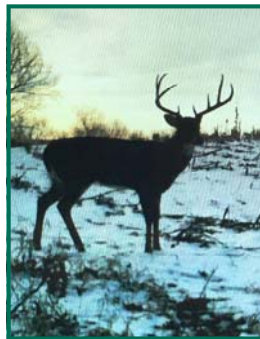
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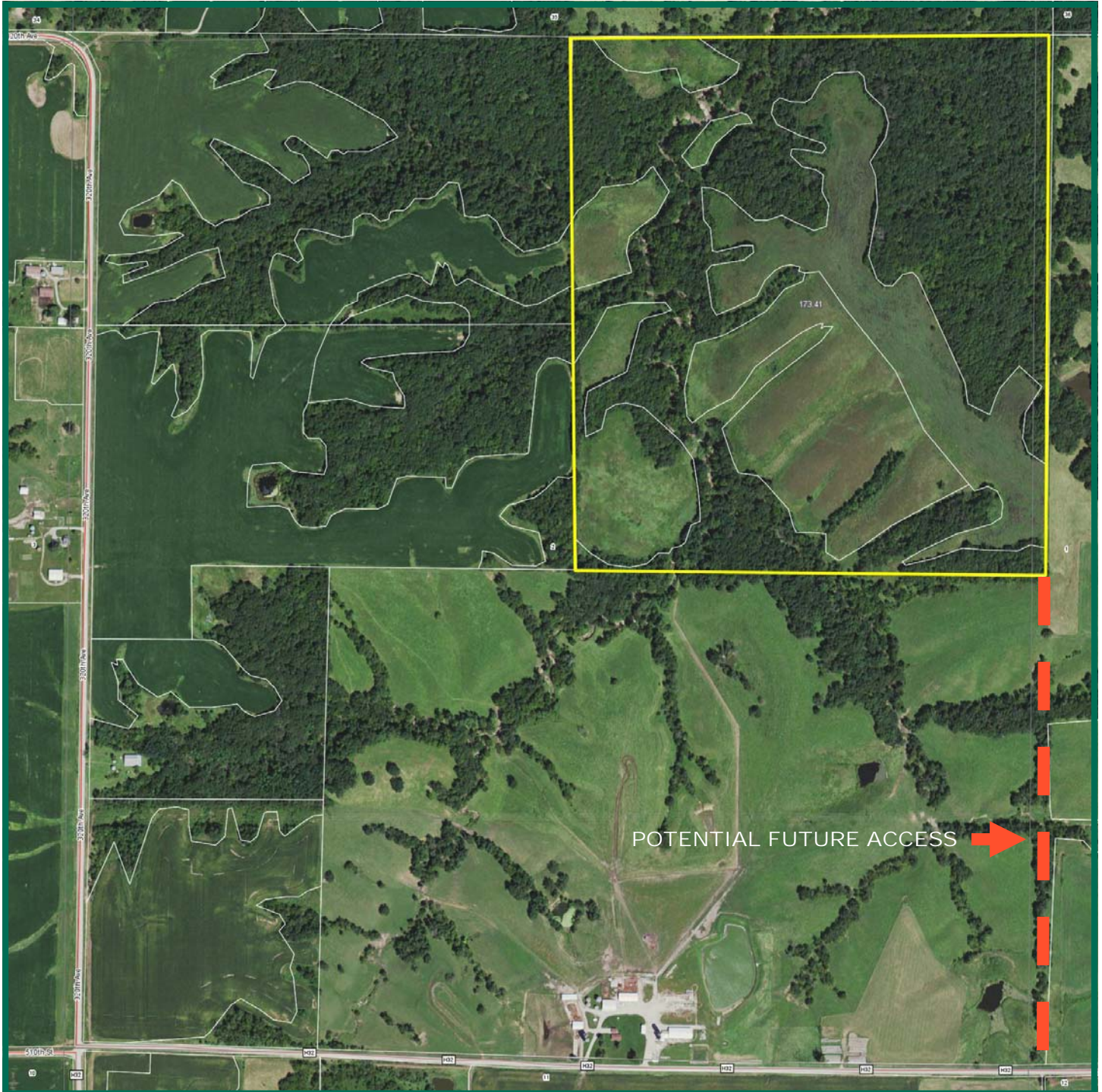
This is a detailed plat map of Section 34, Township 67N, Range 9E. The map shows a grid of land parcels, each labeled with its owner's name and acreage. Key streets shown include Cedar Creek, 500th St, 320th Ave, and 340th Ave. A yellow box labeled "SUBJECT" highlights a parcel owned by Dwight McDonald. Other notable features include a red line across the middle, a green arrow pointing left labeled "Chariton", and a green arrow pointing right labeled "320th Ave.".

A photograph of two deer in a field. One deer with large antlers is in the foreground, and another deer is in the background.



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Aerial Photo



Comments

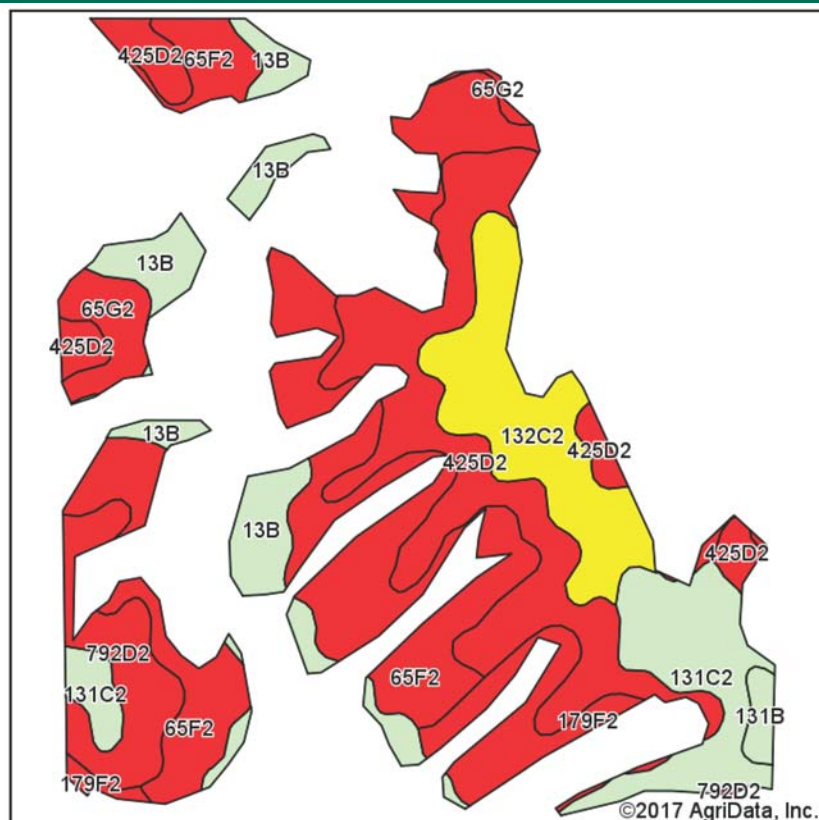
Great recreational property with some income adjacent to state-owned Stephens Forest. Access is currently being determined.

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.

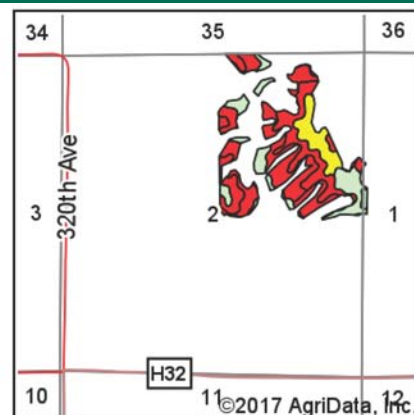
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Soil Map



Soils data provided by USDA and NRCS.



State: Iowa
County: Lucas
Location: 2-72N-20W
Township: Cedar
Acres: 75.18
Date: 1/24/2017



Area Symbol: IA117, Soil Area Version: 24

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**	CS R
65F2	Lindley loam, 18 to 25 percent slopes, moderately eroded	21.38	28.4%		Vile	10	8
425D2	Keswick clay loam, 9 to 14 percent slopes, moderately eroded	17.22	22.9%		IVe	8	12
132C2	Weller silty clay loam, 5 to 9 percent slopes, moderately eroded	8.97	11.9%		IIle	59	40
131C2	Pershing silty clay loam, 5 to 9 percent slopes, moderately eroded	7.79	10.4%		IIle	62	45
13B	Zook-Olmits-Vesser complex, 0 to 5 percent slopes	7.67	10.2%		IIw	68	53
792D2	Armstrong clay loam, 9 to 14 percent slopes, moderately eroded	4.72	6.3%		IVe	5	13
179F2	Gara clay loam, 18 to 25 percent slopes, moderately eroded	4.08	5.4%		IVe	11	13
65G2	Lindley loam, 25 to 40 percent slopes, moderately eroded	2.60	3.5%		Vile	5	5
131B	Pershing silt loam, 2 to 5 percent slopes	0.75	1.0%		IIle	70	67
Weighted Average						26.9	22.2

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

*c: Using Capabilities Class Dominant Condition Aggregation Method

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