



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

86.7 CSR2 — Located west of West Liberty, Iowa

Property Information

Location

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

Legal Description

The S ¾ of the W ½ of Section 8 and that part of the S ¾ of the E ½ of Section 7 lying East of the dirt road; all located in Township 78 North, Range 4 West of the 5th P.M., Muscatine County, Iowa, except the north 80 acres.

Price & Terms

- \$2,050,000
- \$10,000/acre
- 10% down upon acceptance of offer; balance due in cash at closing.

Possession

Negotiable.

Real Estate Tax - Estimated

Taxes Payable 2016 - 2017: \$6,942.00
Net Taxable Acres: 203.00
Tax per Net Taxable Acre: \$34.20

FSA Data - Estimated

Farm Number 5179, Tract 15, 4197, 4653
Crop Acres: 202.2*
Corn Base: 135
Corn PLC Yield: 170 Bu.
Bean Base: 40
Bean PLC Yield: 54 Bu.

**There are 9.4 acres of cropland currently being certified as grass.*

Soil Types/Productivity

Primary soils are Muscatine, Colo and Atterberry. See soil map for detail.

- CSR2: 86.7 per 2016 AgriData, Inc., based on currently cropped acres.
- CSR: 84.8 per 2016 AgriData, Inc., based on currently cropped acres.

- CSR2: 84.9 per County Assessor, based on net taxable acres on entire 285 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.

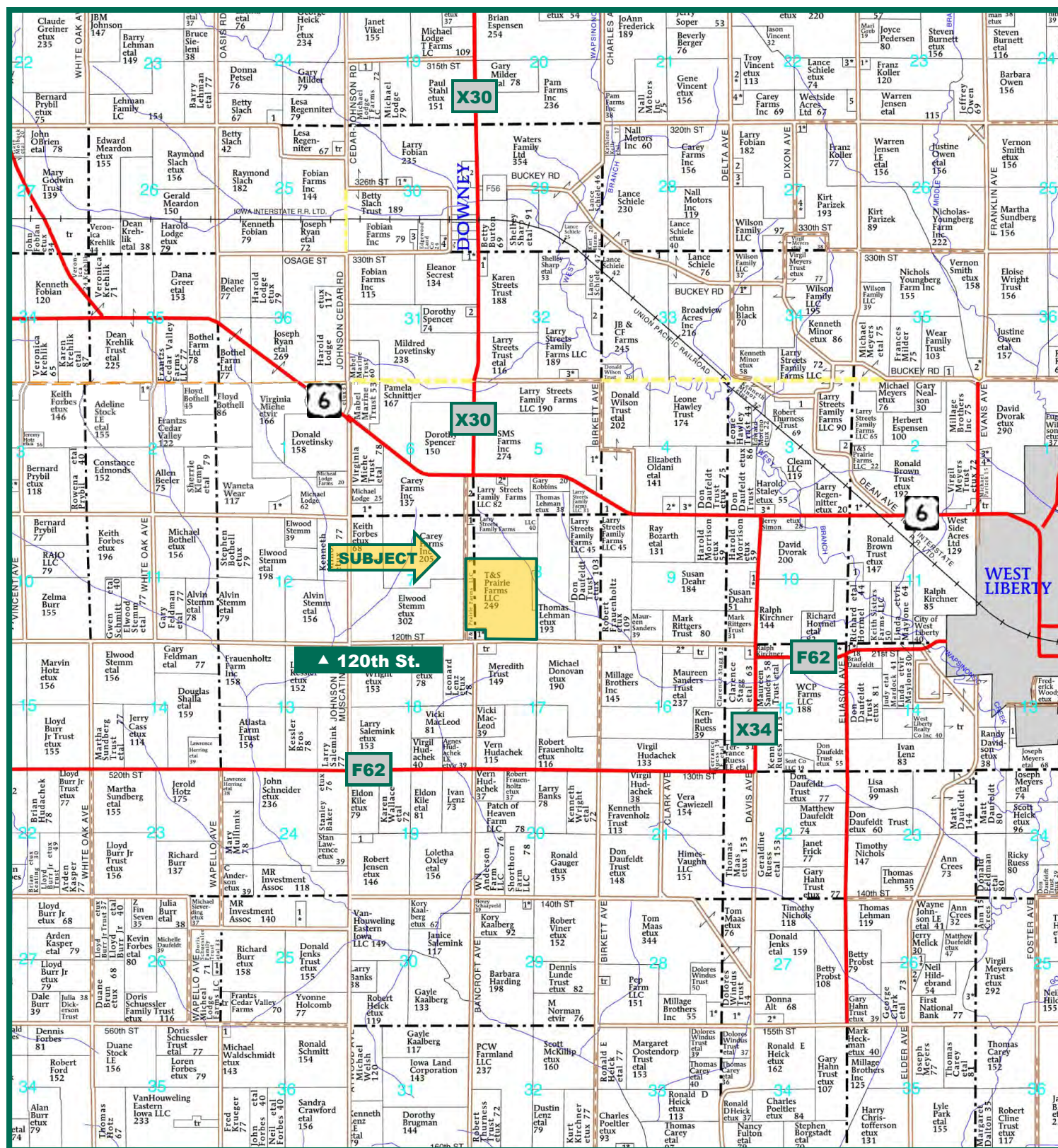
The information gathered for this brochure is from sources deemed reliable, but cannot be guaranteed by Hertz Real Estate Services, Inc. or its staff. All acres are considered more or less, unless otherwise stated.

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Plat Map



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Aerial Photo

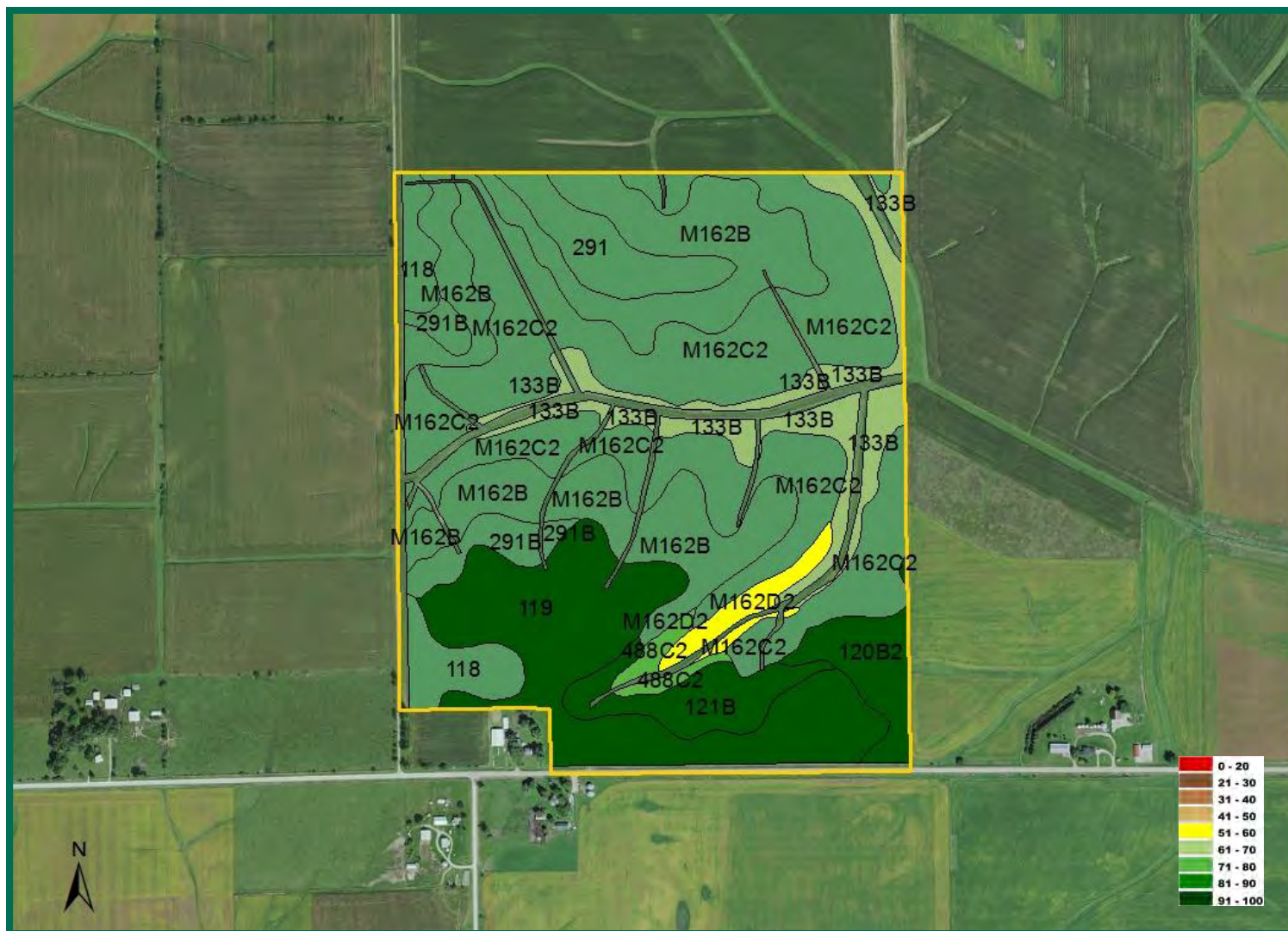


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Soil Map



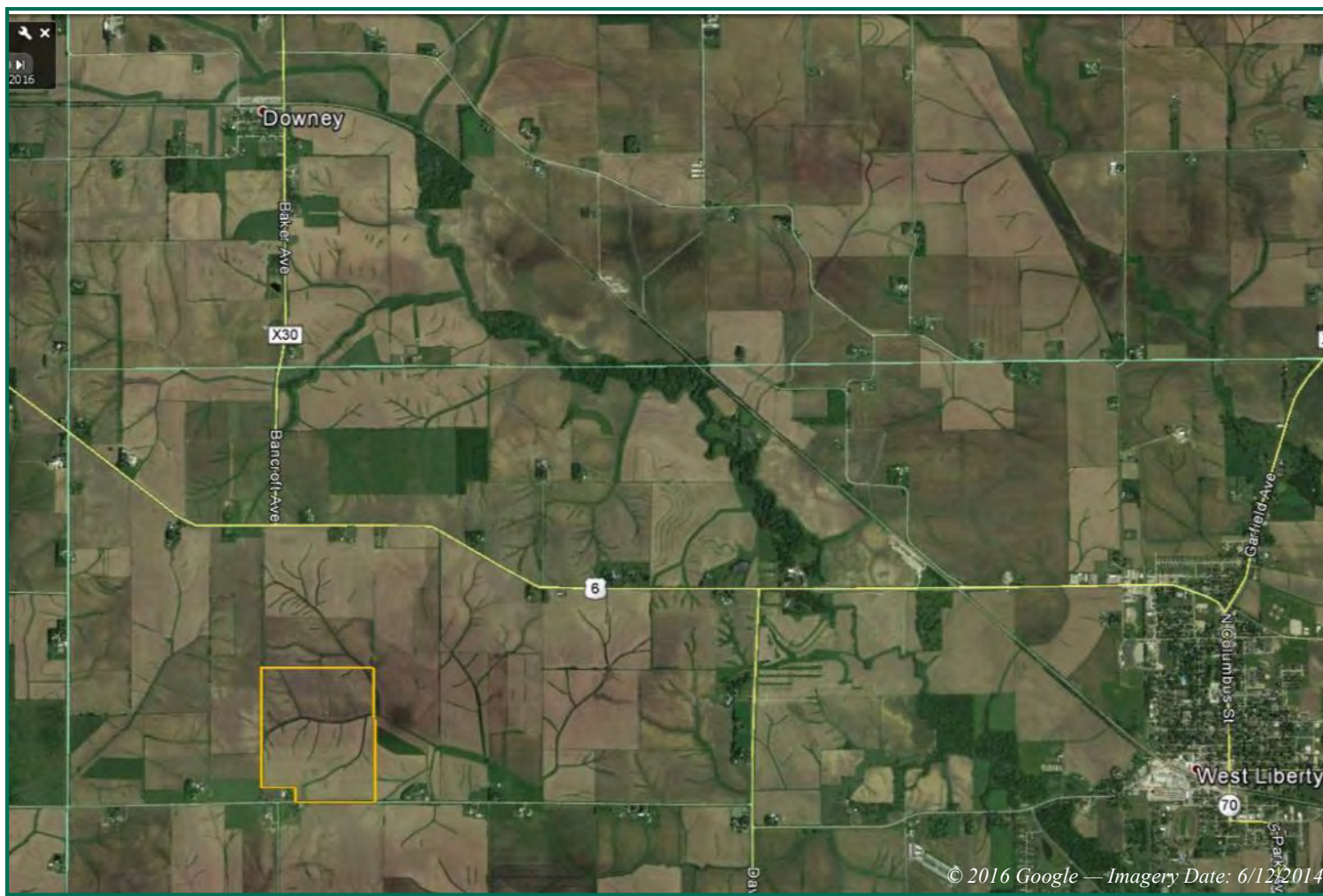
| Measured Tillable Acres | | 191.9 | Avg. CSR: | | 84.8 | Avg. CSR2: | | 86.7 |
|-------------------------|--|-------|-----------|------------------|---------------|------------|--|------|
| Soil Label | Soil Name | CSR | CSR2 | Percent of Field | Non_Irr Class | Acres | | |
| 118 | Garwin silty clay loam, 0 to 2 percent | 95 | 90 | 4.0% | llw | 7.63 | | |
| 119 | Muscatine silty clay loam, 0 to 2 | 100 | 100 | 16.1% | lw | 30.98 | | |
| 120B2 | Tama silt loam, 2 to 5 percent | 93 | 92 | 3.4% | lle | 6.58 | | |
| 121B | Tama silt loam, 2 to 5 percent slopes | 0 | 95 | 4.1% | lle | 7.79 | | |
| 133B | Colo silty clay loam, 2 to 5 percent | 75 | 69 | 8.0% | llw | 15.40 | | |
| 291 | Atterberry silt loam, 0 to 2 percent | 95 | 90 | 4.0% | le | 7.63 | | |
| 291B | Atterberry silt loam, 2 to 5 percent | 90 | 85 | 2.8% | lle | 5.29 | | |
| 488C2 | Newvienna silt loam, 5 to 9 percent | 71 | 77 | 1.1% | llle | 2.2 | | |
| M162B | Downs silt loam, till plain, 2 to 5 | 0 | 90 | 21.7% | lle | 41.6 | | |
| M162C2 | Downs silt loam, till plain, 5 to 9 | 0 | 82 | 33.0% | llle | 63.3 | | |
| M162D2 | Downs silt loam, till plain, 9 to 14 | 0 | 57 | 1.8% | IVe | 3.5 | | |

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Google Earth Photos



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