



160 Acres, m/l, Cerro Gordo County, IA

Attractive mixture of CRP and farmland located 3.5 miles SW of Nora Springs, Iowa.

Property Information

Location

3.5 miles SW of Nora Springs. From Hwy 18/27 Exit #195, south 0.25 miles on Co. Rd. S70, west 1 mile on 240th St. and south on Yarrow Ave. Property driveways are on the west side of Yarrow Ave.

Legal Description

NE1/4 of Section 26, T96N, R19W of the 5th P.M., Cerro Gordo County, IA, containing 160 acres, m/l. Exact legal per Abstract of Title.

Price & Terms

- \$687,000
- \$4,293.75/acre
- 10% down upon acceptance of offer; balance due in cash at closing.

Possession

Open lease for 2017.

Real Estate Tax

Taxes Payable 2016-2017: \$2,742.00
Net Taxable Acres: 157.52
Tax per Net Taxable Acre: \$17.41

FSA Data

Part of Farm Number 4880, Tract 6422
Estimated Crop Acres*: 74.89 Ac.
Corn Base*: 60.87 Ac.
Corn PLC Yield: 137 Bu.
Bean Base*: 11.8 Ac.
Bean PLC Yield: 39 Bu.
Enrolled in ARC-CO.

**Crop and Base acres are estimated.
Final crop and base acres will be determined by local FSA office.*

CRP Contracts

There are a total of 61.26 acres enrolled in CRP contracts:

- There are 1.3 acres enrolled in a CP21 contract that pays \$382 annually and expires 9/30/30.

- There are 42.86 acres enrolled in a CP38E contract that pays \$6,402 annually and expires 9/30/18.
- There are 17.1 acres enrolled in a CP21 contract that pays \$3,718 annually and expires 9/30/27.

Soil Types/Productivity

Primary soils are Waukee, Saude, and Lawler loam. See soil map for detail.

- **CSR2:** 64.8 per 2016 AgriData, Inc., based on currently cropped acres.
- **CSR:** 71.6 per 2016 AgriData, Inc., based on currently cropped acres.
- **CSR:** 62.7 per County Assessor, based on net taxable acres.

Land Description

Level to gently sloping.

Buildings/Improvements

None.

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Aerial Photo

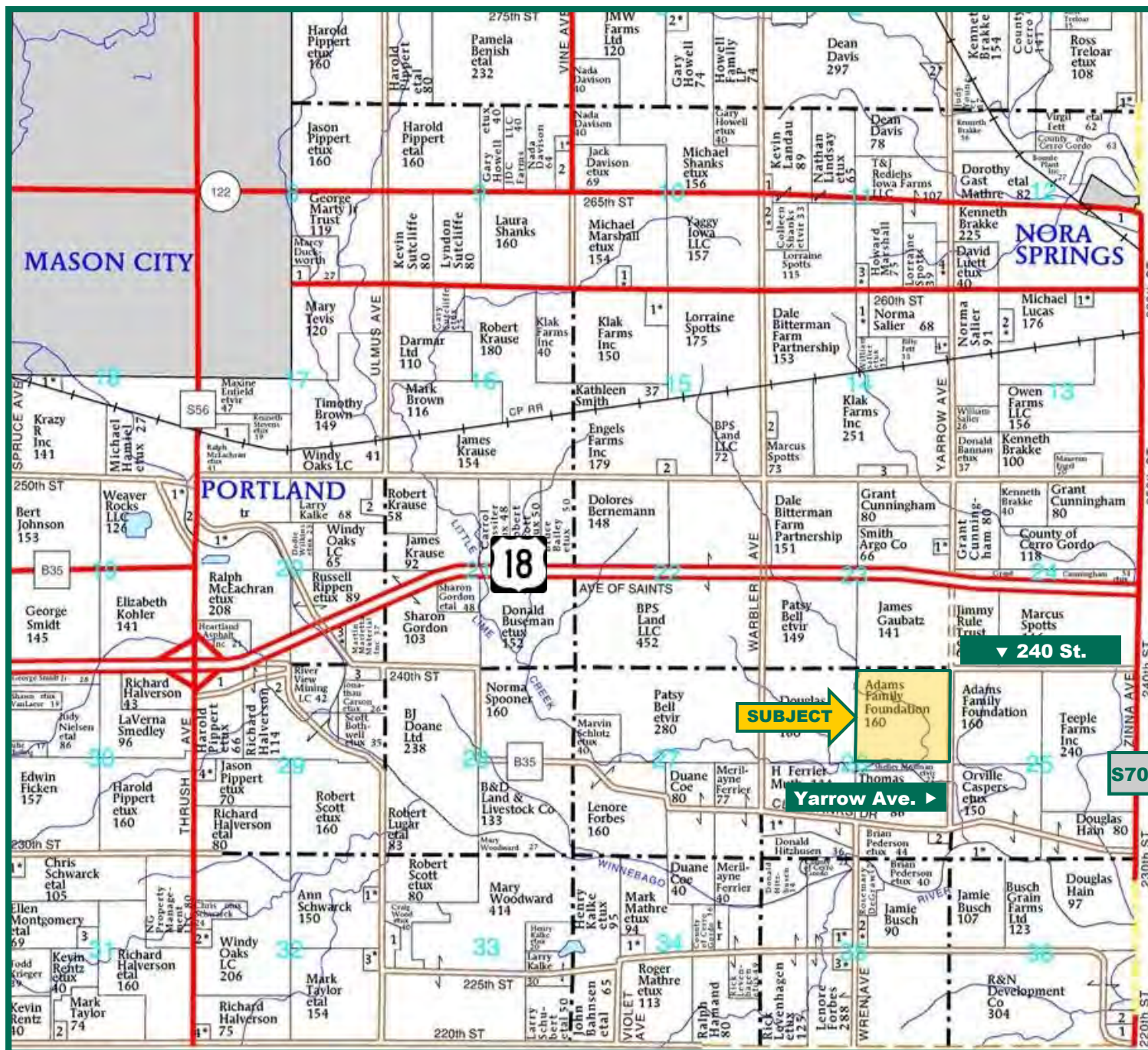


The information gathered for this brochure is from sources deemed reliable, but cannot be guaranteed by Hertz Farm Management, Inc. or its staff. All acres are considered more or less, unless otherwise stated.

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Plat Map



Drainage

Some tile. Maps available upon request.

Water & Well Information

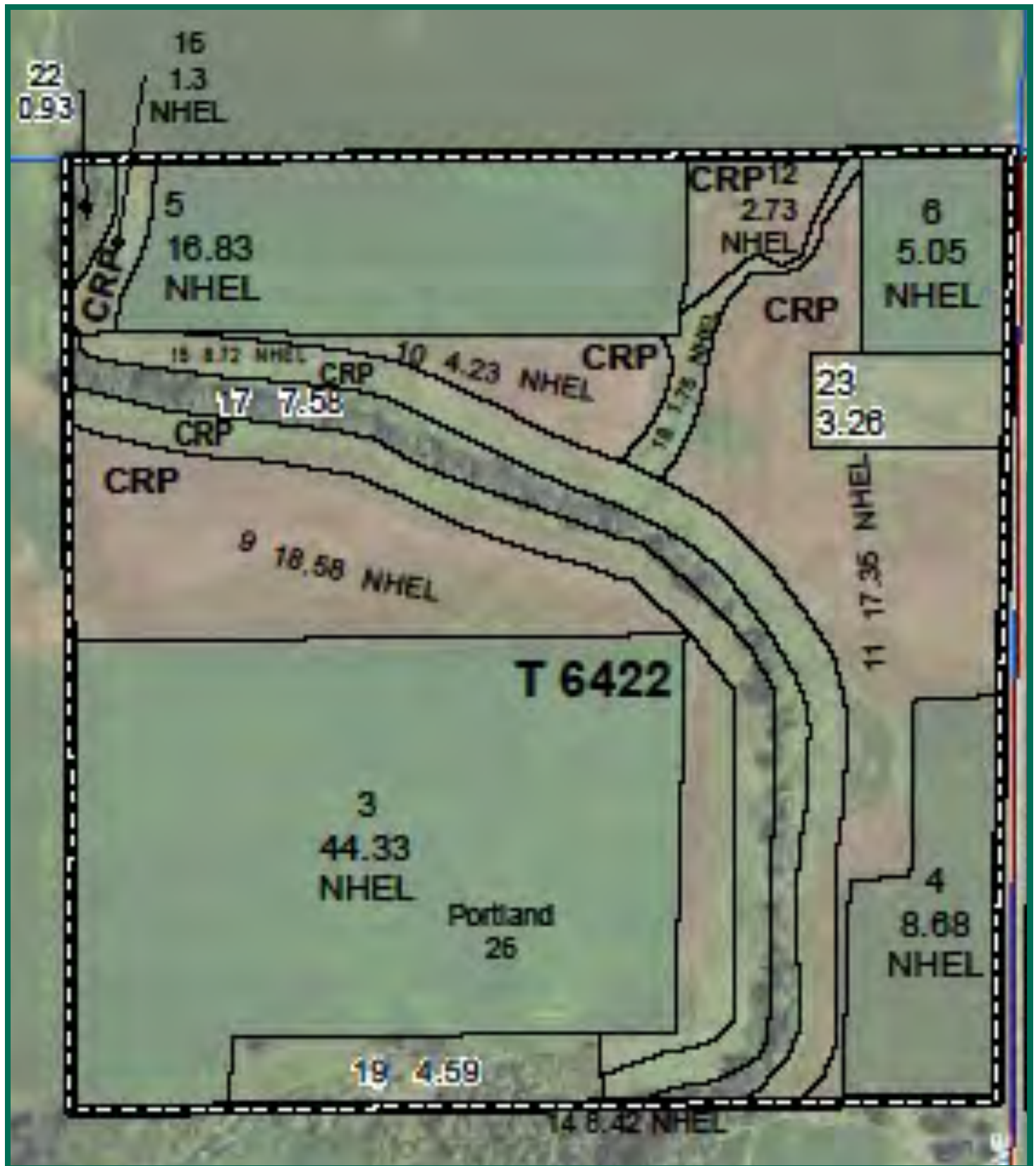
None known.

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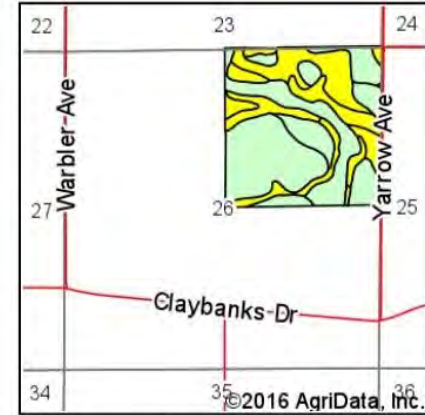
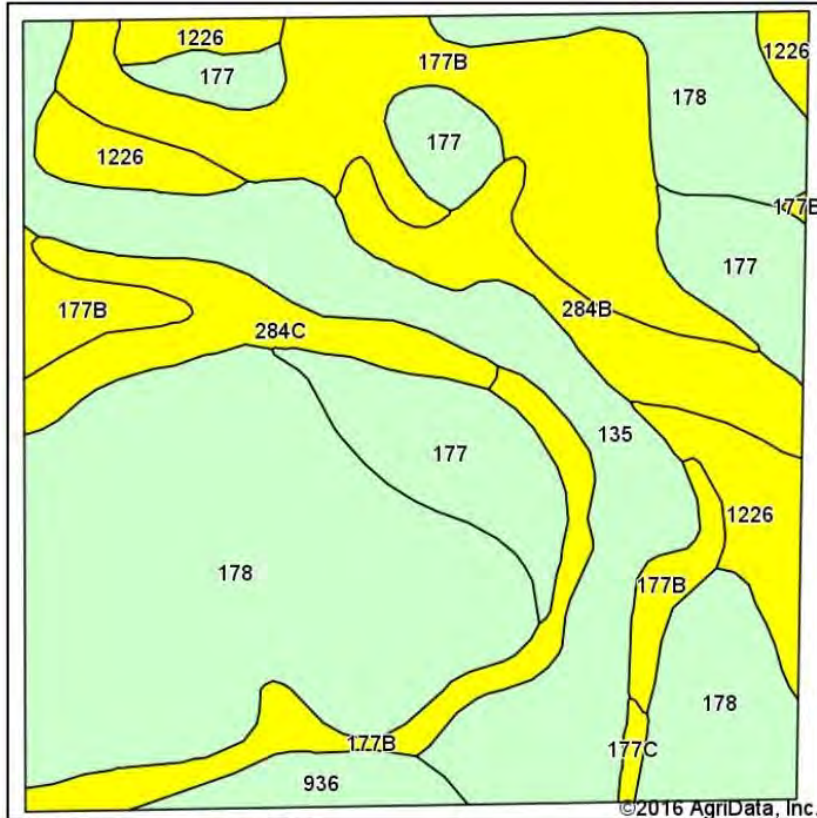
FSA Map



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Soil Map: Entire Property



State: Iowa
County: Cerro Gordo
Location: 26-96N-19W
Township: Portland
Acres: 156.73
Date: 11/21/2016



Soils data provided by USDA and NRCS.

Area Symbol: IA033, Soil Area Version: 17

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**	CSR
178	Waukeel loam, 0 to 2 percent slopes	54.03	34.5%		Ils	69	77
177B	Saunder loam, 2 to 5 percent slopes	32.59	20.8%		Ils	55	58
135	Coland clay loam, 0 to 2 percent slopes	23.37	14.9%		Ilw	70	78
177	Saunder loam, 0 to 2 percent slopes	17.01	10.9%		Ils	60	63
1226	Lawler loam, 0 to 2 percent slopes, rarely flooded	9.83	6.3%		Ils	59	71
284B	Flagler sandy loam, 2 to 5 percent slopes	8.69	5.5%		Ille	51	37
284C	Flagler sandy loam, 5 to 9 percent slopes	7.47	4.8%		Ille	44	16
936	Coland-Hanlon complex, 0 to 2 percent slopes	3.25	2.1%		Ilw	61	75
177C	Saunder loam, 5 to 9 percent slopes	0.49	0.3%		Ille	50	38
Weighted Average						62.2	66

Area Symbol: IA033, Soil Area Version: 17

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

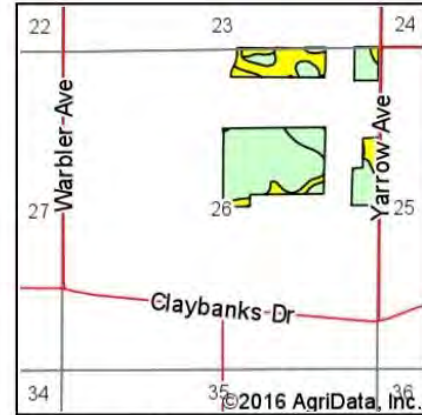
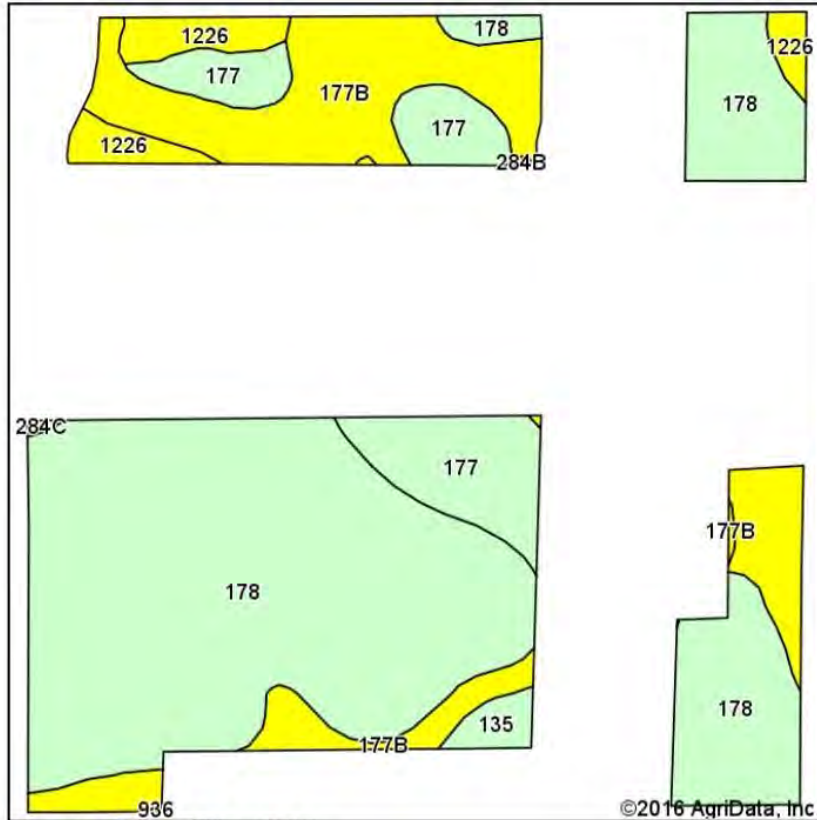
*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.

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Soil Map: Tillable Only



State: Iowa
 County: Cerro Gordo
 Location: 26-96N-19W
 Township: Portland
 Acres: 74.89
 Date: 11/21/2016



Maps Provided By:
surety
 CUSTOMIZED ONLINE MAPPING
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Area Symbol: IA033, Soil Area Version: 17

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**	CSR
178	Waukeel loam, 0 to 2 percent slopes	46.67	62.3%		Ils	69	77
177B	Saunder loam, 2 to 5 percent slopes	13.12	17.5%		Ils	55	58
177	Saunder loam, 0 to 2 percent slopes	8.17	10.9%		Ils	60	63
1226	Lawler loam, 0 to 2 percent slopes, rarely flooded	5.83	7.8%		Ils	59	71
135	Coland clay loam, 0 to 2 percent slopes	0.94	1.3%		Ilw	70	78
284C	Flagler sandy loam, 5 to 9 percent slopes	0.09	0.1%		Ille	44	16
284B	Flagler sandy loam, 2 to 5 percent slopes	0.07	0.1%		Ille	51	37
Weighted Average						64.8	71.6

Area Symbol: IA033, Soil Area Version: 17

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Photos



Looking southwest at CRP.



Looking west from Yarrow Avenue.



Looking south from field drive.



Looking southeast from west side of creek.

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