



172.47 Acres, m/l,
Marion County, IA

Located 4 miles South of Knoxville

Property Information

Location

From Knoxville, follow Hwy. 14 south for 4½ miles. Property lies on the west side of highway (just south of Rutledge St.).

Legal Description

The South 20 acres of the NE¼; the S½ SE¼ NW¼; the NE¼ SW¼; the SE¼ NW¼ SW¼; the N½ SE¼; the S½ SE¼ SW¼ NW¼; and the N½ NW¼ SW¼ all in Section 10, Township 74 North, Range 20 West of the 5th p.m.; subject to easements for highway (Washington Twp.)

Price & Terms

- \$688,000
- \$3,989.10/acre
- 10% down upon acceptance of offer; balance due in cash at closing

Possession

As agreed.

Real Estate Tax

Taxes Payable 2016-2017 \$2,952
Net Taxable Acres: 171.58
Tax per Net Taxable Acre: \$17.20

FSA Data

Part of Farm Number 2693, Tract 1044
Crop Acres: 89.93
Corn Base: 42.5 Ac.
Corn PLC Yield: 125 Bu.
Bean Base: 47.4 Ac.
Bean PLC Yield: 39 Bu.
Enrolled in ARC-CO

CRP Contracts

None

Land Description

Level to moderately steep

Soil Types/Productivity

Primary soils are Pershing, Grundy and Haig. See soil map for detail.

- **CSR2:** 68.1 per 2016 AgriData, Inc., based on FSA crop acres.
- **CSR:** 63.4 per 2016 AgriData, Inc., based on FSA crop acres.
- **Average Unadjusted CSR2:** 56.43 per County Assessor, based on net taxable acres.

Buildings/Improvements

None

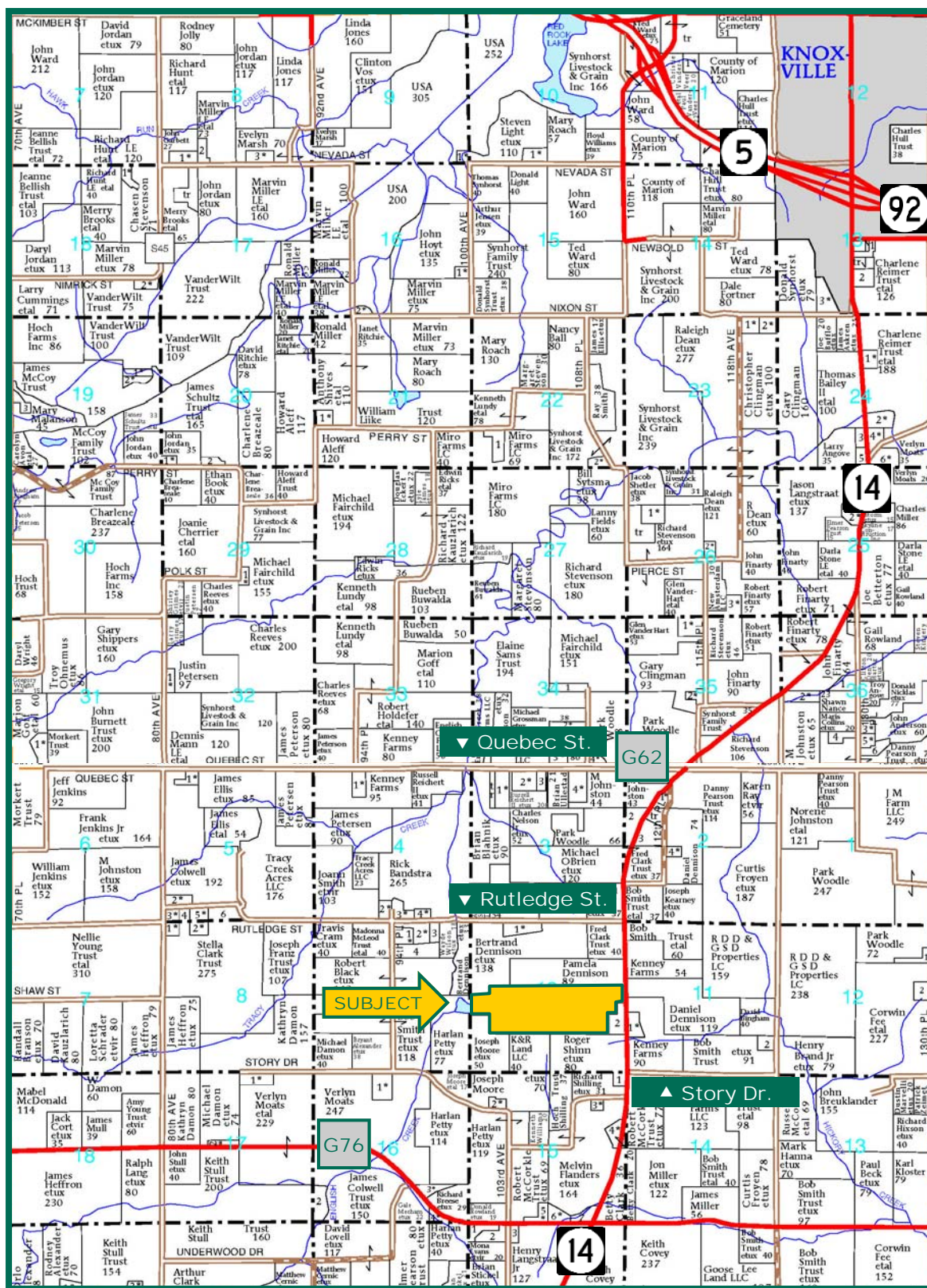
Drainage

Natural

Comments

Good crop acres, plus very good hunting timber (78 acres, m/l) comprised of Oak, Walnut and Hickory.

Aerial Photo and Map



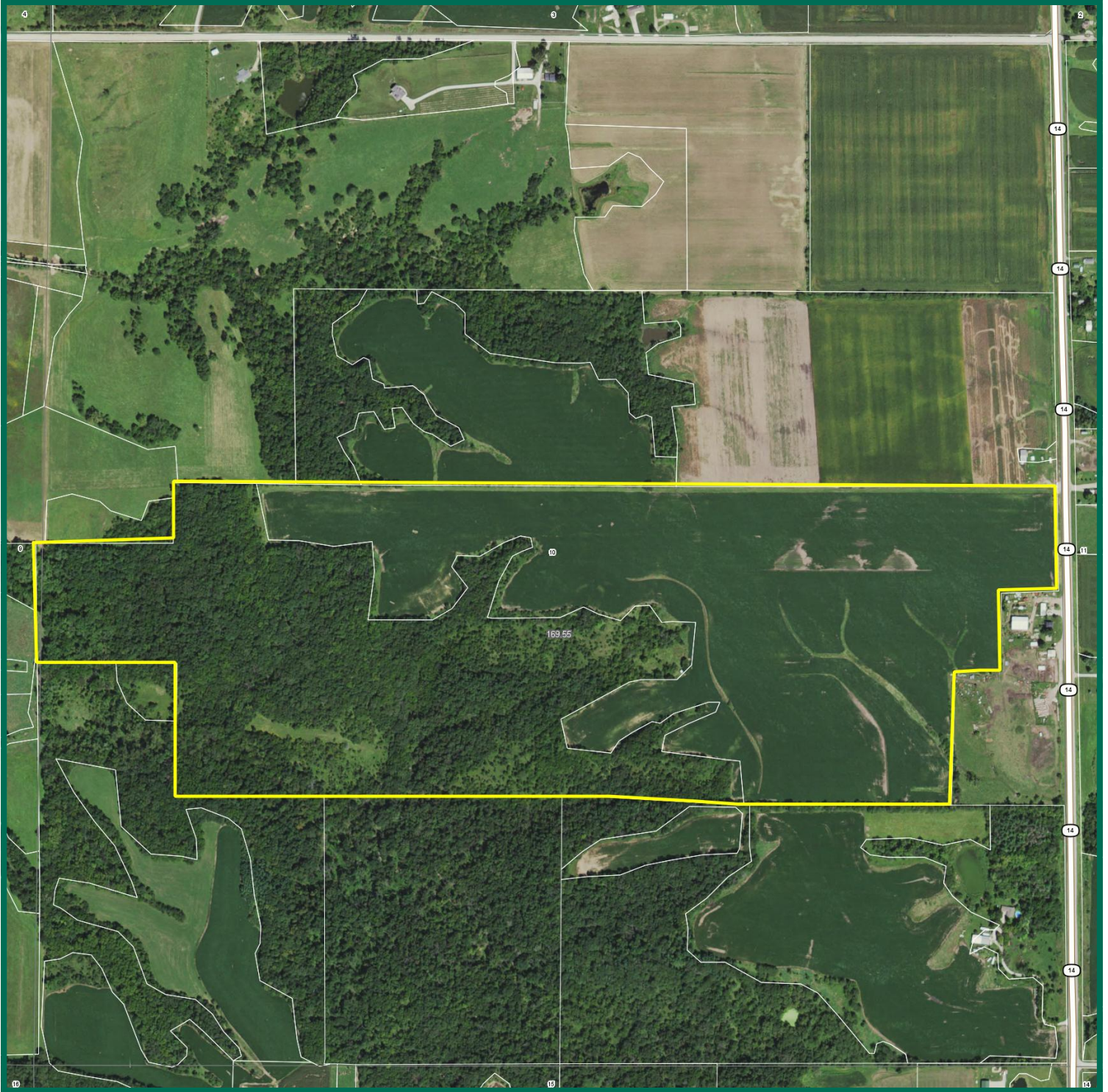
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Aerial Photo



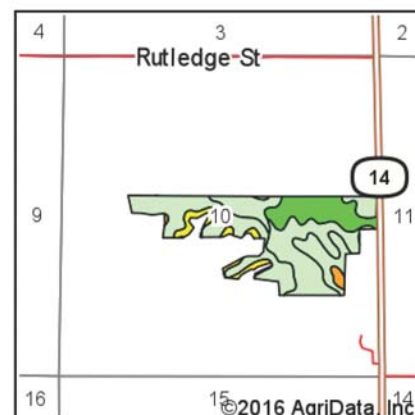
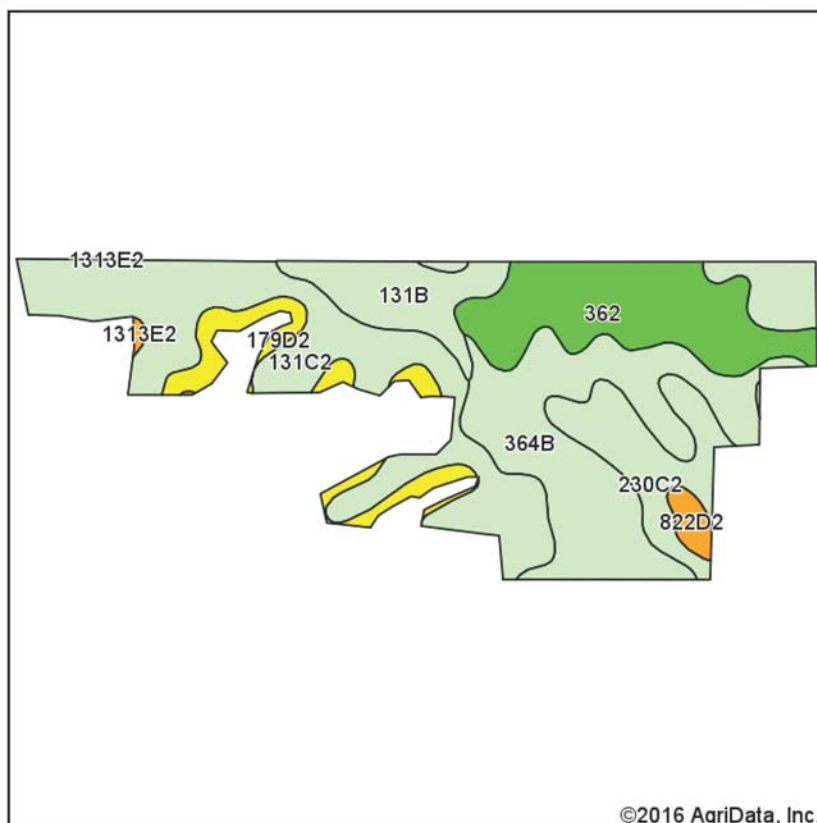
The information gathered for this brochure is from sources deemed reliable, but cannot be guaranteed by Hertz Real Estate Services, Inc. or its staff. All acres are considered more or less, unless otherwise stated.

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Soil Map



State: Iowa
County: Marion
Location: 10-74N-20W
Township: Washington
Acres: 89.93
Date: 9/30/2016



Soils data provided by USDA and NRCS.

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Area Symbol: IA125, Soil Area Version: 24

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**	CS R
131C2	Pershing silt loam, 5 to 9 percent slopes, moderately eroded	26.22	29.2%		IIIe	62	49
364B	Grundy silty clay loam, 2 to 5 percent slopes	24.91	27.7%		Ile	72	80
362	Haig silt loam, 0 to 2 percent slopes	15.86	17.6%		IIw	83	75
230C2	Clearfield-Arispe silty clay loams, 5 to 9 percent slopes, moderately eroded	8.71	9.7%		IIIw	67	53
131B	Pershing silt loam, 2 to 5 percent slopes	7.08	7.9%		IIIe	70	72
179D2	Gara loam, 9 to 14 percent slopes, moderately eroded	5.64	6.3%		IVe	47	43
822D2	Lamoni silty clay loam, 9 to 14 percent slopes, moderately eroded	1.27	1.4%		IVe	29	15
1313E2	Munterville silt loam, 14 to 18 percent slopes, moderately eroded	0.24	0.3%		VIIe	22	5
Weighted Average						68.1	63.4

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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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