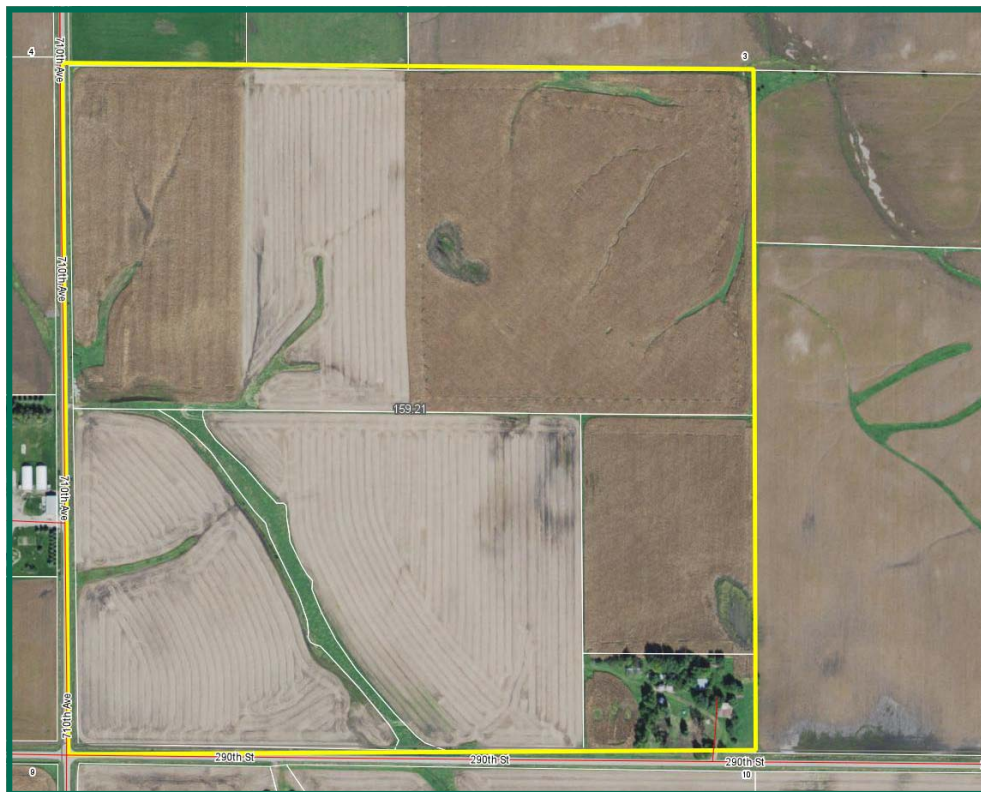


160 Acres, m/l
Story County,
IA



Property Information

Location

From Collins, take Hwy 65 north 2 miles to 290th St., then east on 290th St. 1 mile to 710th Ave. Property lies NE of the 710th Ave./290th St. intersection.

Legal Description

SW¹/₄ Section 3, Township 82 North, Range 21 West of the 5th p.m. (Collins Twp.)

Price & Terms

- \$1,370,000
- \$8,562.50/acre
- 10% down upon acceptance of offer; balance due in cash at closing

Possession

As negotiated

Real Estate Tax

Taxes Payable 2016-2017: \$4,044

Net Taxable Acres: 156

Tax per Net Taxable Acre: \$25.92

FSA Data

Farm Number 89, Tract 123

Crop Acres: 147.88

Corn Base: 78.9 Ac.

Corn PLC Yield: 153 Bu.

Bean Base: 54.0 Ac.

Bean PLC Yield: 44 Ac. Bu.

Farm is enrolled in ARC-CO

CRP Contracts

None

Soil Types/Productivity

Primary soils are Clarion, Nicollet and Webster. See soil map for detail.

- **CSR2:** 86.7 per 2016 AgriData, Inc., based on FSA crop acres.

- **CSR:** 82.4 per 2016 AgriData, Inc., based on FSA crop acres.
- **Average Unadjusted CSR2:** 86.83 per County Assessor, based on net taxable acres.

Land Description

Level to moderately sloping

Buildings/Improvements

One 30' bin; two 24' bins, plus other outbuildings.

Drainage

Natural plus tile

Lease

Open lease for 2017

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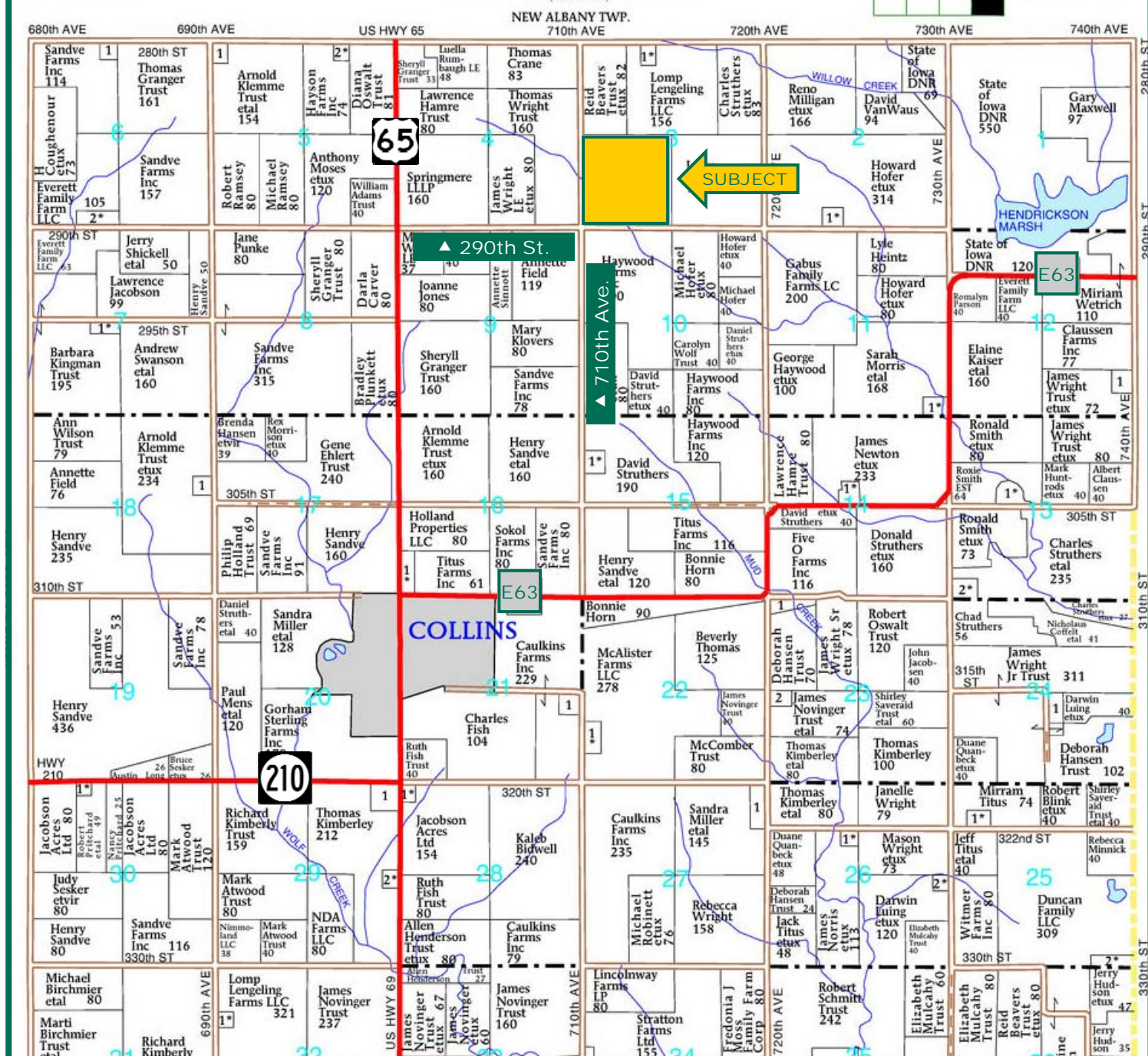
800-593-5263 or 515-382-1500
415 S. 11th St.
Nevada, IA 50201-0500
www.Hertz.ag

T-82-N

COLLINS PLAT

(Landowners)

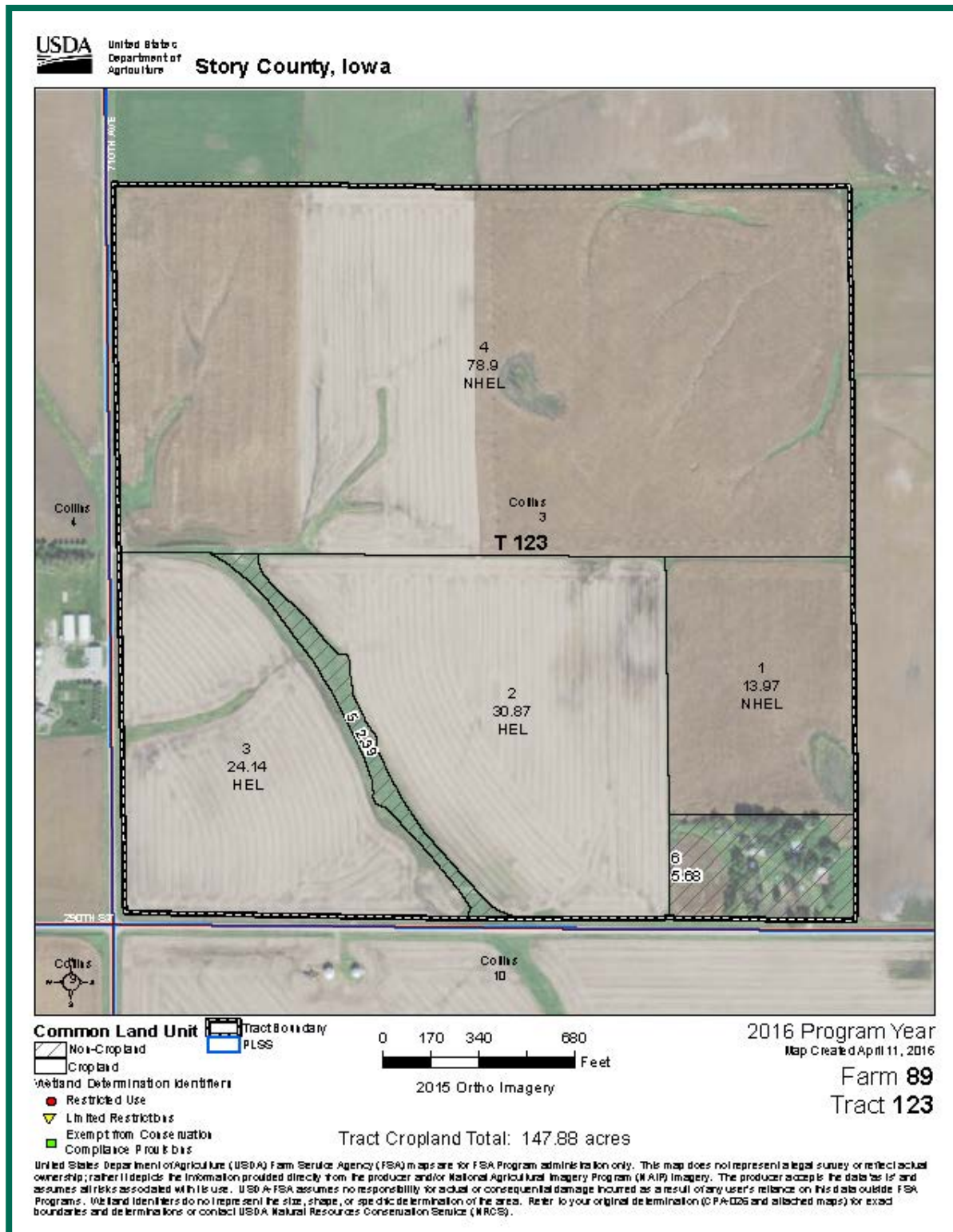
R-21-W



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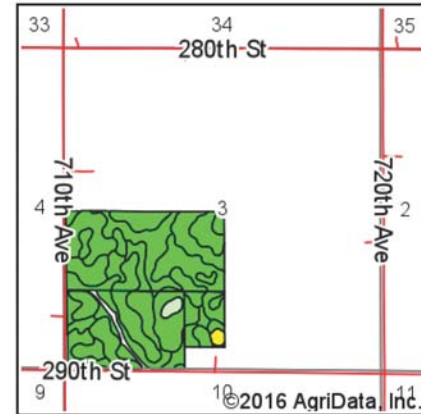
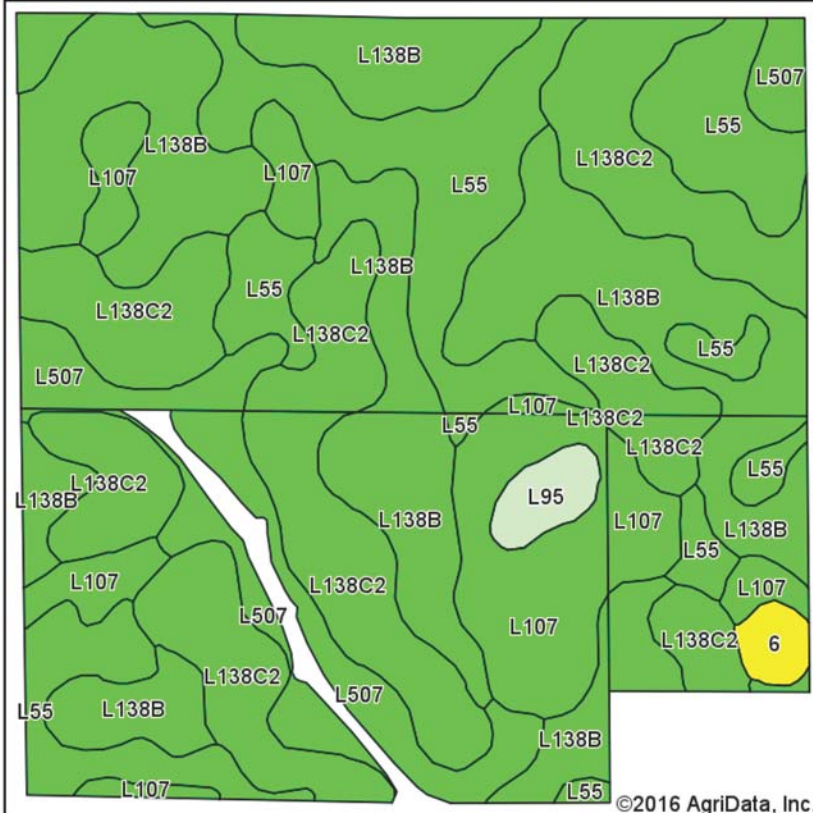


The information gathered for this brochure is from sources deemed reliable, but cannot be guaranteed by Hertz Real Estate Services, Inc. or its staff. All acres are considered more or less, unless otherwise stated.

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Soil Map



State: Iowa
 County: Story
 Location: 3-82N-21W
 Township: Collins
 Acres: 147.9
 Date: 11/22/2016



Soils data provided by USDA and NRCS.

Area Symbol: IA169, Soil Area Version: 25

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**	CS R
L138B	Clarion loam, Bemis moraine, 2 to 6 percent slopes	45.70	30.9%		Ile	88	
L138C2	Clarion loam, Bemis moraine, 6 to 10 percent slopes, moderately eroded	40.16	27.2%		IIle	83	
L55	Nicollet loam, 1 to 3 percent slopes	29.32	19.8%		Ie	91	
L107	Webster clay loam, Bemis moraine, 0 to 2 percent slopes	17.36	11.7%		IIlw	88	
L507	Canisteo clay loam, Bemis moraine, 0 to 2 percent slopes	12.24	8.3%		IIlw	87	
L95	Harps clay loam, Bemis moraine, 0 to 2 percent slopes	1.86	1.3%		IIlw	75	
6	Okoboji silty clay loam, 0 to 1 percent slopes	1.26	0.9%		IIIw	59	59
Weighted Average						86.7	*-

Area Symbol: IA169, Soil Area Version: 25

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

*- CSR weighted average cannot be calculated on the current soils data, use prior data version for csr values.

*c: Using Capabilities Class Dominant Condition Aggregation Method

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