



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

Quality farm 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, travel south 0.25 miles on County Road S70, west 1 mile on 240th Street and south on Yarrow Ave. Property driveways are on S side of 240th Street, and E & W sides of Yarrow Ave.

Legal Description

NE1/4 of Section 26 and NW1/4 of Section 25, T96N, R19W of the 5th P.M., Cerro Gordo County, IA, containing 320 acres, m/l. Exact legal per Abstract of Title.

Price & Terms

- \$1,478,000
- \$4,618.75/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: \$5,468.00
Net Taxable Acres: 312.58
Tax per Net Taxable Acre: \$17.49

FSA Data

Farm Number 4880, Tract 6422
Crop Acres: 291.13 (including 89.67 ac. CRP. 198.47 ac. are currently cropped.)
Corn Base: 164.5 ac.
Corn PLC Yield: 137 Bu.
Bean Base: 31.9 ac.
Bean PLC Yield: 39 Bu.
Enrolled in ARC-CO.

CRP Contracts

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

- There are 71.2 acres enrolled in a CP38E contract that pays \$10,635 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 Saude, Waukee and Lawler loam. See soil map for detail.

- **CSR2:** 63.1 per 2016 AgriData, Inc., based on currently cropped acres.
- **CSR:** 68.3 per 2016 AgriData, Inc., based on currently cropped acres.
- **CSR:** 61.97 per County Assessor, based on net taxable acres.

Land Description

Level to gently sloping.

Buildings/Improvements

None.

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

MASON CITY

PORTLAND

NORA SPRINGS

240 St.

Yarrow Ave.

SUBJECT

Adams Family Foundation

Adams Family Foundation

18

122

120

119

118

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Tiled. See tile maps.

None known.

Map reproduced with permission of Farm & Home Publishers, Ltd.

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Portland 23

Portland 24

240TH ST

22 0.93

16 1.3 NHEL

5 16.83 NHEL

CRP12 2.73 NHEL

8 5.05 NHEL

CRP

15 8.32 NHEL

10 4.23 NHEL

CRP

17 7.58

CRP

9 18.68 NHEL

T 6422

3 44.33 NHEL

Portland 26

11 17.35 NHEL

23 3.26

4 8.68 NHEL

19 4.59

14 8.42 NHEL

24 0.21

8 3.31 NHEL

T 6422

CRP

2 5.12 NHEL

1 116.39 NHEL

Portland 25

7.3 28.34 NHEL

CLAYBANKS DR

WURROW AVE

Non-Cropland
Cropland

CRP
Tract Boundary
PLSS

2015 Ortho Imagery

2016 Program Year
Map Created April 04, 2016

Farm 4880
Tract 6422

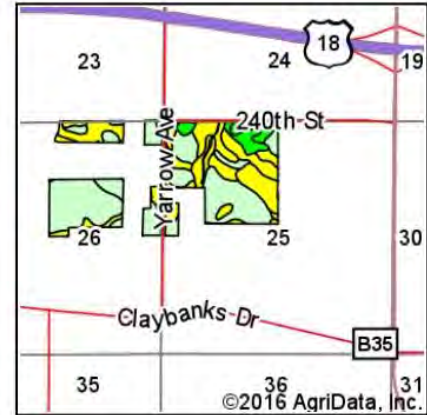
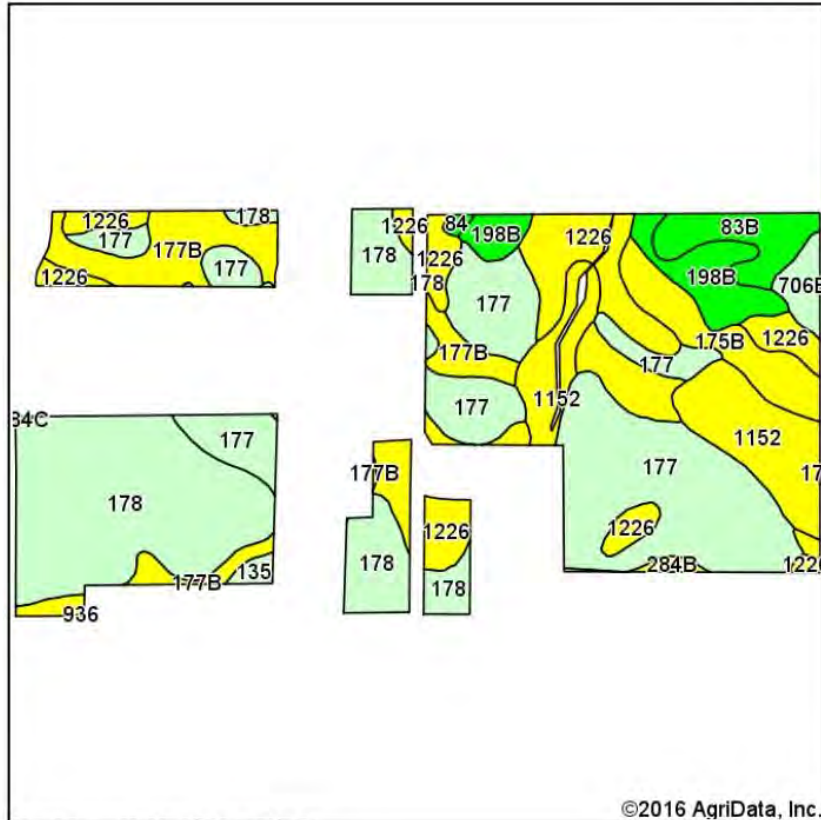
Wetland Determination Identifiers

- Restricted Use
- ▼ Limited Restrictions
- Exempt from Conservation Compliance Provisions

Tract Cropland Total: 291.13 acres

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Soil Map: Tillable Only



State: Iowa
County: Cerro Gordo
Location: 25-96N-19W
Township: Portland
Acres: 198.47
Date: 11/1/2016



Maps Provided By:
surety
CUSTOMIZED ONLINE MAPPING
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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
177	Saude loam, 0 to 2 percent slopes	53.21	26.8%		Ils	60	63
178	Waukee loam, 0 to 2 percent slopes	48.87	24.6%		Ils	69	77
1226	Lawler loam, 0 to 2 percent slopes, rarely flooded	29.70	15.0%		Ils	59	71
1152	Marshan clay loam, 0 to 2 percent slopes, rarely flooded	18.52	9.3%		Ilw	54	67
177B	Saude loam, 2 to 5 percent slopes	16.29	8.2%		Ils	55	58
198B	Floyd loam, 1 to 4 percent slopes	9.19	4.6%		Ilw	89	78
175B	Dickinson fine sandy loam, 2 to 5 percent slopes	9.09	4.6%		Ille	51	55
83B	Kenyon loam, 2 to 5 percent slopes	6.93	3.5%		Ile	90	83
706B	Cerlin silt loam, 2 to 5 percent slopes	2.81	1.4%		Ile	64	58
284B	Flagler sandy loam, 2 to 5 percent slopes	2.39	1.2%		Ille	51	37
135	Coland clay loam, 0 to 2 percent slopes	0.94	0.5%		Ilw	70	78
84	Clyde silty clay loam, 0 to 3 percent slopes	0.44	0.2%		Ilw	88	78
284C	Flagler sandy loam, 5 to 9 percent slopes	0.09	0.0%		Ille	44	16
Weighted Average						63.1	68.3

Area Symbol: IA033, Soil Area Version: 17

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

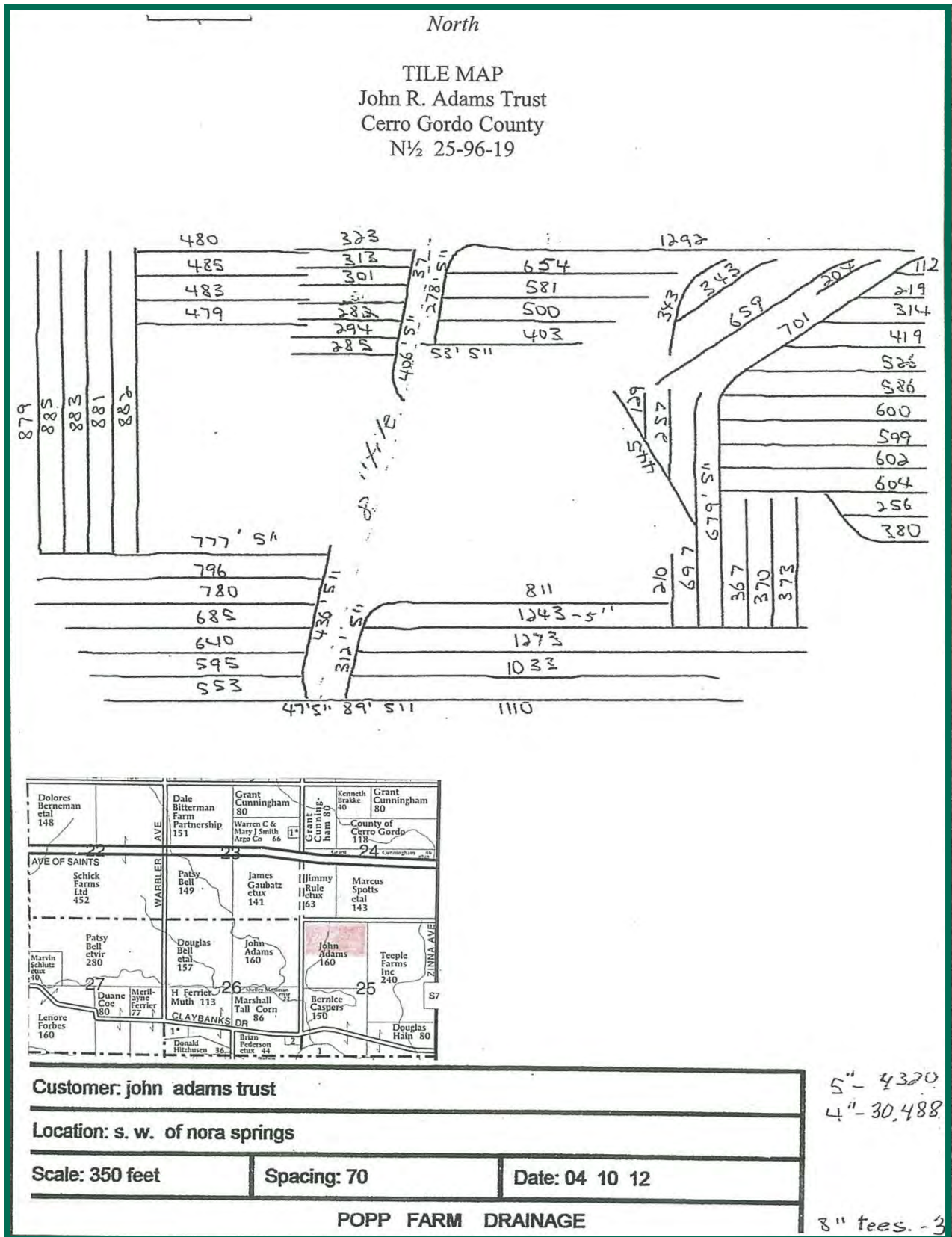
*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.

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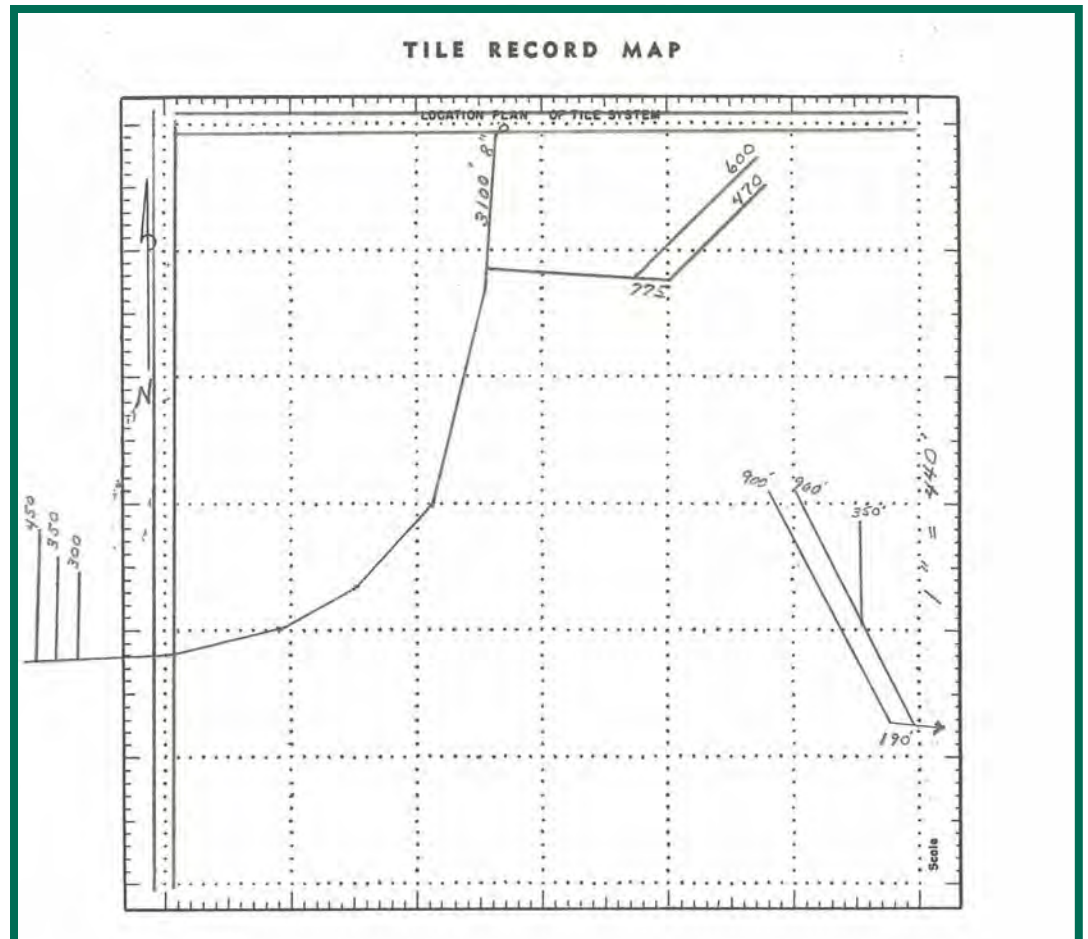
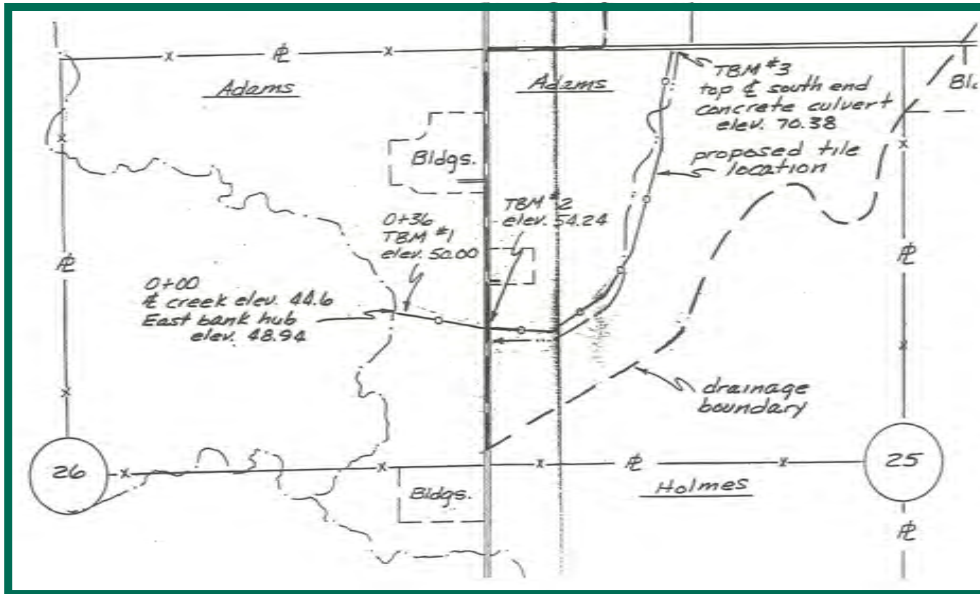
Tile Map



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Tile Maps



Photos



Looking southwest at CRP.



Looking west from Yarrow Avenue.



Looking southwest from 240th Street.



Looking southwest from 240th Street.



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- Real Estate Sales and Auctions
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