

80 Acres, m/l, Franklin County, IA



83.4 CSR2 on 76.3 Crop Acres, m/l

Property Information

Location

One mile NE of Latimer, IA. From Hwy 3 exit on I35 go 2 1/2 miles east and then 1 1/2 miles north on Indigo Ave.

Legal Description

East 1/2 Northeast 1/4 of Section 20, Township 92 North, Range 21 West of the 5th P.M., Franklin County, Iowa. Containing 80 acres, more or less. Exact legal per Abstract of Title.

Price & Terms

- \$650,000
- \$8,125/acre
- 10% down upon acceptance of offer; balance due in cash at closing

Possession

Negotiable. There is no lease in place.

Real Estate Tax

Taxes Payable 2016 - 17: \$2,162
Net Taxable Acres: 76.79
Tax per Net Taxable Acre: \$28.15

FSA Data

Farm Number 2687, Tract Number 6677
Crop Acres: 70.9*
Corn Base: 40.6
Corn PLC Yield: 177 Bu.
Bean Base: 30.3
Bean PLC Yield: 48 Bu.

**An additional 5.4 acres (est.) could be gained for cropland (see CRP Contracts) bringing tillable acres to 76.3.*

Yield History

The 12 year average corn yield is 202 bu/acre. Based on figures from MPCI.

Land Description

Gently to strongly sloping topography.

CRP Contracts

None. The farm was enrolled in the Conservation Security Program (CSP) from 2010 to 2014 and was the highest ranked farm for conservation in the county. Additional tillable acres can be gained if the filter strip is narrowed and terraces removed.

Soil Types/Productivity

Primary soils are Clarion Loam and Coland Clay Loam. See estimated tillable acres on soil map for detail.

- **CSR2:** 83.4 per 2016 AgriData, Inc.
- **CSR:** 78.1 per 2016 AgriData, Inc.
- **CSR:** 84.18 per County Assessor, based on net taxable acres.

Buildings/Improvements

None.

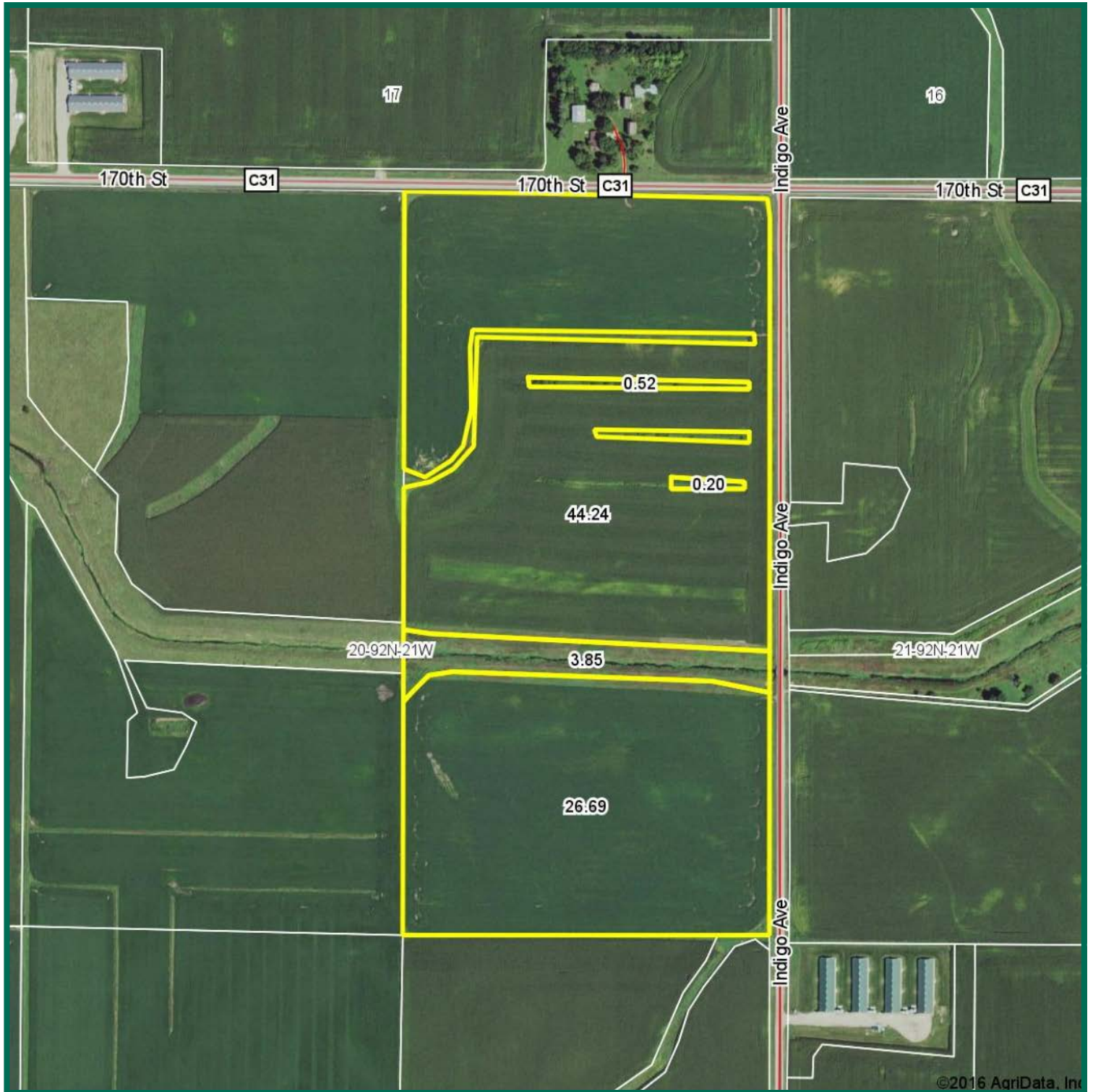
Drainage

Water & Well Information
None.

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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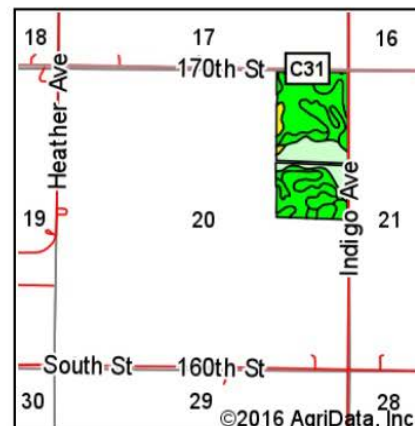
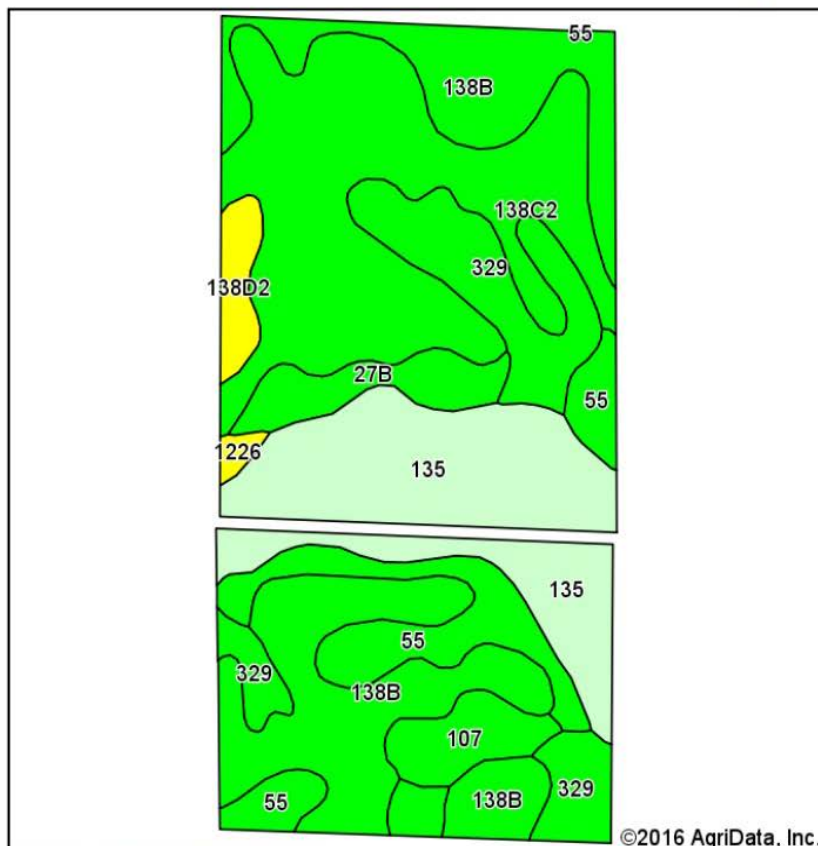
Aerial Photo



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Soil Map



State: Iowa
 County: Franklin
 Location: 20-92N-21W
 Township: Marion
 Acres: 76.27
 Date: 11/3/2016



Soils data provided by USDA and NRCS.

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Area Symbol: IA069, Soil Area Version: 22

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**	CSR
138C2	Clarion loam, 6 to 10 percent slopes, moderately eroded	19.35	25.4%		IIIe	83	65
138B	Clarion loam, 2 to 6 percent slopes	18.50	24.3%		IIe	89	82
135	Coland clay loam, 0 to 2 percent slopes	14.86	19.5%		IIw	74	80
329	Webster-Nicollet complex, 0 to 3 percent slopes	8.34	10.9%		IIw	87	86
55	Nicollet clay loam, 1 to 3 percent slopes	8.07	10.6%		Iw	89	89
27B	Terril loam, 2 to 6 percent slopes	2.88	3.8%		IIe	87	86
107	Webster clay loam, 0 to 2 percent slopes	2.43	3.2%		IIw	86	84
138D2	Clarion loam, 9 to 14 percent slopes, moderately eroded	1.48	1.9%		IIIe	56	55
1226	Lawler loam, 0 to 2 percent slopes, rarely flooded	0.36	0.5%		IIs	59	72
Weighted Average						83.4	78.1

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**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.

*Soil map represents 70.9 FSA crop acres and an additional 5.4 acres that could be gained from narrowing filter strip recently brought out of the CSP program and removing terraces..

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Photos: 80 Acres, m/l, Franklin County, IA



Looking west at the open ditch.



Looking southwest.



Make the Most of Your Farmland Investment

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