



127 Acres m/l, Iowa County, IA Cowger Farm

Located along a Hard Surface Road - South of Belle Plaine, Iowa

Property Information

Location

From Belle Plaine: 2 $\frac{2}{3}$ miles south on Highway 21 S, merge east onto Highway 212 E and continue on Highway 212 E for 2 $\frac{2}{3}$ miles.

Legal Description

The W $\frac{1}{2}$ of the SE $\frac{1}{4}$ of Section 10 and the W $\frac{1}{2}$ of the NE $\frac{1}{4}$ of Section 15, all located in Township 81 North, Range 12 West of the 5th P.M., Iowa County, Iowa.

Price & Terms

- \$857,250
- \$6,750/acre
- 10% down upon acceptance of offer; balance due in cash at closing.

Possession

Negotiable.

Real Estate Tax

Taxes Payable 2016 - 2017: \$2,662.00
Net Taxable Acres: 126.97
Tax per Net Taxable Acre: \$20.97

FSA Data - Estimated

Farm Number 5290, Tract 10189
Crop Acres: 108
Corn Base: 66.57
Corn PLC Yield: 125 Bu.
Bean Base: 37.23
Bean PLC Yield: 44 Bu.

Soil Types/Productivity

Primary soils are Amana, Chequest and Colo. See soil map for detail.

- **CSR2:** 78.0 per 2016 AgriData, Inc., based on FSA crop acres.
- **CSR:** 75.7 per 2016 AgriData, Inc., based on FSA crop acres.
- **CSR2:** 67.2 per County Assessor, based on net taxable acres.

Land Description

Level to gently rolling.

Comments

This is a nice laying Iowa County farm, along a hard surface road.

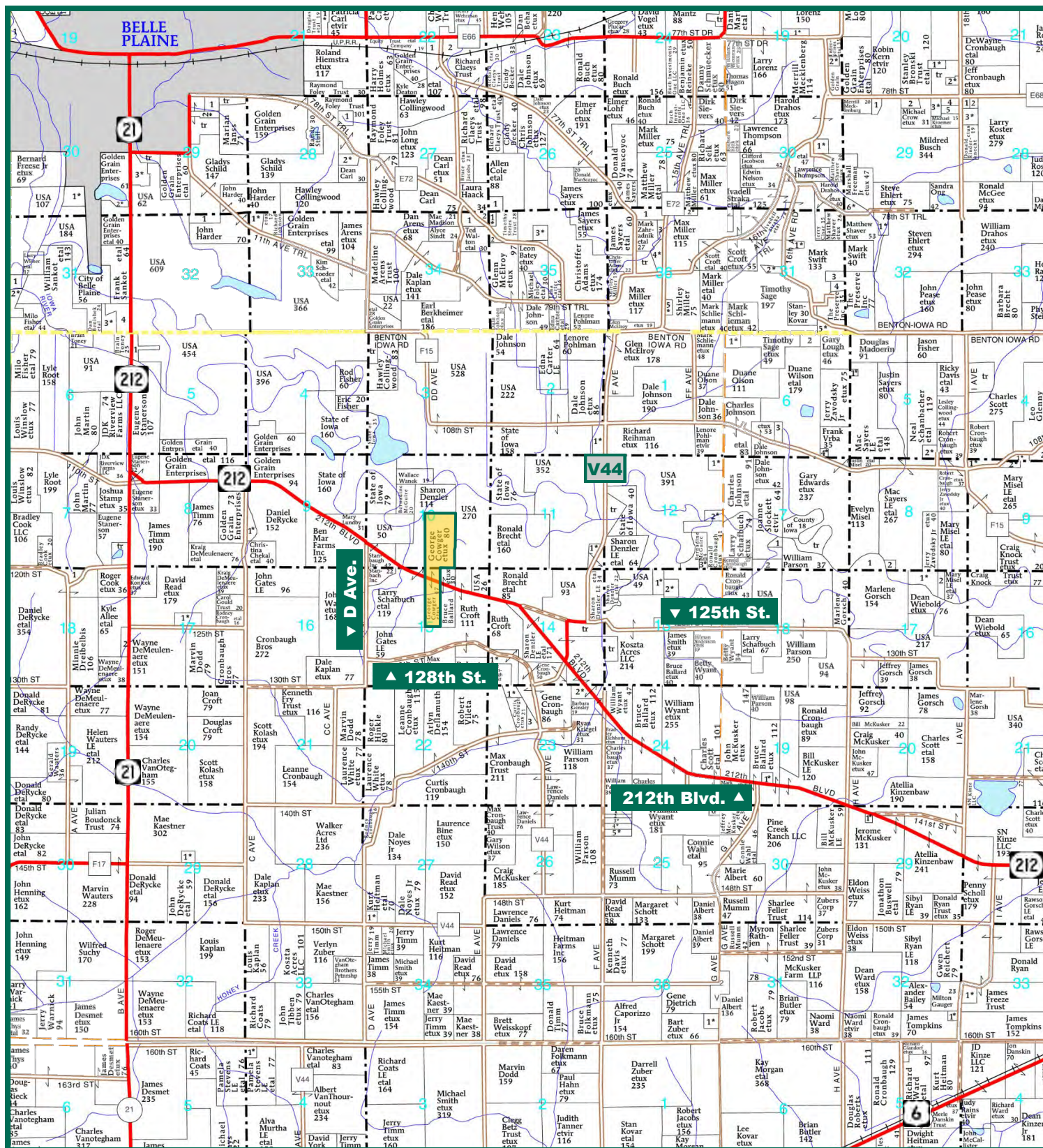
The information gathered for this brochure is from sources deemed reliable, but cannot be guaranteed by Hertz Real Estate Services, Inc. or its staff. All acres are considered more or less, unless otherwise stated.

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Plat Map



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Aerial Photo



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Soil Map



Measured Tillable Acres		108.0	Avg. CSR	75.7	Avg. CSR2	78.0	
Soil Label	Soil Name	CSR	CSR2	Percent of Field	Non_Irr Class	Acres	
1291	Atterberry silt loam, terrace, 0 to 2	95	90	10.0%	Ie	10.78	
133	Colo silty clay loam, 0 to 2 percent	80	78	13.6%	IIw	14.64	
133+	Colo silt loam, 0 to 2 percent slopes,	85	78	2.6%	IIw	2.82	
1540	Quiver-Zook-Klum complex, 0 to 2	5	5	0.4%	Vw	0.42	
422	Amana silt loam, 0 to 2 percent	85	93	31.5%	IIw	33.96	
463B	Fayette silt loam, terrace, 2 to 5	85	84	8.4%	Ile	9.11	
463D2	Fayette silt loam, terrace, 9 to 14	58	50	3.9%	IIle	4.16	
587	Chequest silty clay loam, 0 to 2	65	66	14.9%	IIw	16.1	
5B	Ackmore-Colo complex, 2 to 5	83	79	2.5%	IIw	2.7	
6220	Nodaway silt loam, 0 to 2 percent	35	64	5.8%	IVw	6.3	
M163C	Fayette silt loam, till plain, 5 to 9	70	79	0.5%	IIle	0.5	
M163E2	Fayette silt loam, till plain, 14 to 18	70	36	6.0%	IVe	6.5	

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