



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

Creek Pasture Tract

Property Information

Location

The property is located 0.5 miles east of I-35 Exit #180 (Thornton, IA Exit) on B65 then 1 mile south on Indigo Avenue. The northeast corner of the property is on the west side of the road.

Legal Description

Parcel B, SE1/4, Section 29, Township 94 North, Range 21, West of the 5th P.M., Cerro Gordo County, IA.

Price & Terms

- \$105,000
- \$3,735.33/acre
- 10% down upon acceptance of offer; balance due in cash at closing

Possession

Negotiable. Pasture lease has been terminated. Pasture available for 2017.

Real Estate Tax

Taxes Payable 2016 - 2017: \$378.00*

Net Taxable Acres: 26.86*

Tax per Net Taxable Acre: \$14.07*

**Taxes estimated due to parcel split.*

Final taxes to be determined by County Assessor/Treasurer.

FSA Data

Part of Farm Number #6612, Tract #6935

Crop Acres: 9.37

Corn Base*: 5.72

Corn PLC Yield: 140 Bu.

Bean Base*: 2.83

Bean PLC Yield: 46 Bu.

**Base acres are estimated. The local FSA office will determine the final base acres.*

Soil Types/Productivity

Primary soils are Coland-Hanlon complex, and Coland clay loam. See soil map for detail.

- **CSR2:** 51.8 per 2016 AgriData, Inc., based on FSA acres.

- **CSR:** 63.6 per 2016 AgriData, Inc., based on FSA acres.

Land Description

Creek pasture.

Buildings/Improvements

Boundary fences in good condition.

Drainage

See flood plain map.

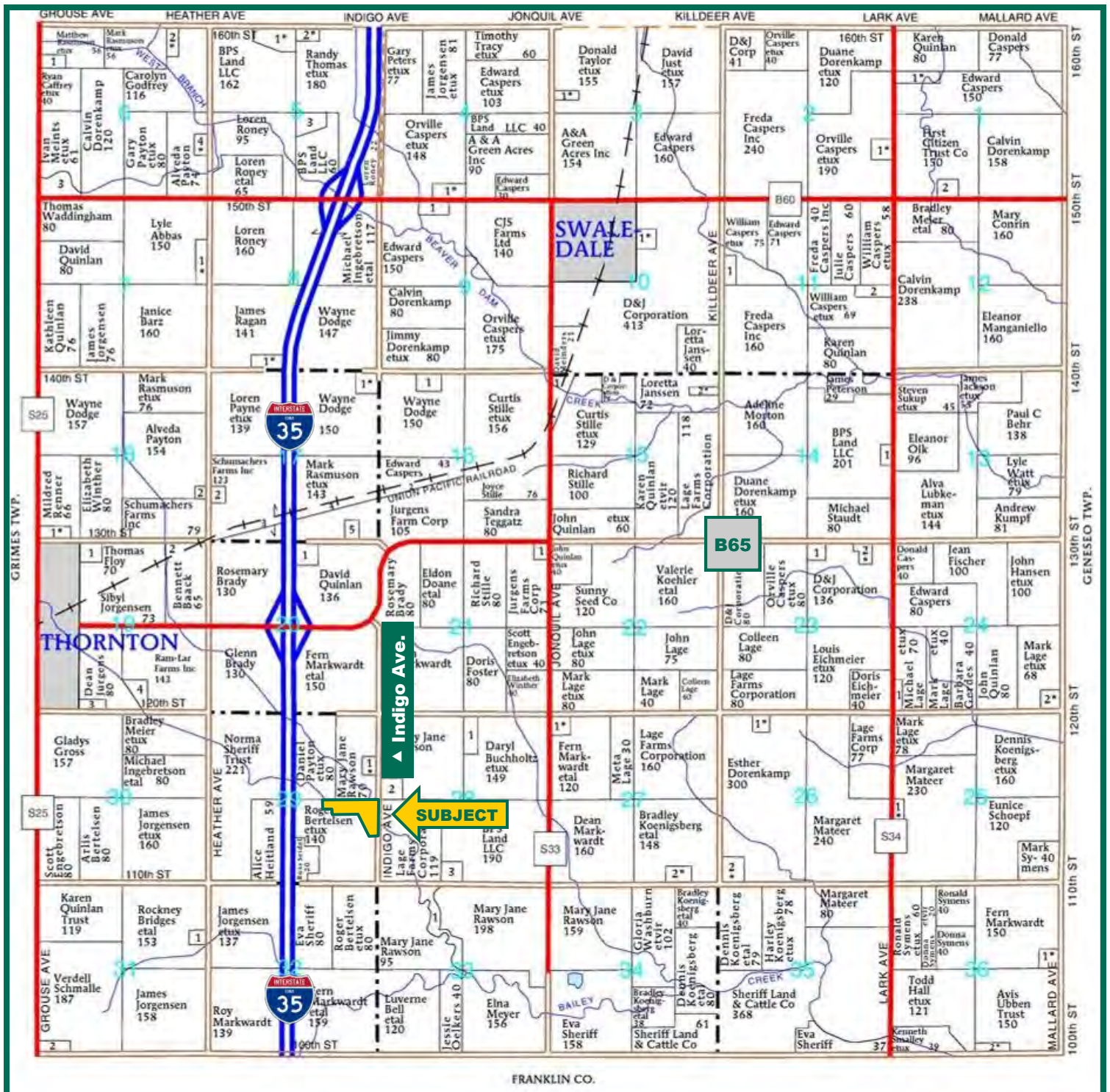
Water Information

Bailey Creek flows through the property.

Comments

Excellent creek pasture ground with waterfowl potential.

Plat Map: Pleasant Valley Township



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Aerial Photo

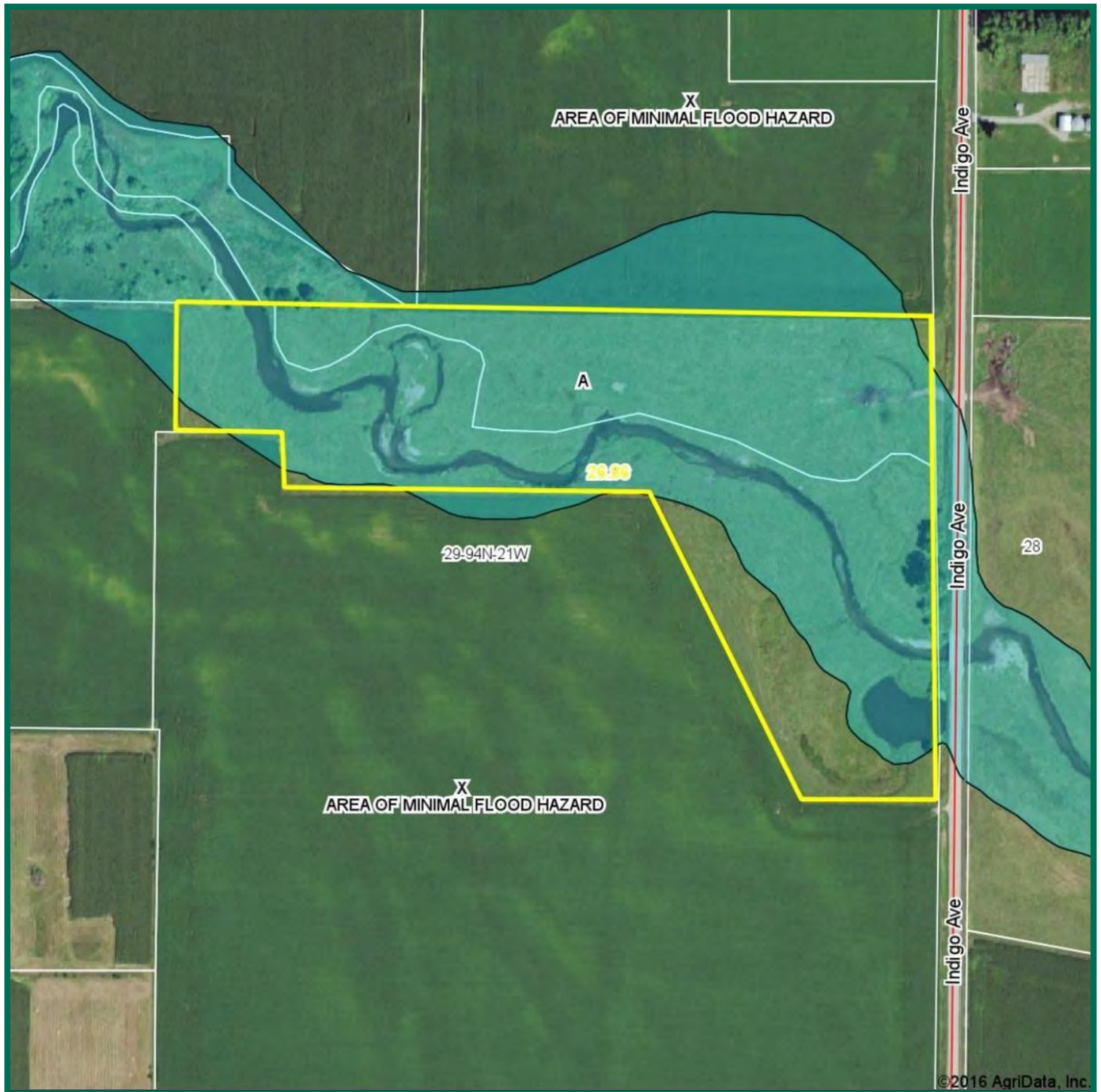


The information gathered for this brochure is from sources deemed reliable, but cannot be guaranteed by Hertz Farm Management, Inc. or its staff. All acres are considered more or less, unless otherwise stated.

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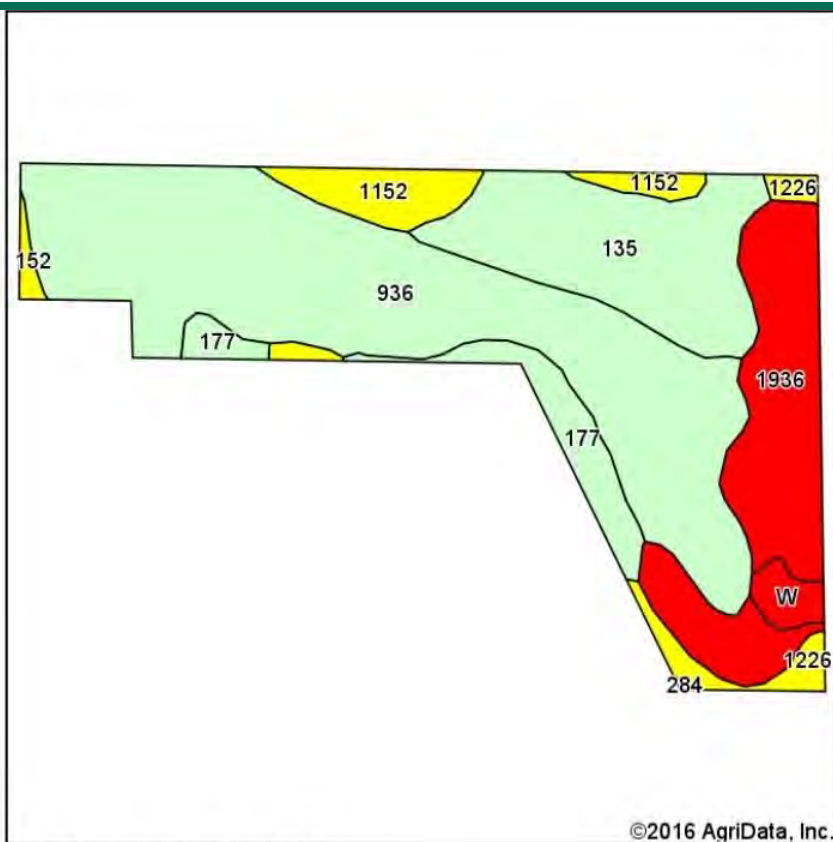
Flood Plain Map



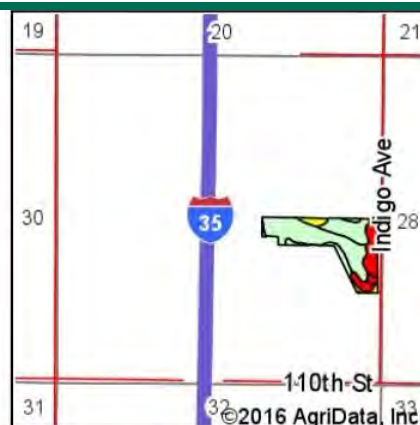
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Soil Map



Soils data provided by USDA and NRCS.



State: Iowa
County: Cerro Gordo
Location: 29-94N-21W
Township: Pleasant Valley
Acres: 26.86
Date: 8/26/2016



Maps Provided By:
surety
CUSTOMIZED ONLINE MAPPING
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Area Symbol: IA033, Soil Area Version: 17

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**	CSR	Corn	Soybeans
936	Coland-Hanlon complex, 0 to 2 percent slopes	12.76	47.5%		IIw	61	75		
1936	Coland-Hanlon complex, channeled, 0 to 2 percent slopes	4.87	18.1%		Vw	12	25		
135	Coland clay loam, 0 to 2 percent slopes	4.69	17.5%		IIw	70	78		
177	Saude loam, 0 to 2 percent slopes	1.65	6.1%		IIIs	60	63		
1152	Marshan clay loam, 0 to 2 percent slopes, rarely flooded	1.57	5.8%		IIw	54	67	90	30
1226	Lawler loam, 0 to 2 percent slopes, rarely flooded	0.87	3.2%		IIIs	59	71		
W	Water	0.45	1.7%			0	0		
Weighted Average						52.1	63.9	5.3	1.8

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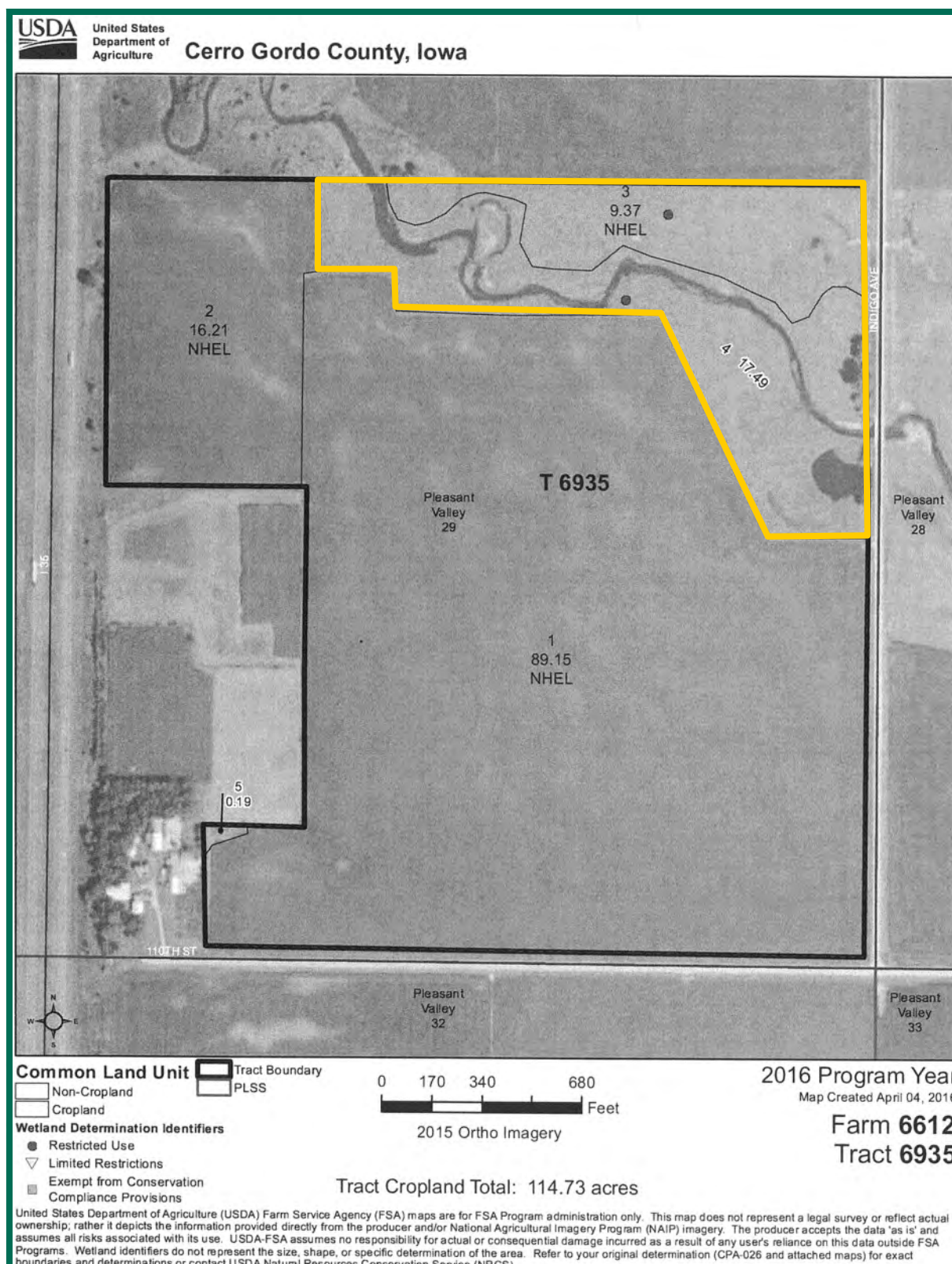
**IA has updated the CSR values for each county to CSR2.

*c: Using Capabilities Class Dominant Condition Aggregation Method

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