



Attractive Mixture of Timber, River & Cropland for Potential Development!

Property Information

Location

The property is located on the northeast edge of Hampton across from the new school. Mott Township.

Legal Description

77.0 acres m/l located in the NW 1/4, Section 27, Township 92 North, Range 20 West of the 5th P.M., Franklin County, IA. Exact legal description as per Abstract of Title.

Price & Terms

- \$495,000.00
- \$6,428/acre
- 10% down upon acceptance of offer; balance due in cash at closing.

Possession

Subject to lease.

Real Estate Tax

Taxes Payable 2015-2016: \$1,952
Net Taxable Acres: 76.03
Tax per Net Taxable Acre: \$25.67

FSA Data

Farm Number 8102, Tract 7950
Crop Acres: 57.38 NHEL (Includes CRP acres.)
Currently Cropped Acres: 34.7 ac.
Corn Base: 17.4 ac.
Corn PLC Yield: 125 Bu.
Bean Base: 17.3
Bean PLC Yield: 28 Bu.
Enrolled in ARC-CO.

CRP Contracts

There are 22.68 acres enrolled in a CRP contract that pays \$3,246 annually and expires 9/30/18.

Soil Types/Productivity

Primary soils are Dinsdale Silty Clay Loam and Coland Clay Loam. See soil map for detail.

- **CSR2:** 95.2 per 2015 AgriData, Inc., based on FSA non-CRP, crop acres.
- **CSR:** 89.7 per 2015 AgriData, Inc., based on FSA non-CRP, crop acres.
- **CSR:** 73.5 per County Assessor, based on net taxable acres.

Land Description

Level to gently sloping tillable acres with CRP acres separated by timber and a creek.

Buildings/Improvements

Old clay block hog house of no value.

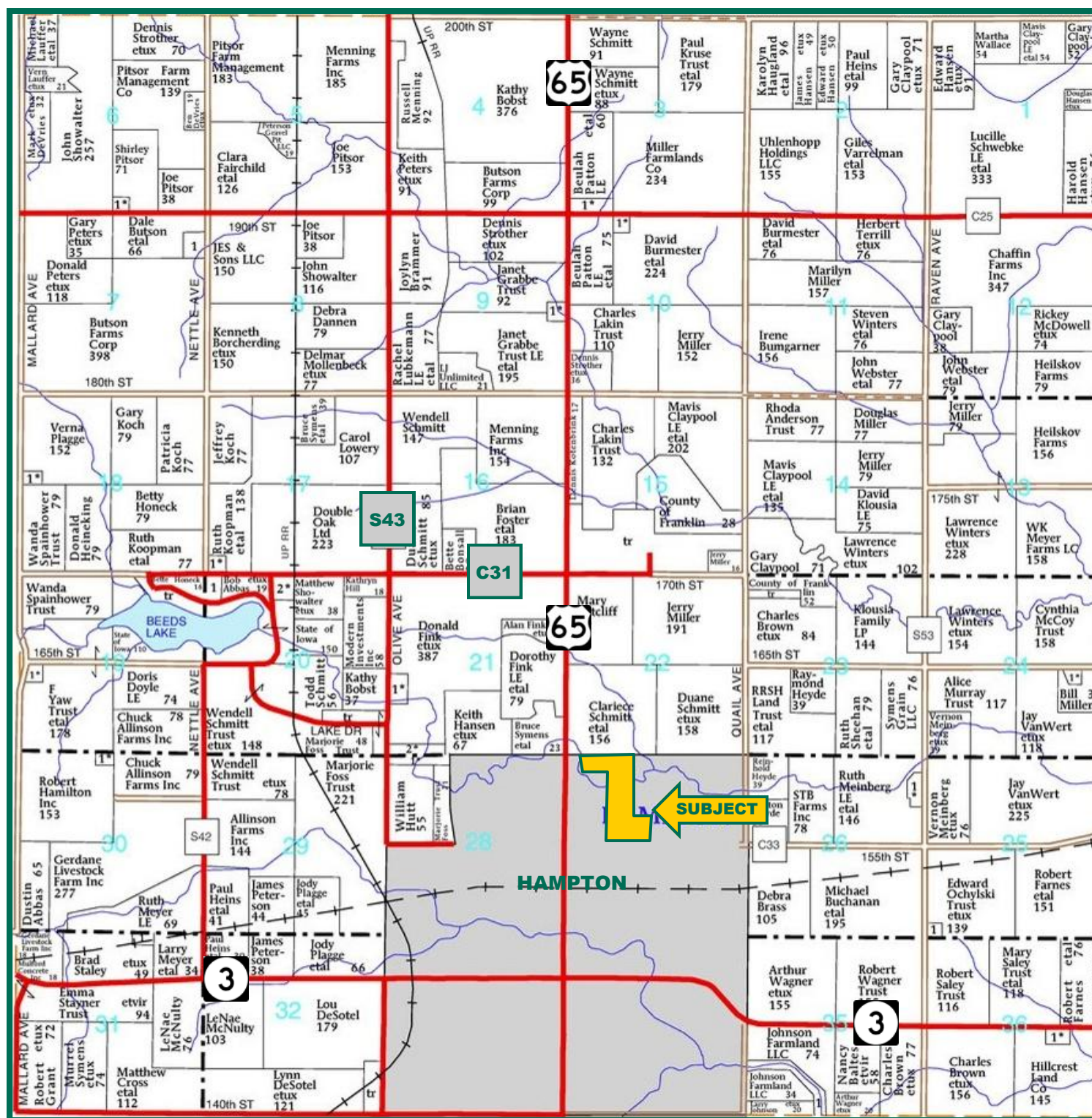
Drainage

Naturally drained. Tile drainage unknown.

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Plat Map

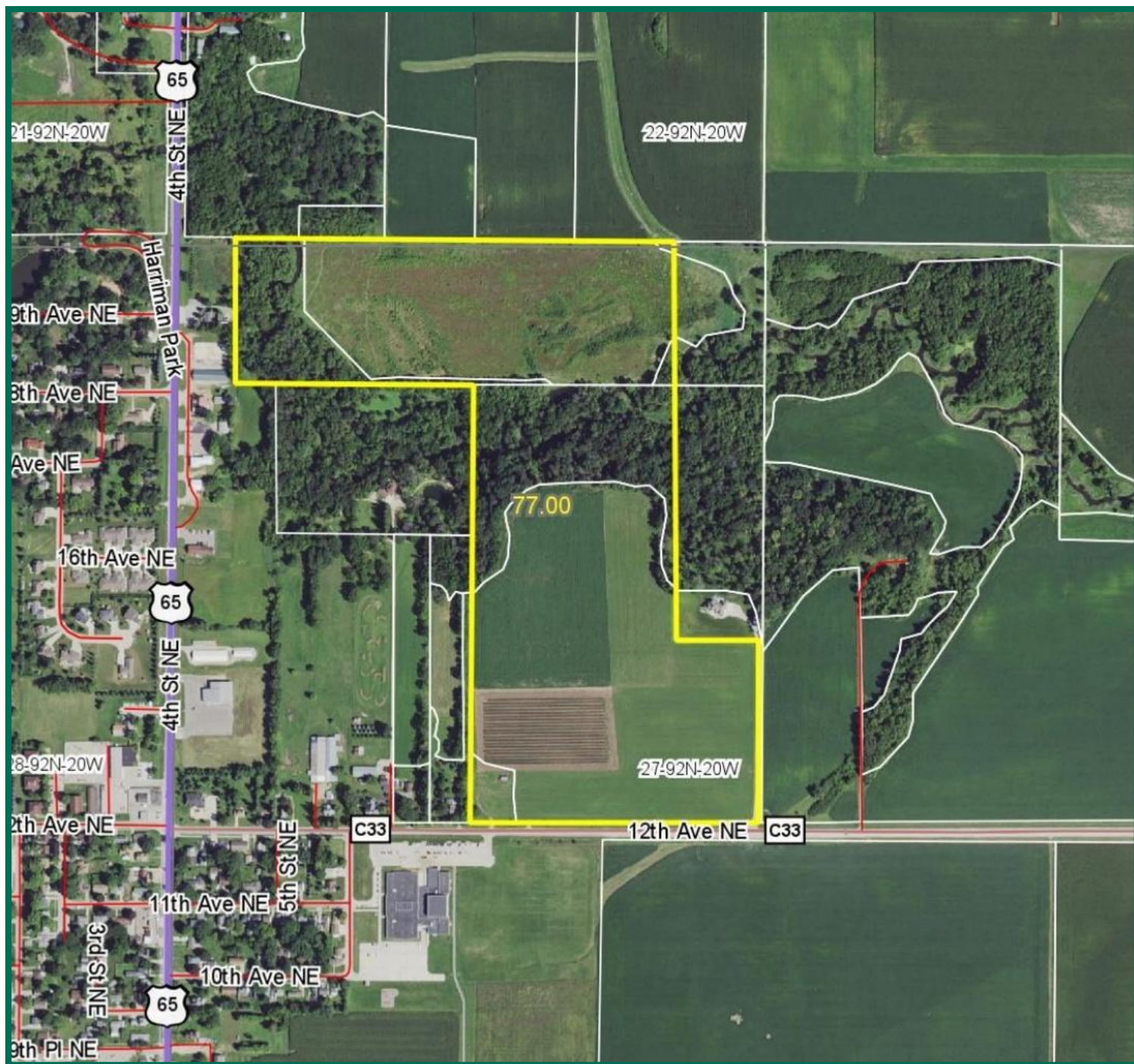


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Aerial Photo



Water & Well Information

None known.

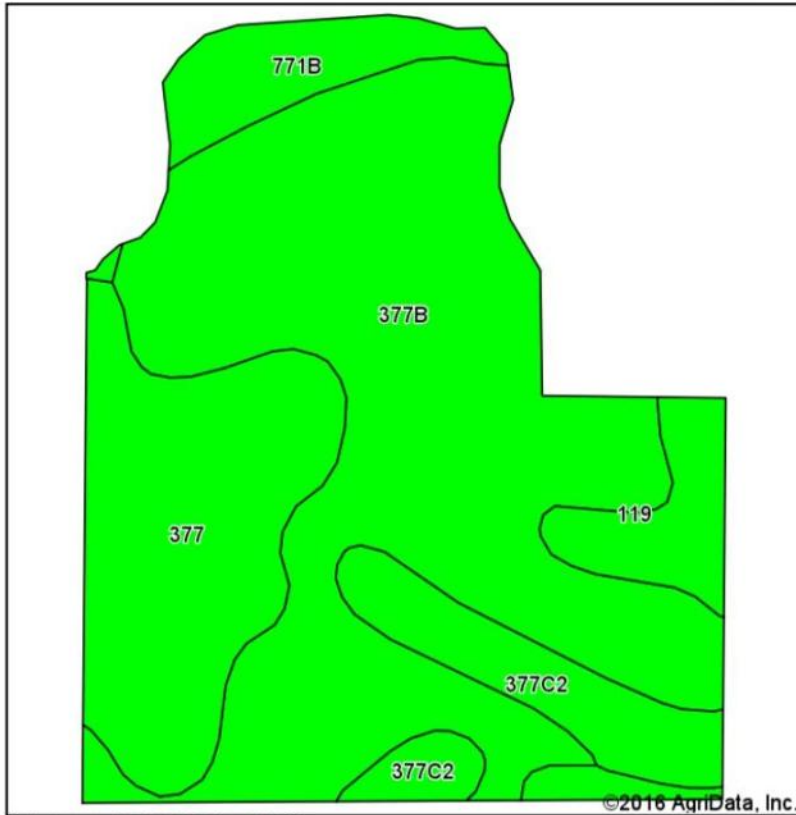
The information gathered for this brochure is from sources deemed reliable, but cannot be guaranteed by Hertz Farm Management, Inc. or its staff. All acres are considered more or less, unless otherwise stated.

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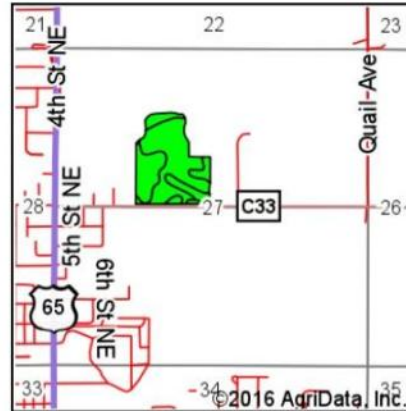
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Soil Map-Tillable Acres

Soils Map



Soils data provided by USDA and NRCS.



State: Iowa
County: Franklin
Location: 27-92N-20W
Township: Hampton
Acres: 34.7
Date: 6/27/2016



Maps Provided By:
surety
CUSTOMIZED ONLINE MAPPING
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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
377B	Dinsdale silty clay loam, 2 to 5 percent slopes	20.09	57.9%		Ile	95	90
377	Dinsdale silty clay loam, 0 to 2 percent slopes	7.27	21.0%		I	100	95
377C2	Dinsdale silty clay loam, 5 to 9 percent slopes, moderately eroded	3.13	9.0%		IIle	87	73
771B	Waubeek silt loam, 2 to 5 percent slopes	2.09	6.0%		Ile	90	85
119	Muscataine silty clay loam, 0 to 2 percent slopes	1.71	4.9%		Iw	100	100
428B	Ely silty clay loam, 2 to 5 percent slopes	0.41	1.2%		Ile	87	88
Weighted Average						95.2	89.7

Area Symbol: IA069, Soil Area Version: 22

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

*c: Using Capabilities Class Dominant Condition Aggregation Method

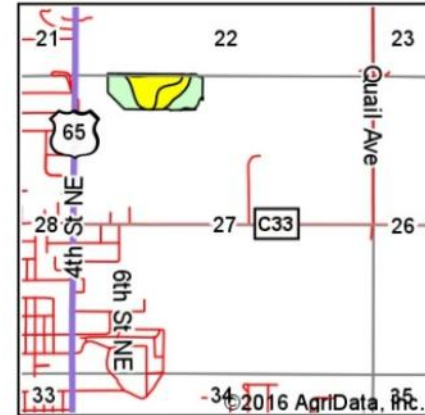
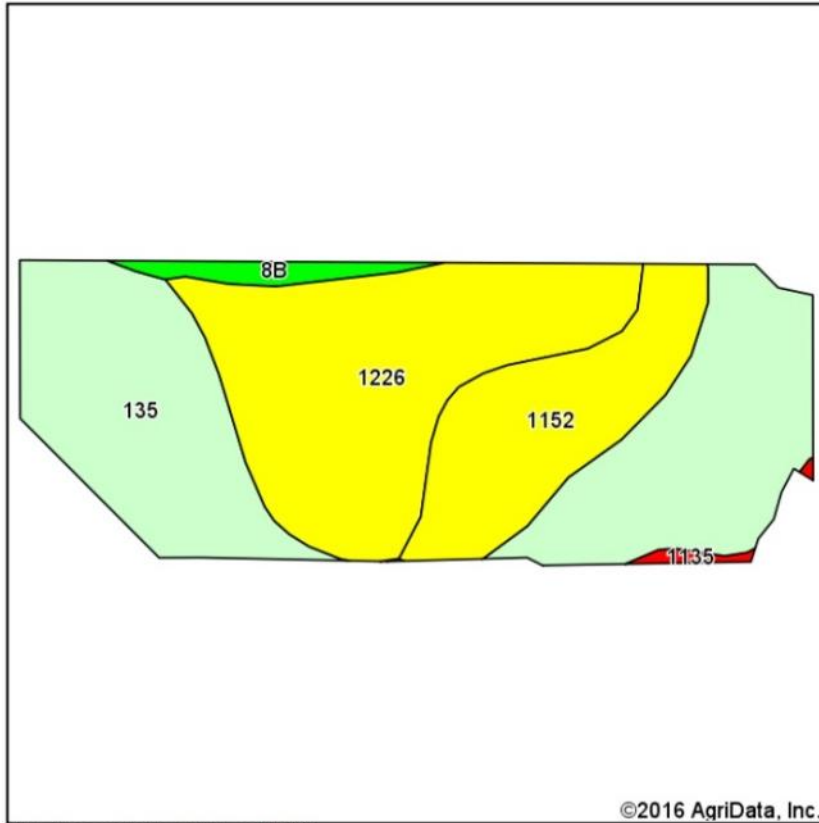
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Soil Map-CRP Acres

Soils Map



State: Iowa
 County: Franklin
 Location: 27-92N-20W
 Township: Hampton
 Acres: 22.68
 Date: 6/23/2016



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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	Corn	Soybeans
135	Coland clay loam, 0 to 2 percent slopes	10.38	45.8%		IIw	74	80		
1226	Lawler loam, 0 to 2 percent slopes, rarely flooded	7.60	33.5%		IIIs	59	72		
1152	Marshan clay loam, 0 to 2 percent slopes, rarely flooded	4.02	17.7%		IIw	54	68	90	30
8B	Judson silty clay loam, 2 to 5 percent slopes	0.54	2.4%		IIe	94	90		
1135	Coland clay loam, channeled, 0 to 2 percent slopes	0.14	0.6%		Vw	18	20		
Weighted Average						65.6	75.1	16	5.3

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Photos: 77.0 Acres, m/l, Franklin County, IA



2016 Soybeans and Alfalfa



2016 Soybeans



2016 Soybeans



CRP



CRP



CRP



Timber



Timber



Timber

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