

75.64 Acres, m/l, Floyd County, IA



Property Information

Location

From Marble Rock: Go 1/2 mile east on B60 (270th St.), then 2 miles south on T34 (Jersey Ave.). Property lies on the east side of Jersey Ave.

Legal Description

S½ SW¼ Except RR ROW and Except that part lying west and south of public highway, all in Section 22, Township 94 North, Range 17 West of the 5th p.m. (Union Twp.)

Price & Terms

- \$398,500
- \$5,268.38/acre
- 10% down upon acceptance of offer; balance due in cash at closing

Possession

As agreed, subject to existing lease that expires February 28, 2017.

Real Estate Tax

Taxes Payable 2015-2016: \$1,490.00
Net Taxable Acres: 72.64
Tax per Net Taxable Acre: \$20.51

FSA Data

Farm Number 7245, Tract 11409
Crop Acres: 72.1 NHEL (Includes CRP Acres)
Currently Cropped Acres: 48.8
Corn Base: 48.8 Ac.
Corn PLC Yield: 139 Bu.
Enrolled in ARC-CO

CRP Contracts

- There are 17.9 acres enrolled in a CP-42 (Pollinator Habitat) contract that pays \$4,023 annually and expires 9/30/25.
- There are 3.5 acres enrolled in a CP-25 (Rare & Declining Habitat) contract that pays \$262 annually and expires 9/30/18.

Soil Types/Productivity

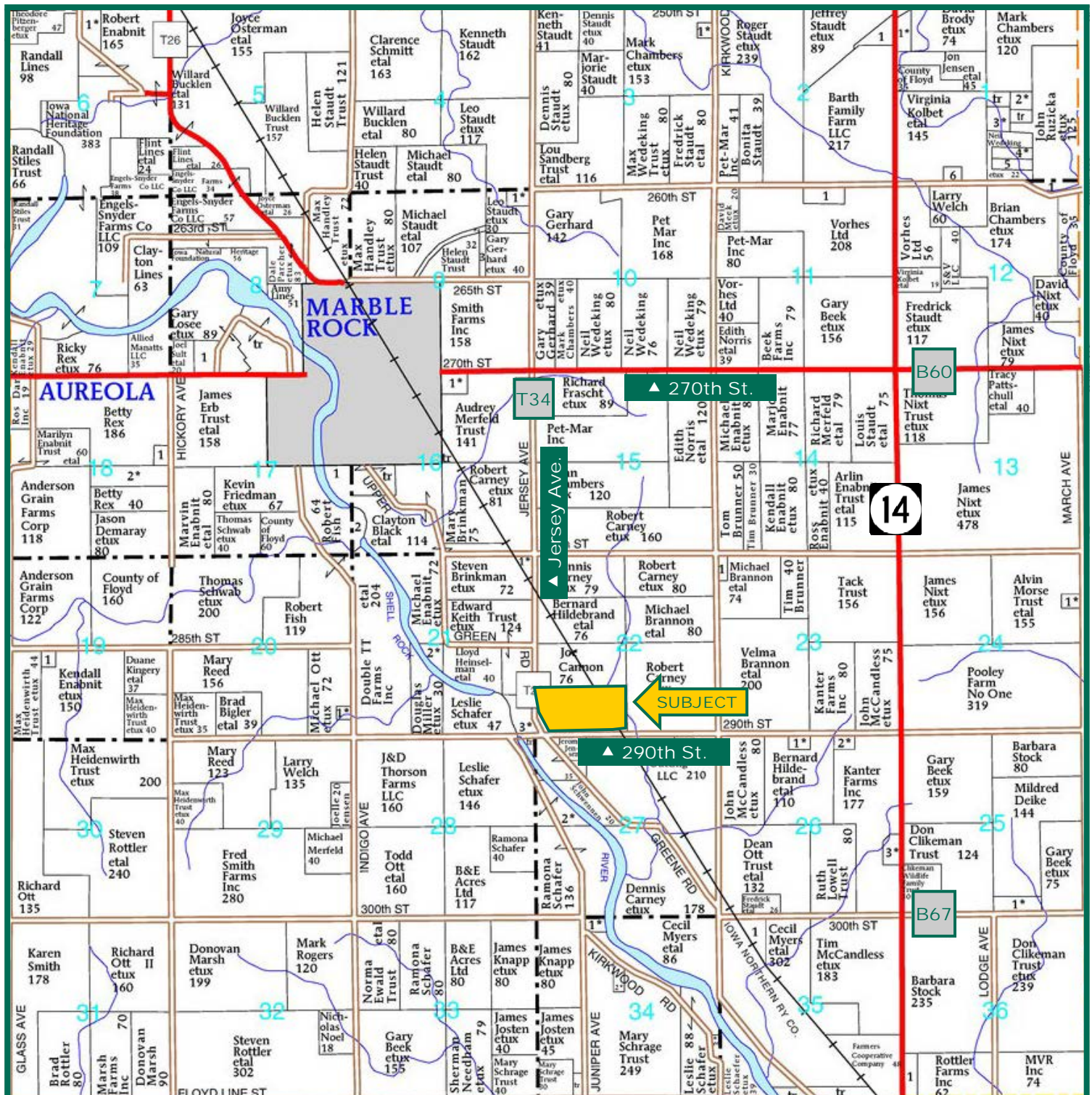
Primary soils are Waukee, Saudi & Terril. See soil map for detail.

- **CSR2:** 70.6 per 2016 AgriData, Inc., based on currently cropped acres.
- **CSR:** 77.2 per 2016 AgriData, Inc., based on currently cropped acres.
- **CSR:** 64.41 per County Assessor, based on net taxable acres.

Land Description

Level to gently sloping

Plat Map



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

Marv Huntrods, ALC
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Aerial Photo



Buildings/Improvements

None

Water & Well Information

None known

Drainage

Natural

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.

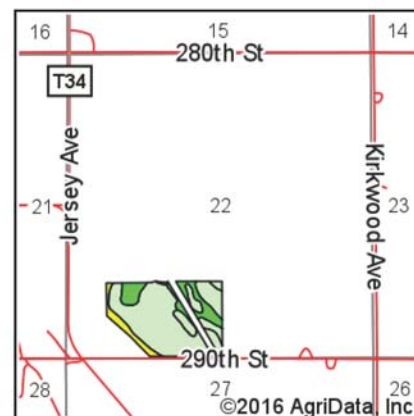
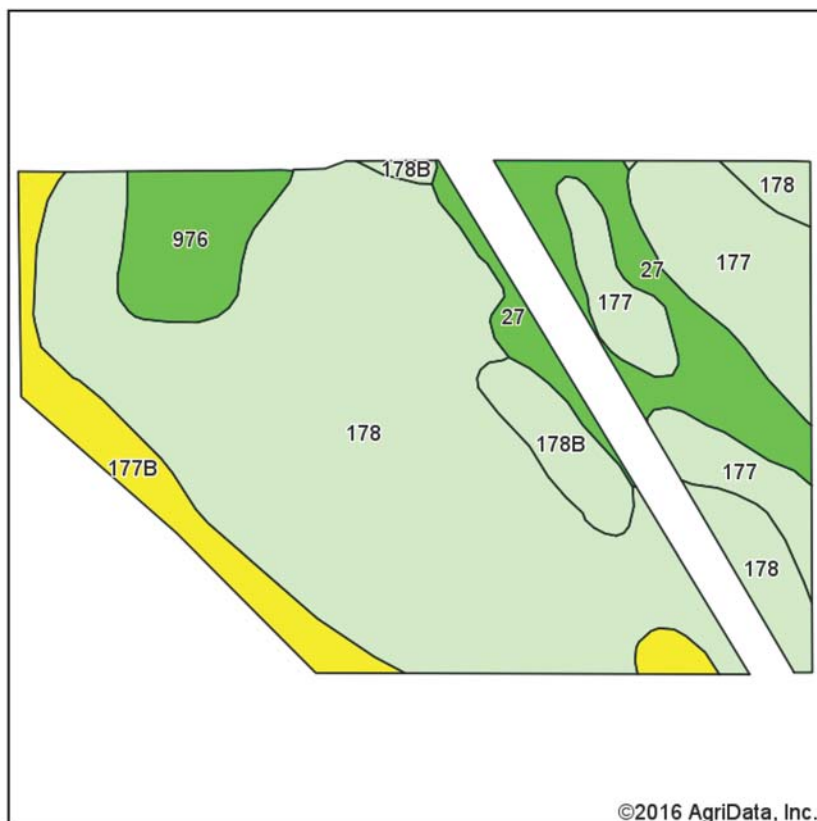
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Soil Map

Soils Map



State: Iowa
 County: Floyd
 Location: 22-94N-17W
 Township: Union
 Acres: 48.76
 Date: 6/13/2016



Soils data provided by USDA and NRCS.

Area Symbol: IA067, Soil Area Version: 21

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**	CSR
178	Waukee loam, 0 to 2 percent slopes	28.83	59.1%		IIIs	69	79
177	Saude loam, 0 to 2 percent slopes	6.77	13.9%		IIIs	60	63
27	Terril loam, 0 to 2 percent slopes	4.76	9.8%		I	93	92
177B	Saude loam, 2 to 5 percent slopes	3.71	7.6%		IIIs	55	58
976	Raddle silt loam, 0 to 2 percent slopes	2.83	5.8%		I	100	95
178B	Waukee loam, 2 to 5 percent slopes	1.86	3.8%		IIIs	64	74
Weighted Average						70.6	77.2

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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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