



## 100 Acres m/l, Des Moines County, IA Dockendorff - Kibler Farm

89.5 CSR—This farm is located northwest of Danville.

### Property Information

#### Location

From Danville - Two miles west on Highway 34 and 1½ miles north on Jim Town Road.

#### Legal Description

E ½ SE ¼ and N ½ NW ¼ SE ¼; all in Section 32, Township 71 North, Range 4 West of the 5<sup>th</sup> P.M. Des Moines County, Iowa.

#### Price & Terms

- \$990,000
- \$9,900/acre
- 10% down upon acceptance of offer; balance due in cash at closing.

#### Possession

Immediate. The farm is custom operated in 2016.

#### Real Estate Tax

Taxes Payable 2015 - 2016: \$4,656.00  
Net Taxable Acres: 98.18  
Tax per Net Taxable Acre: \$47.42

#### FSA Data

Farm Number 4738, Tract 3966  
Crop Acres: 101.2  
Corn Base: 66.1  
Corn PLC Yield: 157 Bu.  
Bean Base: 35.1  
Bean PLC Yield: 49 Bu.

#### Soil Types/Productivity

Primary soils are Taintor, Mahaska and Hedrick. See soil maps for detail.

- **CSR2:** 86.6 per 2016 AgriData, Inc., based on cropped FSA crop acres.
- **CSR:** 89.5 per 2016 AgriData, Inc., based on cropped FSA crop acres.
- **CSR:** 85.6 per County Assessor, based on net taxable acres.

#### Land Description

Level.

#### Buildings

There are no buildings on this farm. The 24' diameter bin is owned by another party who pays the real estate taxes on this structure. The building site in the northern portion is excluded and maintains an easement from Jim Town Road.

#### Easement

There is an Ingress/Egress Easement providing access to the building site in the northerly portion of this farm.

#### Comments

This is a highly productive Des Moines County farm located in a strong area.

*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.*

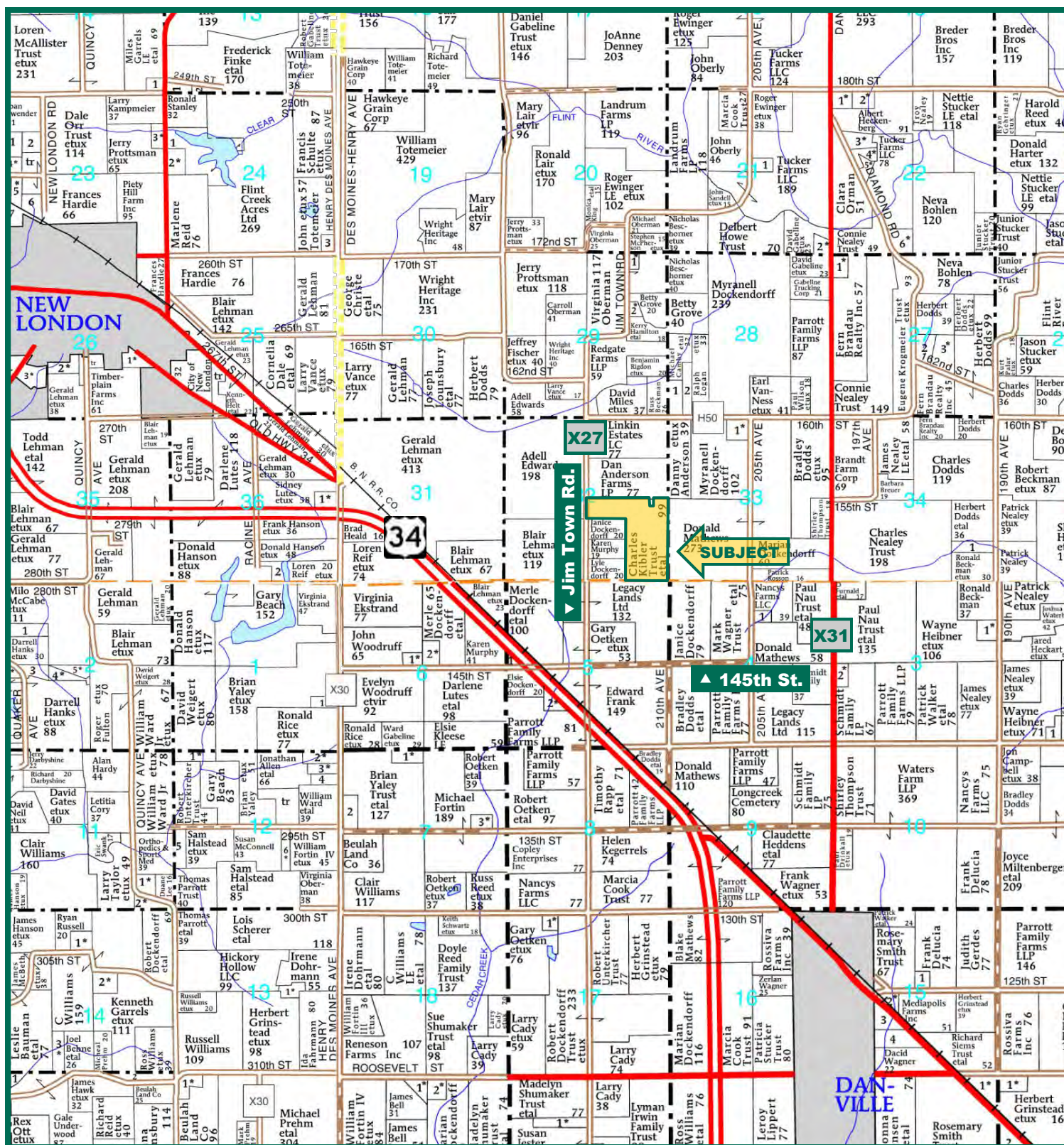
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# Plat Map



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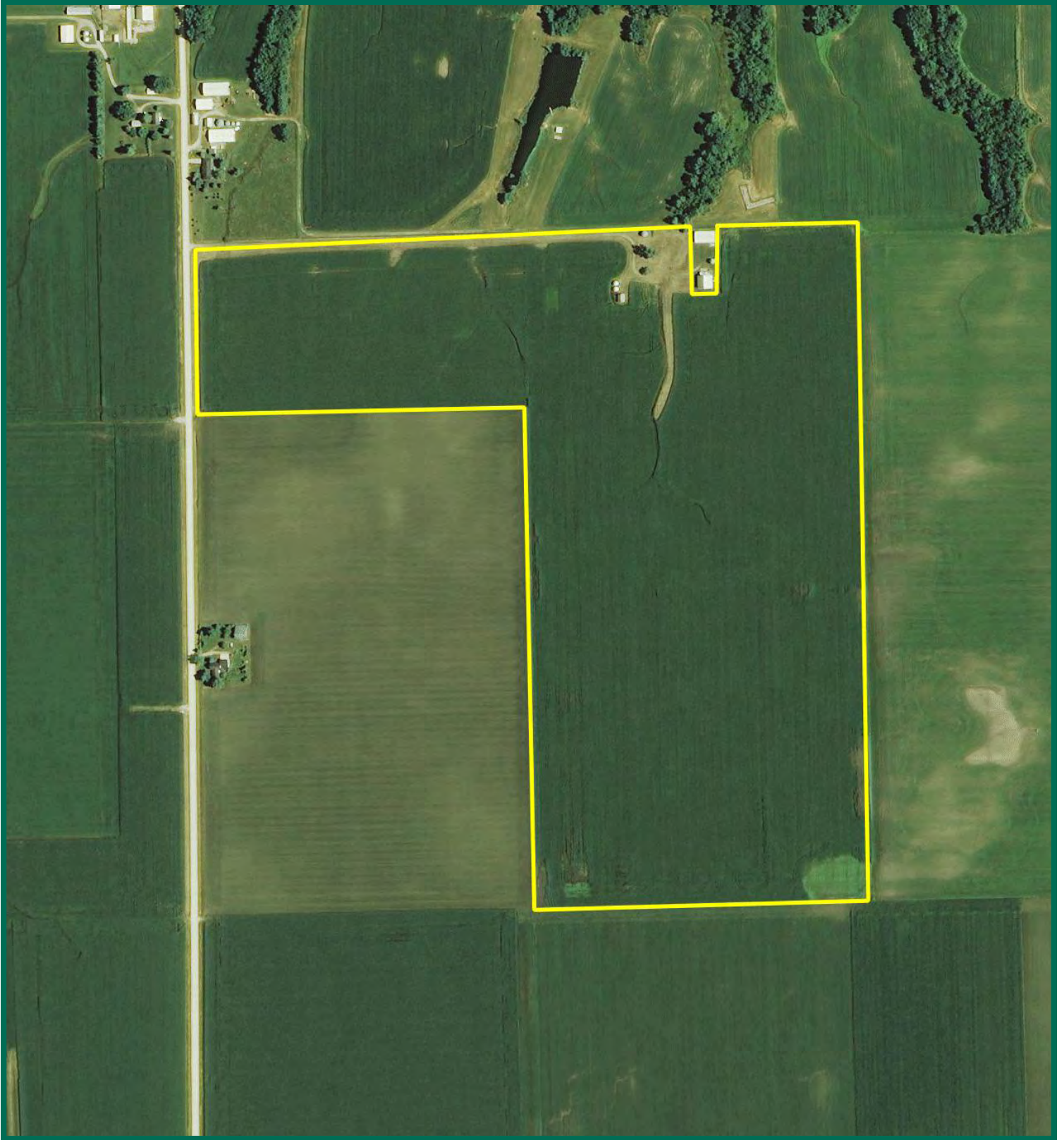
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## Aerial Photo

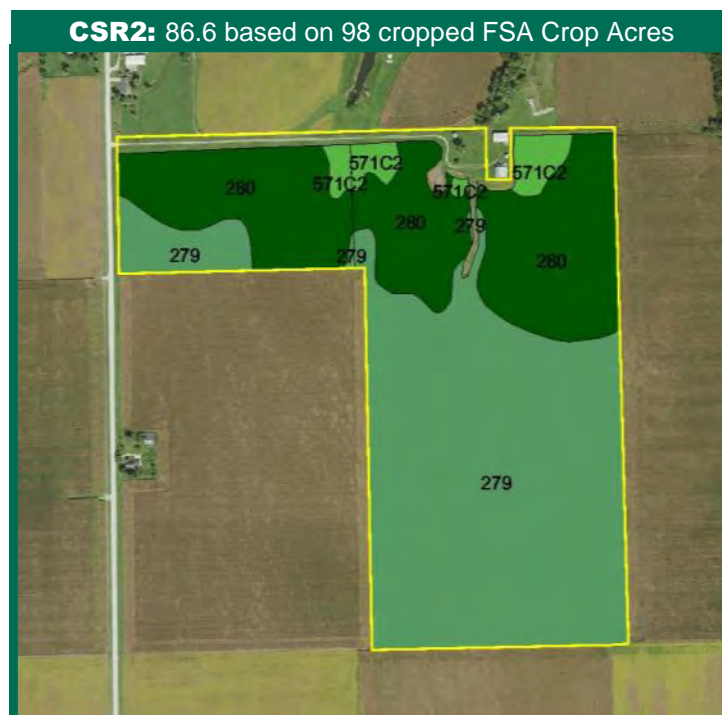
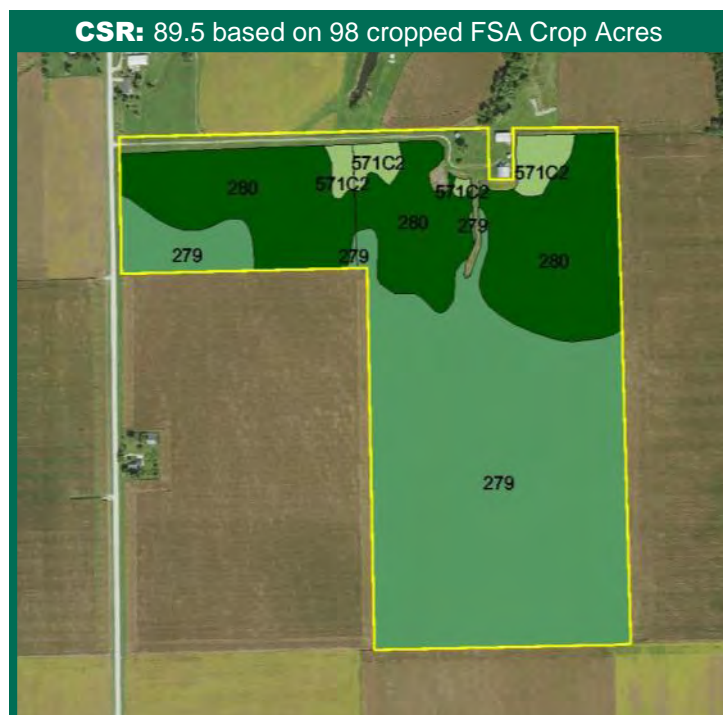


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# Soil Maps



Measured Tillable Acres		Avg. CSR		Avg. CSR2*			
98.0		89.5		86.6			
Soil Label	Soil Name	CSR	CSR2	Percent of Field	Non_Irr Class	Acres	
279	Taintor silty clay loam, 0 to 2 percent	88	83	60.6%	llw	59.23	
280	Mahaska silty clay loam, 0 to 2	95	94	35.6%	lw	34.76	
571C2	Hedrick silt loam, 5 to 9 percent	62	75	3.9%	llle	3.78	

**CSR/CSR2 UPDATE:** In January, 2014, the USDA Natural Resources Conservation Service (NRCS) released a soil survey update containing a Corn Suitability Rating (CSR) for Iowa soils based on a revised formula referred to as CSR2. For any given farm, the CSR values based on the CSR2 formula may be significantly different than the original CSR values published prior to January, 2014. Additionally, the current soil survey may contain soil types that are not found in pre-January, 2014 surveys, which will result in the CSR being reported as a null value. As the market transitions to the new CSR2 formula, we are providing both CSR and CSR2 values where both values are available. If a soil type does not have a CSR value, and is being reported as a null value, we are providing the weighted CSR based on the pre-January, 2014 soil survey data.

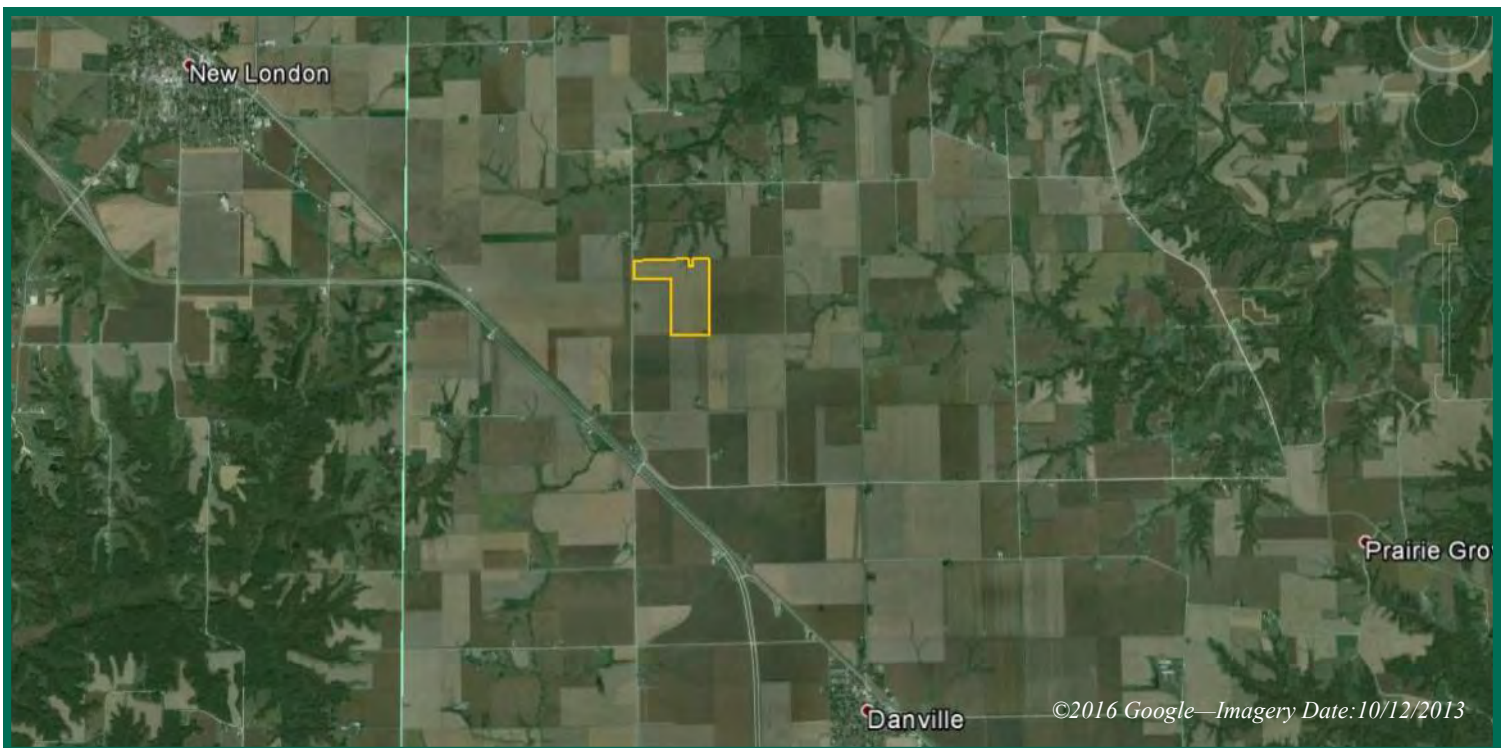
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# Google Earth Photos



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