



## 80 Acres m/l, Cedar County, IA Herbert L. Townsend Estate

### 89.5 CSR2 - Located south of Tipton

#### Property Information

##### Location

From Interstate 80 / Highway 38 Tipton  
Exit: 1 mile south on County Road X54,  
then 1 mile east on 320th Street, then ½  
mile north on Ocean Avenue.

##### Legal Description

The S ½ of the NW ¼ of Section 21,  
Township 79 North, Range 2 West of the  
5th P.M., Cedar County, Iowa.

##### Price & Terms

- \$760,000
- \$9,500/acre
- 10% down upon acceptance of offer;  
balance due in cash at closing.

##### Possession

Possession of the farm is subject to the  
2016 cash rent lease.

##### Real Estate Tax

Taxes Payable in 2015 - 2016: \$2,474.00  
Net Taxable Acres: 79.00  
Tax per Net. Tax. Ac.: \$31.32

##### FSA Data

Farm Number 6677, Tract 9530  
Crop Acres: 75.5 Acres  
Corn Base: 41.73 Acres  
Corn PLC Yield: 151 Bu.  
Bean Base: 33.35 Acres  
Bean PLC Yield: 48 Bu.

##### Soil Types/Productivity

Primary soils are Muscatine, Tama, Colo-  
Ely and Atterberry. See soil map for  
detail.

- **CSR2:** 89.5 per AgriData Inc. 2016,  
based on FSA crop acres.
- **CSR:** 88.4 per AgriData Inc. 2016,  
based on FSA crop acres.
- **CSR:** 89.0 per County Assessor, based  
on net taxable acres.

##### Land Description

Gently rolling.

##### Comments

This is a nice laying Cedar County farm  
with high quality soils.

*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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This is a detailed plat map of a section of Lincoln County, North Dakota. The map shows a grid of land parcels, each labeled with the owner's name and the parcel number. Major roads are shown in blue, including Highway 80, Highway 38, and Highway 6. A green arrow points to a specific parcel labeled 'SUBJECT' near the intersection of Ocean Ave. and Highway 38. Other labels include 'F44', 'X64', 'X54', and '320th St.'.

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## Aerial Photo

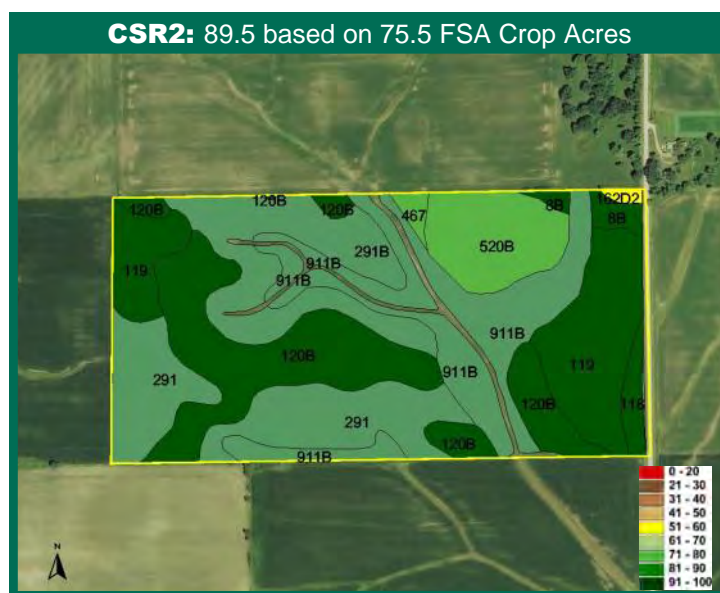
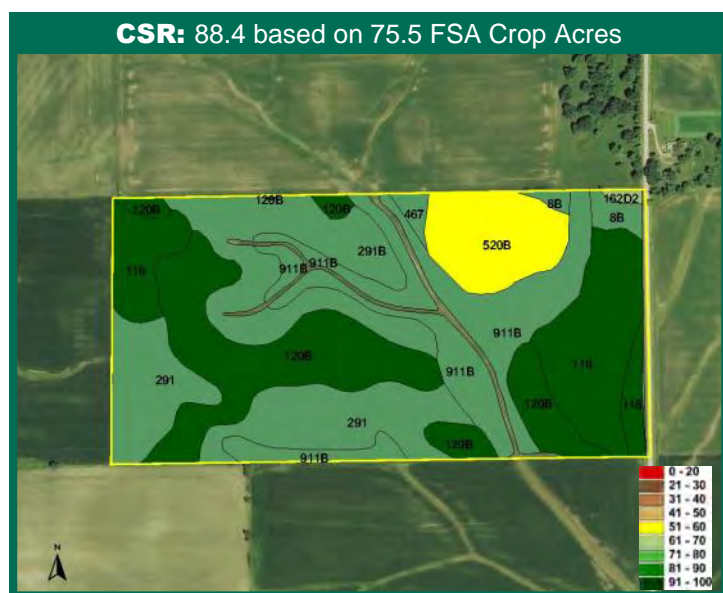


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# Soil Maps



Measured Tillable Acres		75.5	Avg. CSR		88.4	Avg. CSR2*		89.5
Soil Label	Soil Name	CSR	CSR2	Percent of Field	Non_Irr Class	Acres		
118	Garwin silty clay loam, 0 to 2 percent	95	94	1.6%	llw	1.26		
119	Muscatine silty clay loam, 0 to 2	100	100	15.4%	I	12.02		
120B	Tama silty clay loam, 2 to 5 percent	95	95	22.3%	lle	17.42		
162D2	Downs silt loam, 9 to 14 percent	63	58	0.3%	llle	0.27		
291	Atterberry silt loam, 0 to 2 percent	90	90	16.7%	I	12.99		
291B	Atterberry silt loam, 2 to 5 percent	85	85	13.8%	lle	10.74		
467	Radford silt loam, 0 to 2 percent	85	79	0.8%	llw	0.60		
520B	Coppock silt loam, 2 to 5 percent	60	80	8.4%	llw	6.57		
8B	Judson silty clay loam, 2 to 5	90	94	1.6%	lle	1.27		
911B	Colo-Ely complex, 2 to 5 percent	85	82	19.0%	lle	14.82		

**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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# Photo & Google Earth Aerial



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