



## 79 Acres m/l, Jones County, IA Shadden Farm

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**56.9 CSR2 - This farm is located northwest of Olin, Iowa**

### Property Information

#### Location

From Olin: One mile north on Green Road and continuing ¼ mile north on Newport Road.

#### Legal Description

The NE ¼ SW ¼ and the W ½ of Fractional Lot 2; all in Section 2, Township 83 North, Range 3 West of the 5th P.M., Jones County, Iowa and Parcel 2012-133 in the SE ¼ SW ¼ of Section 2, Township 83 North, Range 3 West of the 5th P.M., Jones County, Iowa as shown by Plat of Survey in Plat Book U, Page 77 (and as Doc. No. 2012-3094) of the Jones County, Iowa records.

#### Price & Terms

- \$493,750
- \$6,250/acre
- 10% down upon acceptance of offer; balance due in cash at closing.

#### Possession

Negotiable, subject to the 2016 Cash Rent Lease.

#### Real Estate Tax

Taxes Payable 2015 - 2016: \$1,762.00  
Net Taxable Acres: 78.87 Acres  
Tax per Net Taxable Acre: \$22.34

#### FSA Data

Farm Number 7093, Tract 11459  
Crop Acres: 76  
Corn Base: 76  
Corn PLC Yield: 120 Bu.

#### Soil Types/Productivity

Primary soils are Flagler, Lawler, and Shandep. See soil maps for detail.

- **CSR2:** 56.9 per 2016 AgriData, Inc., based on currently cropped acres.
- **CSR:** 57.7 per 2016 AgriData, Inc., based on currently cropped acres.

- **CSR:** 55.9 per County Assessor, based on net taxable acres.

#### Land Description

This farm is considered to be flat to gently rolling.

#### Drainage

Considerable drainage tile was recently installed.

#### Comments

This is a good quality Jones County farm with new tile.

*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.*

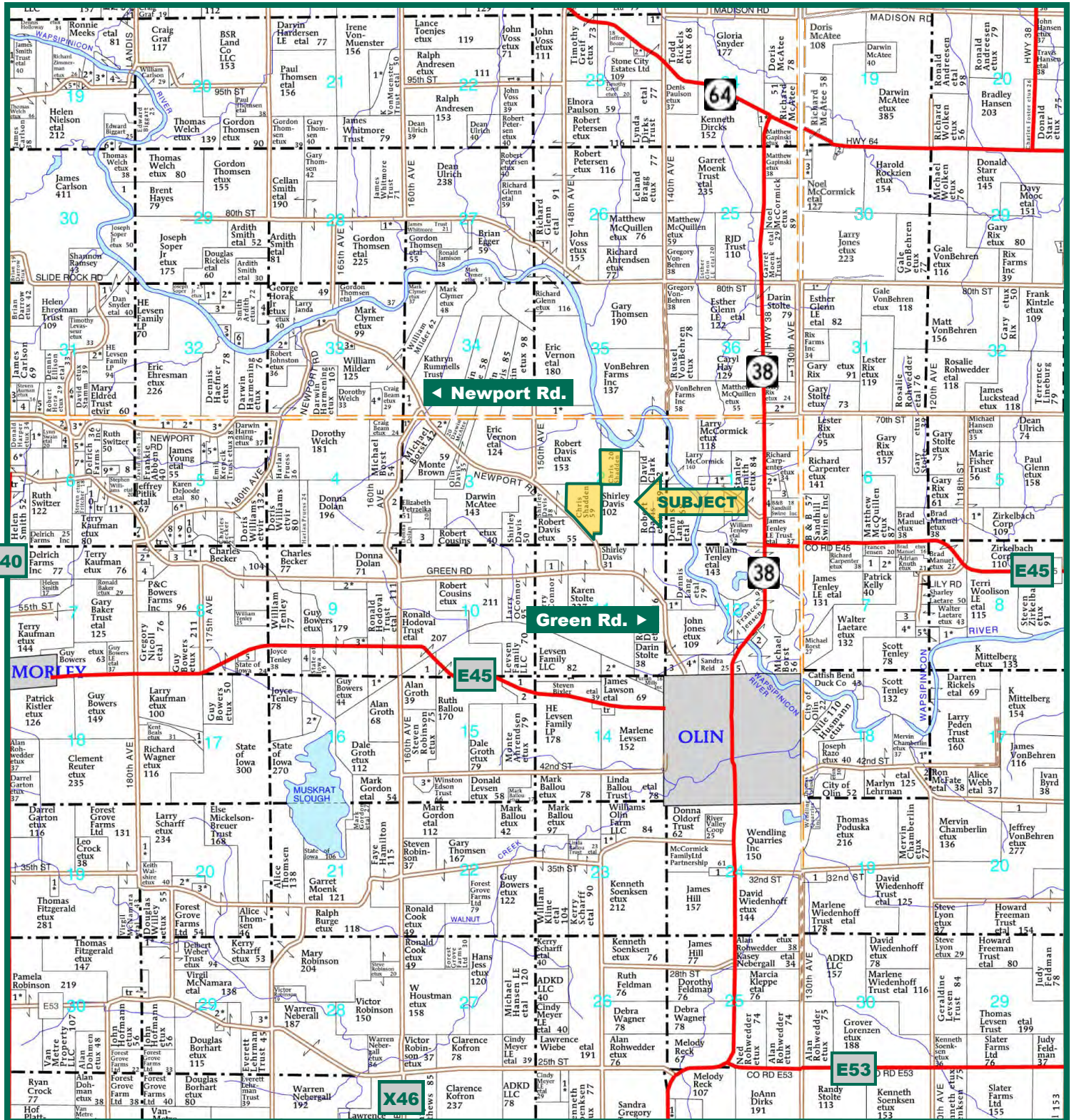
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# Plat Map: Rome Township



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## Aerial Photo

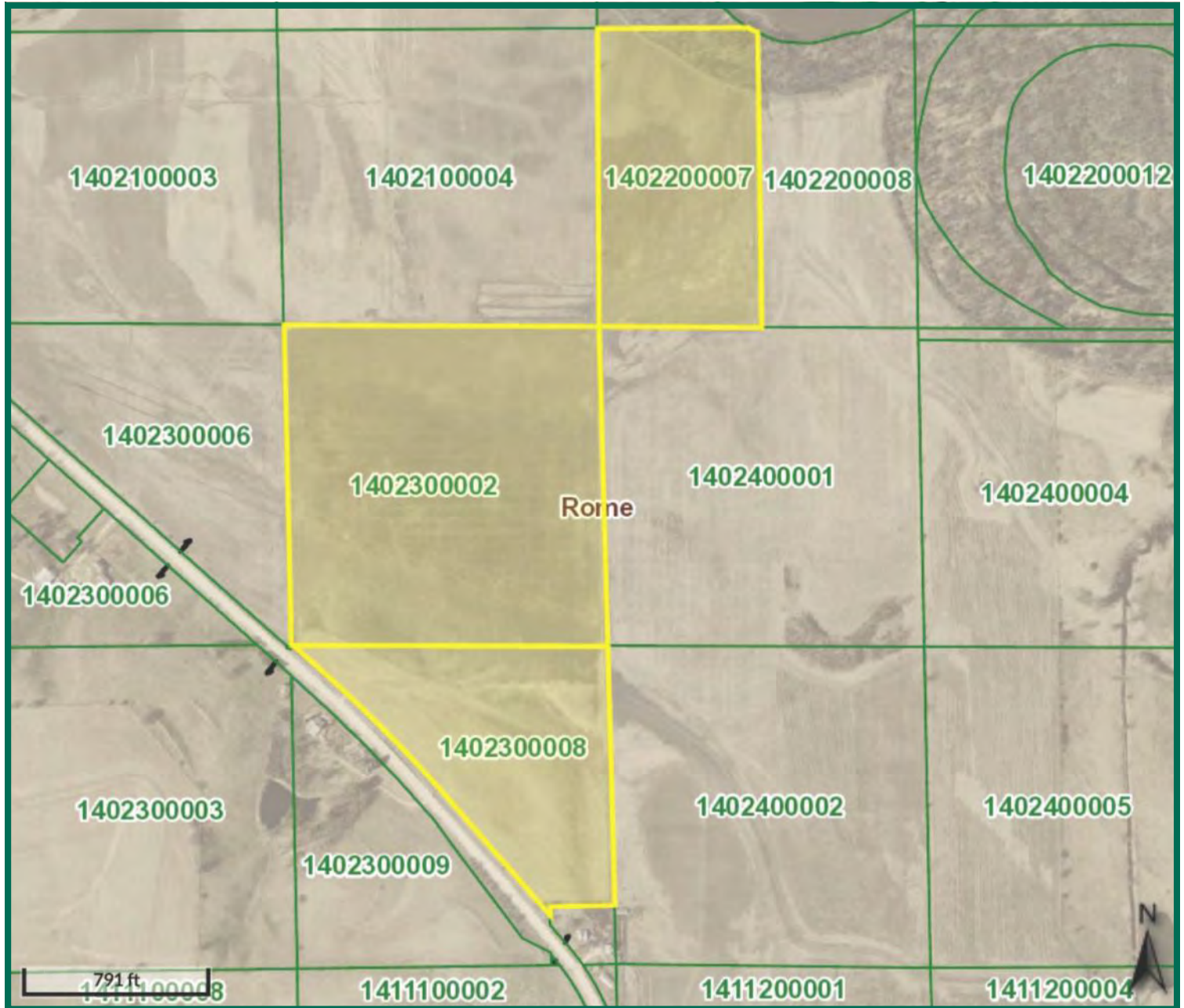


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# Assessor Map



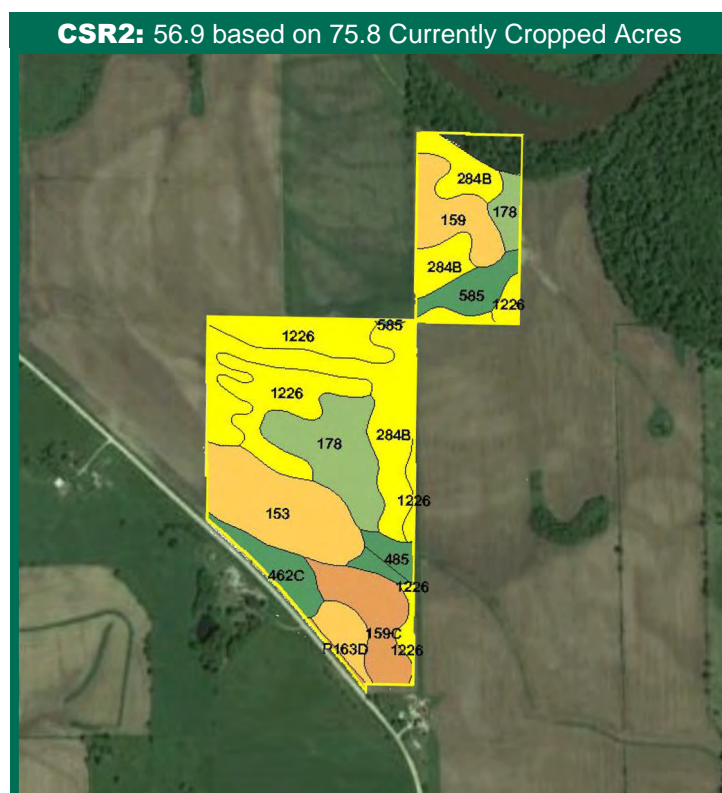
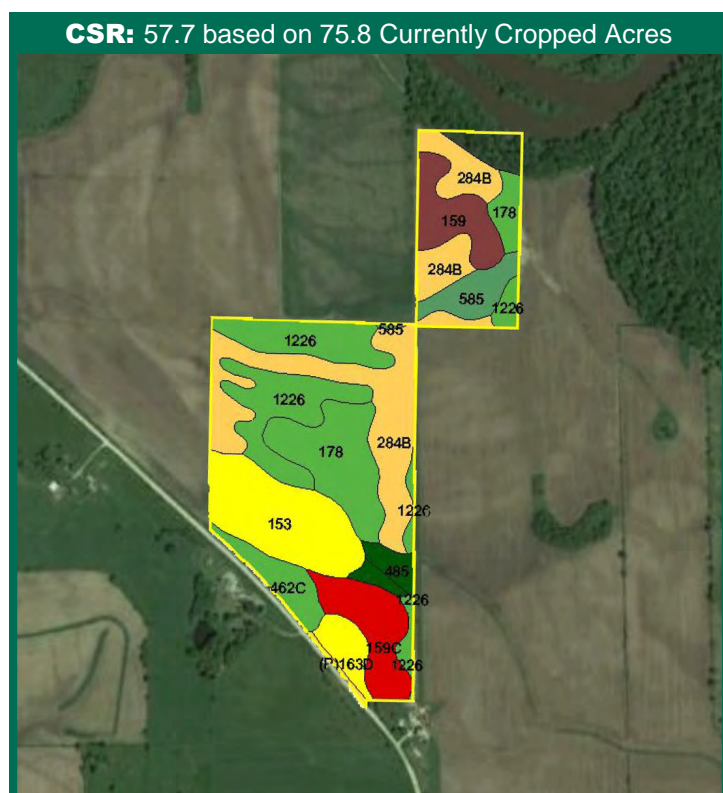
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# Soil Maps



Measured Tillable Acres		Avg. CSR		Avg. CSR2*			
75.8		57.7		56.9			
Soil Label	Soil Name	CSR	CSR2	Percent of Field	Non_Irr Class	Acres	
(P)163D	Fayette silt loam, paha, 9 to 14	60	50	3.1%	Ille	2.33	
(P)163E2	Fayette silt loam, paha, 14 to 18	48	35	0.4%	IVe	0.31	
1226	Lawler loam, 0 to 2 percent slopes,	73	59	19.0%	Ils	14.37	
153	Shandep loam, 0 to 1 percent slopes	60	50	14.2%	Illw	10.75	
159	Finchford loamy sand, 0 to 2 percent	30	43	6.5%	IVs	4.94	
159C	Finchford loamy sand, 2 to 9 percent	5	33	7.7%	IVs	5.83	
178	Waukee loam, 0 to 2 percent slopes	79	69	13.2%	Ils	10.00	
284B	Flagler sandy loam, 1 to 5 percent	45	52	24.7%	Ille	18.69	
462C	Downs silt loam, terrace, 5 to 9	75	85	4.2%	Ille	3.18	
485	Spillville loam, 0 to 2 percent slopes	92	90	2.8%	Ilw	2.13	
585	Spillville-Coland complex, 0 to 2	86	83	4.3%	Ilw	3.28	

**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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