Hertz Real Estate Services

LAND FOR SALE

75 Acres, m/l, Marshall County, IA

Property Information

Location
From St. Anthony: Take Co. Rd. S57 (Canfield Ave.) 2½ miles north to Marble Rd., then west on Marble Rd. 1 mile to Binford Ave. Property lies on the SW corner of the intersection.

Legal Description
E½ NE¼ Except Parcel "A" in Section 19, Township 85 North, Range 20 West of the 5th p.m. (Liberty Twp.)

Price & Terms
- $479,000.00
- $6,386.67/acre
- 10% down upon acceptance of offer; balance due in cash at closing

Possession
As agreed. Open lease for 2016.

Real Estate Tax
Taxes Payable 2015-2016: $2,066
Net Taxable Acres: 73.22
Tax per Net Taxable Acre: $28.22

FSA Data
Farm Number 5482, Tract 9283
Crop Acres: 72.59 (including 27 ac. in CRP). 45.59 currently cropped NHEL acres
Corn Base: 45.6 Ac.
Corn PLC Yield: 136 Bu.
Farm enrolled in ARC-CO.

CRP Contracts
CP27 Farmed Wetland contract on 7.3 acres; and CP28 Buffer contract on 19.7 acres. Both expire 9/30/16. Total annual payment on 27 acres is $4,514.

Soil Types/Productivity
Primary soils are Clarion and Nicollet. See soil maps for detail.
- **CSR2:** 84.4 per 2015 AgriData, Inc., based on FSA non-CRP crop acres.
- **CSR:** 79.4 per 2015 AgriData, Inc., based on FSA non-CRP crop acres.
- **CSR:** 74.98 per County Assessor, based on net taxable acres.

Land Description
Level to steeply sloping

Buildings/Improvements
None

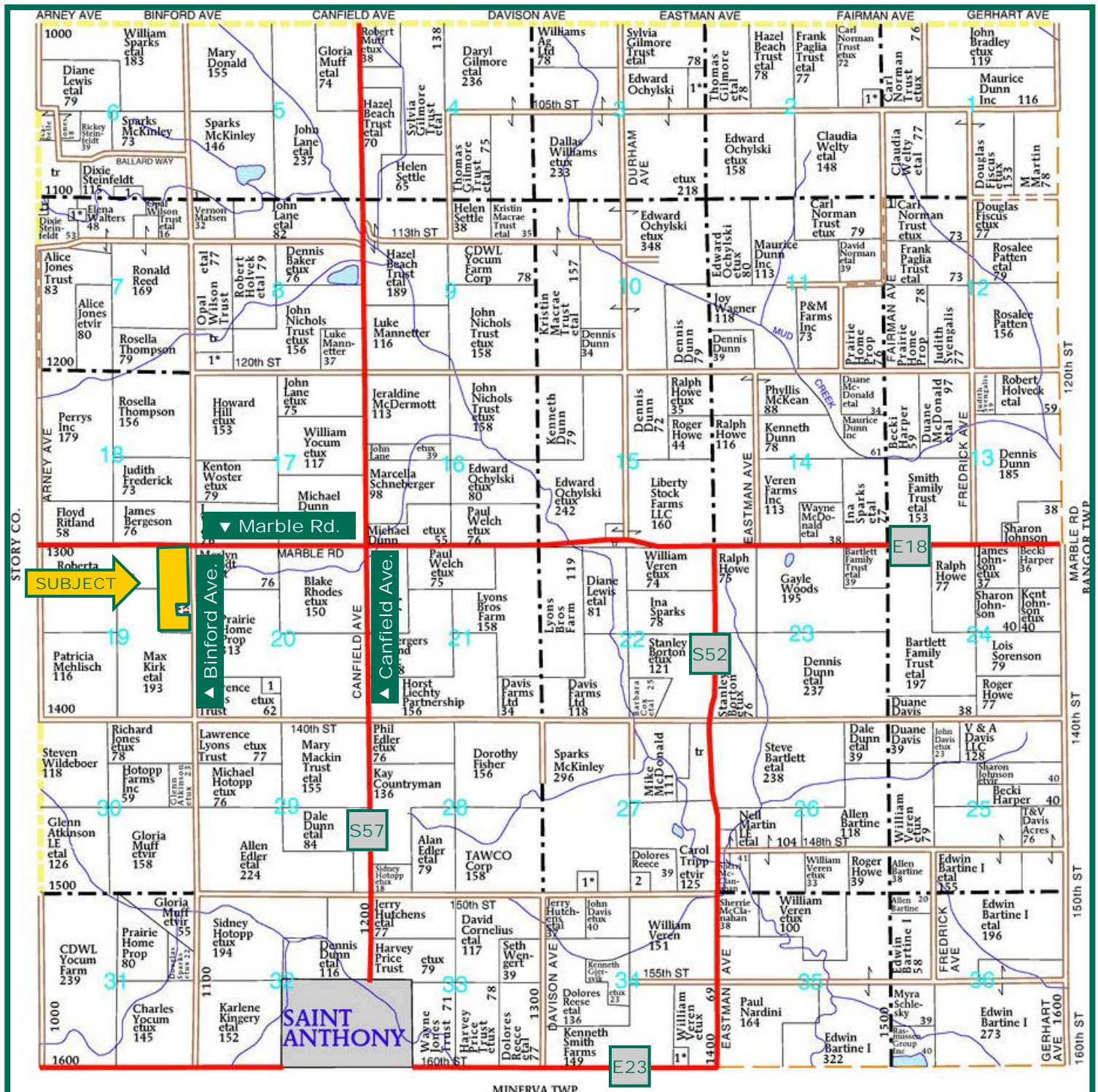## Drainage
Natural, plus tile. 34,600 feet of tile. See tile map, submitted by owner, for detail.

Water & Well Information
None known

Marv Huntrods, ALC
Licensed in IA, NE, MN & SD
MarvH@Hertz.ag

800-593-5263 or 515-382-1500
415 S. 11th St.
Nevada, IA 50201-0500
www.Hertz.ag

REID: 000-3380

Plat Map

ARNEY AVE — BINFORD AVE — CANFIELD AVE — DAVISON AVE — EASTMAN AVE — FAIRMAN AVE — GERHART AVE

1000
William Sparks etal 183
Diane Lewis etal 79
Mary Donald 155
Gloria Muff etal 74
Robert Muff etux 38
138
Daryl Gilmore etal 236
Williams Ag Ltd 78
Sylvia Gilmore Trust etal
Edward Ochylski 78
Hazel Beach Trust etal 78
Frank Paglia Trust etal 77
Carl Norman Trust etux 72
76
John Bradley etux 119
Maurice Dunn Inc 116

6
Rickey Steinfeldt 39
Sparks McKinley 146
Sparks McKinley
John Lane etal 237
Hazel Beach Trust etal 70
Sylvia Gilmore Trust etal
5
Thomas Gilmore Trust etal 75
4
105th ST
3
Thomas Gilmore etal 78
2
1* Carl Norman etux
Edward Ochylski etux 158
Claudia Welty etal 148
Claudia Welty etal 77
Douglas Fiscus etux 153
Martin 78
1

BALLARD WAY
Dixie Steinfeldt 115
Helen Settle 65
Durham Ave etux 218

1100
Dixie Steinfeldt 53
Elena Walters 48
Opal Wilson Trust etal 16
Vernon Matsen 32
John Lane etal 82
113th ST
Helen Settle 38
Kristin Macrae etal 35
Edward Ochylski etux 348
Edward Ochylski etux
Maurice Dunn Inc 113
Carl Norman etux 79
Carl Norman Trust etux
David Norman etal 39
73
Frank Paglia Trust etal 78
Douglas Fiscus etux 77
Rosalee Patten etal 79

Alice Jones Trust 83
Ronald Reed 169
Opal Wilson Trust etal 77
Robert Holvek etal 79
Dennis Baker etux 76
Hazel Beach Trust etal 189
CDWL Yocum Farm Corp 78
Kristin Macrae Trust etal 157
Edward Ochylski etux
Joy Wagner 118
P&M Farms Inc 73
Prairie Home Prop
Judith Svengalis 77
Rosalee Patten 156

7
Alice Jones etvir 80
8
John Nichols Trust etal 156
Luke Mannetter 37
Luke Mannetter 116
9
John Nichols Trust etux 158
Dennis Dunn 34
10
Dennis Dunn 79
Dennis Dunn 39
11
12

1200
Rosella Thompson 79
120th ST
Rosella Thompson 156
Howard Hill etux 153
John Lane etux 75
Jeraldine McDermott 113
John Nichols Trust etux 158
Kenneth Dunn 79
Dennis Dunn 72
Ralph Howe etux 35
Roger Howe 44
Ralph Howe 116
Phyllis McKean 88
Kenneth Dunn 78
Duane McDonald etal
Maurice Dunn Inc 34
Becki Harper
Duane McDonald etal 97
Robert Holveck etal 59

Perrys Inc 179
18
Judith Frederick 73
17
William Yocum etux 117
16
Marcella Schneberger 98
John Lane etux 39
Edward Ochylski etux 80
15
14
13
Dennis Dunn 185

STORY CO.
Floyd Ritland 58
James Bergeson 76
Kenton Woster etux 79
Michael Dunn
Michael Dunn etux 55
Paul Welch etux 76
Edward Ochylski etux 242
Liberty Stock Farms LLC 160
Veren Farms Inc 113
Wayne McDonald etal 38
Ina Sparks etal 77
Smith Family Trust etal 153
38
Sharon Johnson

▼ Marble Rd.

1300
Roberta
Marlyn
MARBLE RD.
Paul Welch etux 75
William Veren etux 74
Ralph Howe 76
Bartlett Family Trust etal 39
E18
James Johnson etux 37
Becki Harper 36

SUBJECT
76
Blake Rhodes etux 150
Paul Welch etux 119
Diane Lewis etal 81
Ina Sparks 78
Gayle Woods 195
Ralph Howe 77
Sharon Johnson
Kent Johnson etux 40

▲ Binford Ave.
▲ Canfield Ave.
Prairie Home Prop 13
19
20
21
Lyons Bros Farm 158
Lyons Bros Farm
22
Stanley Borton etux 121
S52
23
Dennis Dunn etal 237
Bartlett Family Trust etal 197
24
Lois Sorenson 79

Patricia Mehlisch 116
Max Kirk etal 193
Lawrence etux 1
62
Horst Liechty Partnership 156
Davis Farms Ltd 34
Davis Farms Ltd 118
Barbara Cox etal 25
Stanley Borton 76
Duane Davis 38
Roger Howe 77

1400
140th ST
Richard Jones etux 78
Lawrence Lyons etux Trust 77
Mary Mackin Trust etal 155
Phil Edler etux 76
Dorothy Fisher 156
Sparks McKinley 296
Mike McDonald 111
tr
Steve Bartlett etal 238
Dale Dunn etal 39
Duane Davis 39
John Davis 23
V & A Davis LLC 128

Steven Wildeboer 118
Hotopp Farms Inc 59
Michael Hotopp etux 76
Kay Countryman 136
Glenn Atkinson etux 23
28
27
26
Allen Bartine 118
William Veren etux
25
Becki Harper 40
T&V Davis Acres 76

30
29
Dale Dunn etal 84
S57
Alan Edler etal 79
TAWCO Corp 158
Neil Martin LE etal 104
148th ST
Sharon Johnson etvir 40

1500
Glenn Atkinson LE etal 126
Gloria Muff etvir 158
Allen Edler etal 224
Sidney Hotopp etux 18
1*
Dolores Reece 2
Carol Tripp etvir 125
Sherri McClanahan 41
William Veren etux 33
Roger Howe 39
Allen Bartine 38
Edwin Bartine I etal 155

Gloria Muff etvir 55
Sidney Hotopp etux 194
Jerry Hutchens etal 77
150th ST
David Cornelius etal 117
Seth Wengert 39
Jerry Hutchens etal
John Davis 40
Sherrie McClanahan 38
William Veren etux 100
Allen Bartine 20
Edwin Bartine I 58
Edwin Bartine I etal 196

1200
Dennis Dunn etal 116
Harvey Price Trust etux 79
Kenneth Geer etal
155th ST
William Veren 151
Allen Bartine
Edwin Bartine I etal
Fredrick Ave

CDWL Yocum Farm 239
Prairie Home Prop 80
Douglas Sparks etux 27
31
Karlene Kingery etal 152
32
SAINT ANTHONY
Wayne Jones Trust etal 71
33
Harvey Price etux 78
Dolores Reece etal 27
34
Kenneth Smith Farms 149
35
Myra Schlesky 39
Rasmussen Group Inc 40
36

1000
Charles Yocum etux 145
1100
1200
160th ST
1300
Dolores Reece etal 136
Kenneth Smith Farms
E23
William Veren etux 69
1400
Paul Nardini 164
1500
Edwin Bartine I 322
Edwin Bartine I 273
1600
GERHART AVE 1600

MINERVA TWP

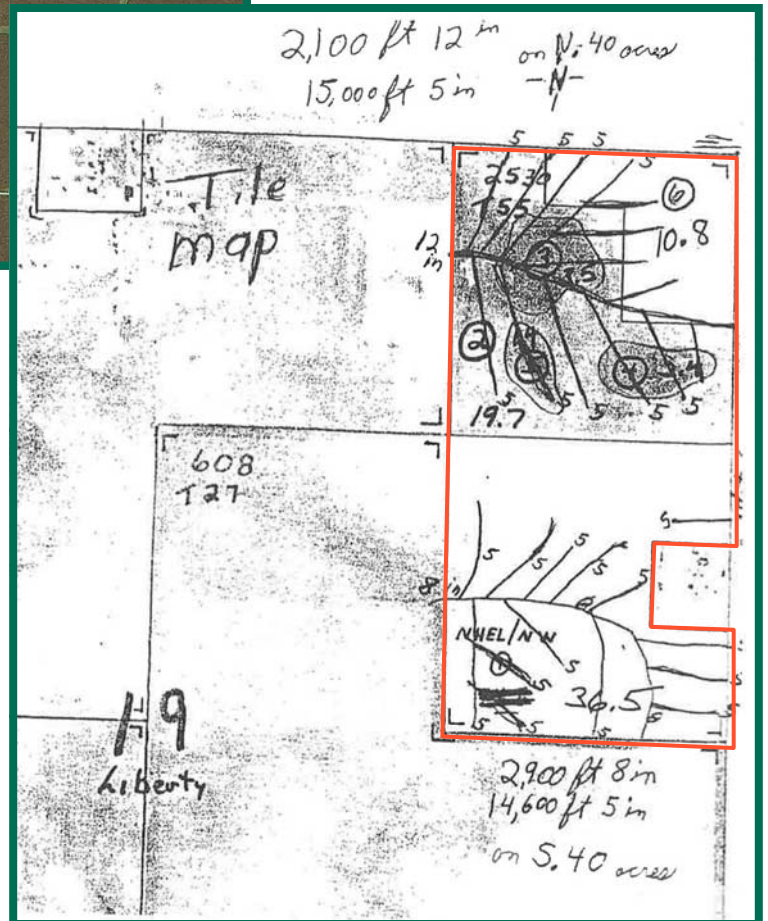*Map reproduced with permission of Farm & Home Publishers, Ltd.*

Aerial Photo and Tile Map

Comments

280,000 gallons of hog manure applied to
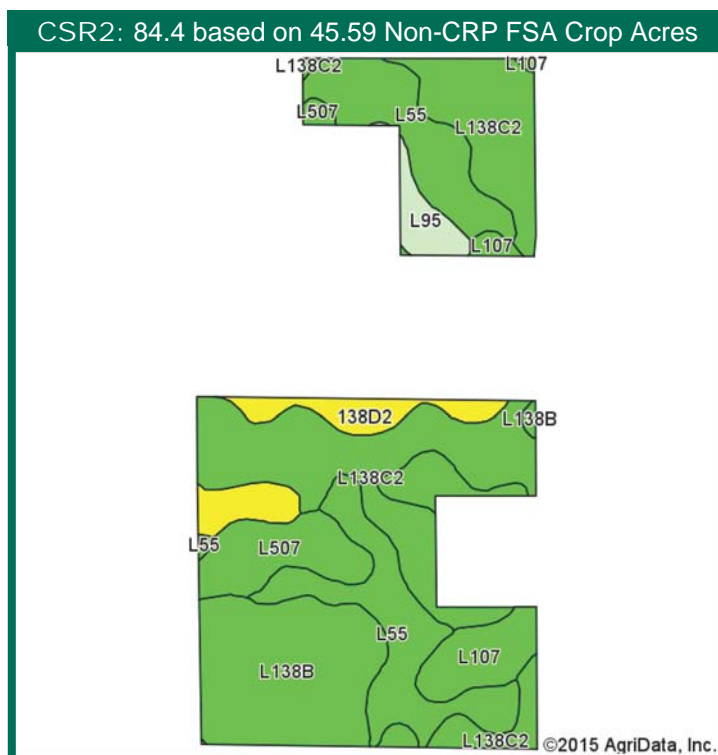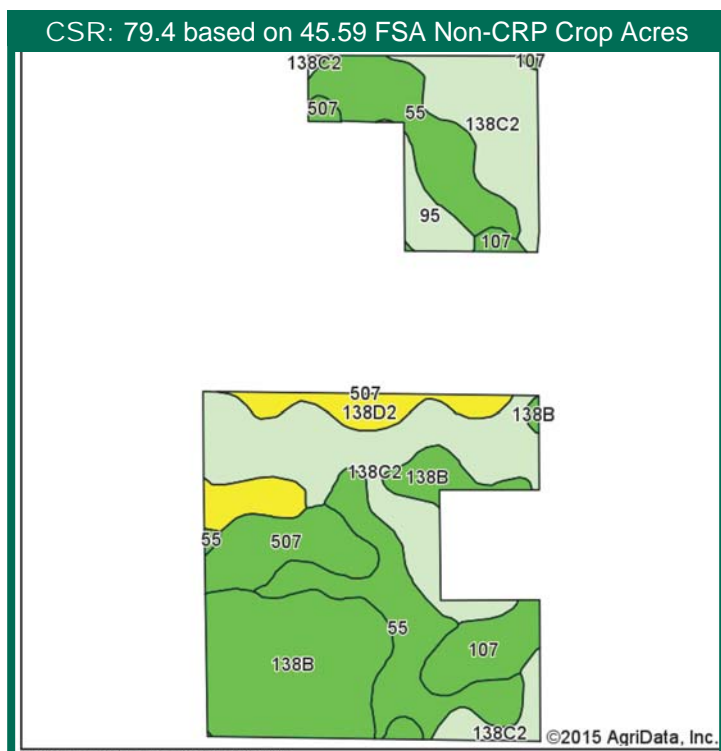the south 35 acres in October 2015.

*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.*

Soil Maps

CSR: 79.4 based on 45.59 FSA Non-CRP Crop Acres

138C2   107
507   55   138C2
95
107

507
138D2   138B
138C2 138B
55   507
55   107
138B
138C2   ©2015 AgriData, Inc.

CSR2: 84.4 based on 45.59 Non-CRP FSA Crop Acres

L138C2   L107
L507   L55   L138C2
L95
L107

138D2   L138B
L138C2
L55   L507
L55   L107
L138B
L138C2   ©2015 AgriData, Inc.

Area Symbol: IA127, Soil Area Version: 20

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**	CSR
L138C2	Clarion loam, Bemis moraine, 6 to 10 percent slopes, moderately eroded	14.96	32.8%		IIIe	83	
L55	Nicollet loam, 1 to 3 percent slopes	10.30	22.6%		Ie	91	
L138B	Clarion loam, Bemis moraine, 2 to 6 percent slopes	9.65	21.2%		IIe	88	
L507	Canisteo clay loam, Bemis moraine, 0 to 2 percent slopes	3.68	8.1%		IIw	87	
138D2	Clarion loam, 9 to 14 percent slopes, moderately eroded	3.07	6.7%		IIIe	56	58
L107	Webster clay loam, Bemis moraine, 0 to 2 percent slopes	2.69	5.9%		IIw	88	
L95	Harps clay loam, Bemis moraine, 0 to 2 percent slopes	1.24	2.7%		IIw	75	
					Weighted Average	84.4	*-

Area Symbol: IA127, Soil Area Version: 20

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

*- CSR weighted average cannot be calculated on the current soils data, use prior data version for csr values.

*c: Using Capabilities Class Dominant Condition Aggregation Method

Maps Provided By:

surety
CUSTOMIZED ONLINE MAPPING
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Soils data provided by USDA and NRCS.

*__*CSR Weighted Average__ cannot be calculated on the current soils data, but the CSR Weighted Average as of 1/20/2012 was 79.4*

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.