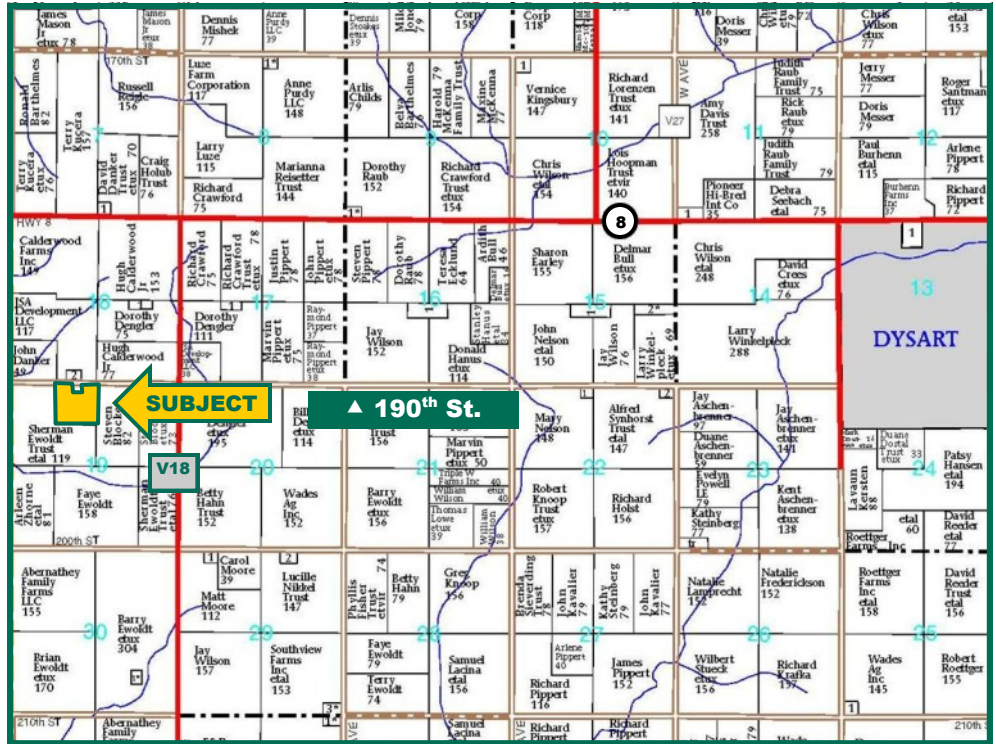


**35.66 Acres,  
m/I, Tama  
County, IA**



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

## Property Information

### Location

Approximately 5 miles west of Dysart.

### Legal Description

The E 40 acres of the W 80 acres of the N 1/2 of the NW Fractional 1/4 (Except existing building site) Section 19, Township 85 North, Range 13 West of the 5th P.M., in Tama County, IA

### Price & Terms

- \$456,000
- \$12,787.44/acre
- 10% down upon acceptance of offer; balance due in cash at closing

### Possession

Negotiable

### Real Estate Tax

Taxes Payable 2015 - 2016: \$994.00  
Net Taxable Acres: 35.66  
Tax per Net Taxable Acre: \$27.87

### FSA Data

Farm Number #4563 Tract 932  
Crop Acres: 36.7  
Corn Base: 15  
Corn PLC Yield: 132 Bu.  
Bean Base: 21.7  
Bean PLC Yield: 41 Bu.

### CRP Contracts

None

### Soil Types/Productivity

Primary soils are Muscatine silty clay loam and Garwin silty clay loam. See soil maps for detail.

- CSR2: 94.9 per 2015 AgriData, Inc., based on FSA crop acres.

- CSR: 98.4 per 2015 AgriData, Inc., based on FSA crop acres.
- CSR2: 94.86 per County Assessor, based on net taxable acres.

### Buildings/Improvements

None

### Drainage

Some tile, additional tile would likely improve productivity and value.

### Water & Well Information

None

*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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## Aerial Photo



### Comments

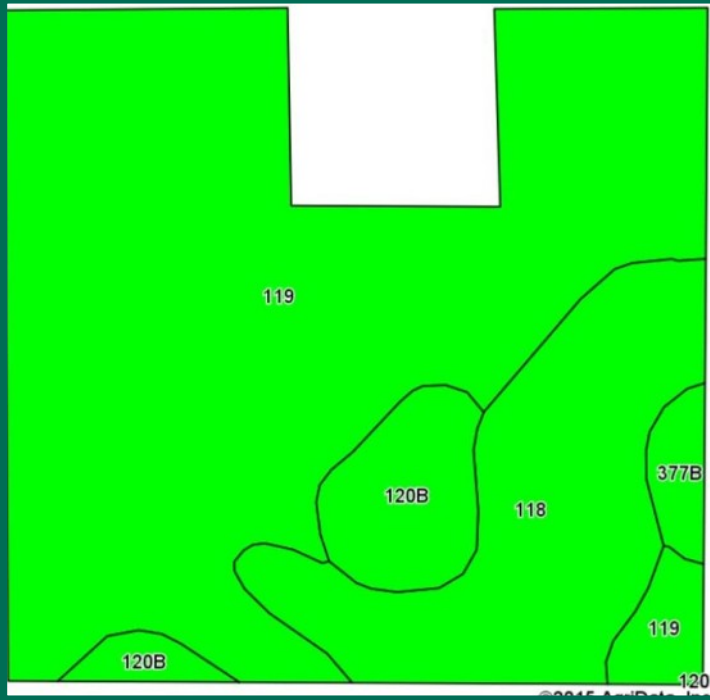
High quality farm with excellent yield potential. High percentage tillable. Existing tile main in place along SE waterway to add additional tile.

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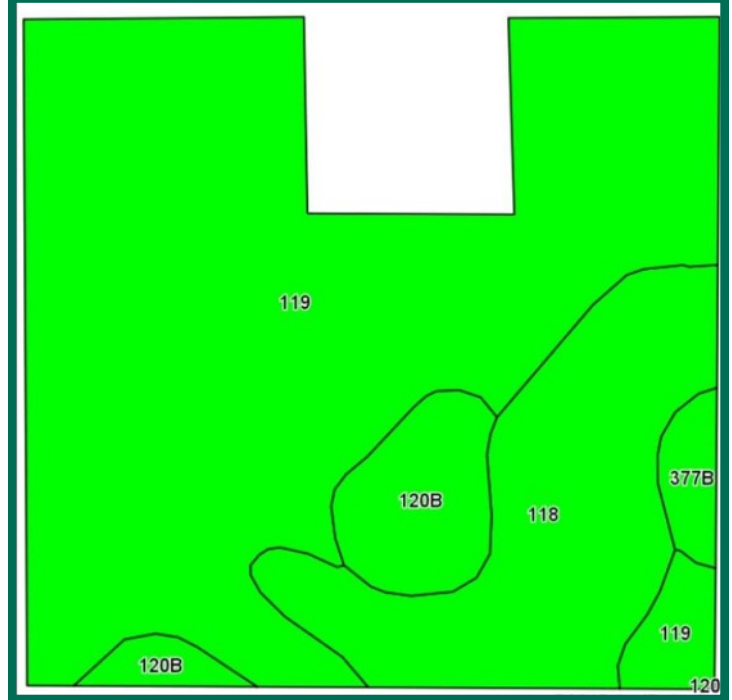
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# Soil Maps— Taxable Acres

**CSR: 98.4 based on 35.66 Taxable Acres**



**CSR2: 94.9 based on 35.66 Taxable Acres**



Area Symbol: IA171, Soil Area Version: 18

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**	CSR
119	Muscatine silty clay loam, 0 to 2 percent slopes	24.96	70.0%		Iw	96	100
118	Garwin silty clay loam, 0 to 2 percent slopes	7.38	20.7%		IIw	91	95
120B	Tama silty clay loam, 2 to 5 percent slopes	2.63	7.4%		Ile	95	95
377B	Dinsdale silty clay loam, 2 to 5 percent slopes	0.69	1.9%		Ile	95	90
Weighted Average						94.9	98.4

Area Symbol: IA171, Soil Area Version: 18

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

\*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.



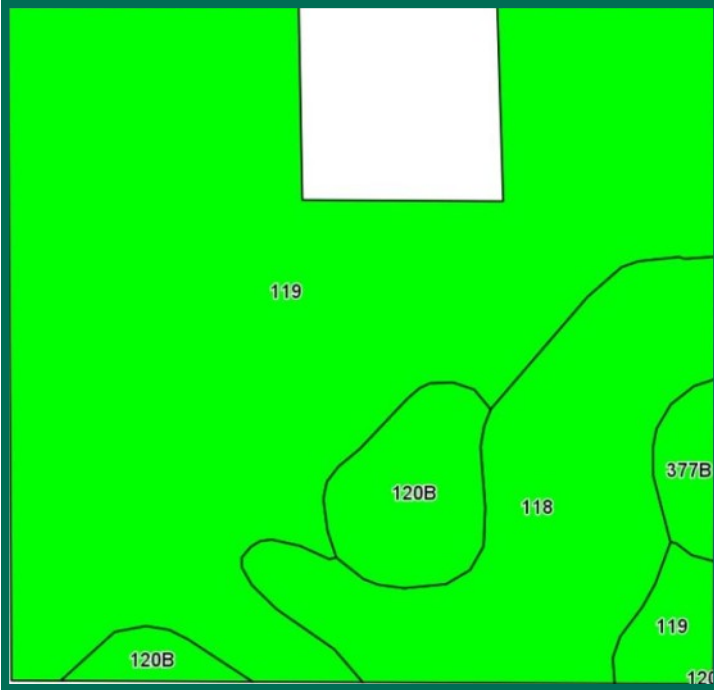
**CSR/CSR2 UPDATE:** In January, 2014, the USDA Natural Resources Conservation Service (NRCS) released a soil survey update containing a Corn Suitability Rating (CSR) for Iowa soils based on a revised formula referred to as CSR2. For any given farm, the CSR values based on the CSR2 formula may be significantly 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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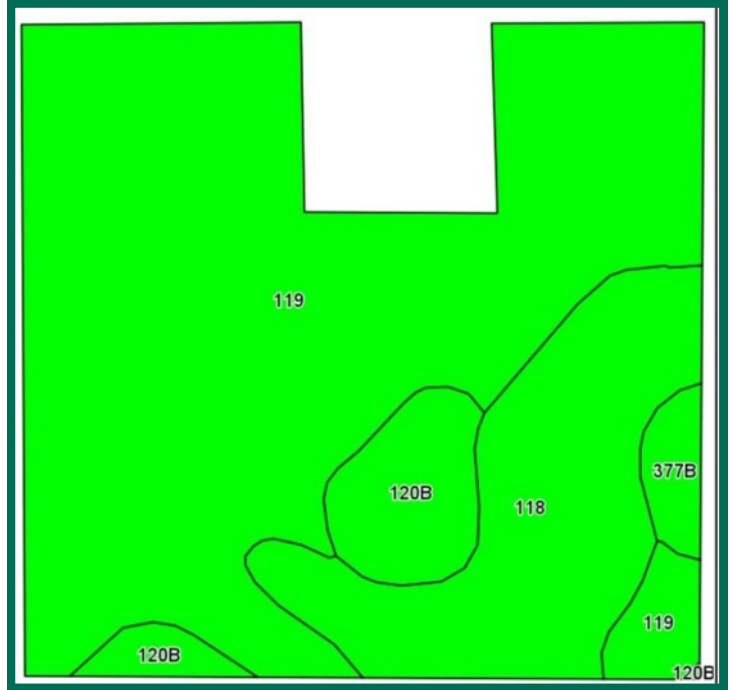
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# Soil Maps—Tillable Acres

**CSR: 98.4 based on 36.7 FSA Crop Acres**



**CSR2: 94.9 based on 36.7 FSA Crop Acres**



Area Symbol: IA171, Soil Area Version: 18

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**	CSR
119	Muscatine silty clay loam, 0 to 2 percent slopes	25.74	70.1%		Iw	96	100
118	Garwin silty clay loam, 0 to 2 percent slopes	7.51	20.5%		IIw	91	95
120B	Tama silty clay loam, 2 to 5 percent slopes	2.70	7.4%		Ile	95	95
377B	Dinsdale silty clay loam, 2 to 5 percent slopes	0.75	2.0%		Ile	95	90
Weighted Average						94.9	98.4

Area Symbol: IA171, Soil Area Version: 18

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

\*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.



Maps Provided By:



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## **Photos:** 35.66 Acres, m/l, Tama County, IA



NE corner looking SW (Farmstead not part of subject)



NW corner looking SE (Farmstead not part of subject)

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