

355 Acres m/l, Keokuk County, IA
Underwood Family Trust Farms
Parcel 1 - 80 Acres m/l - *Sale Pending!*
Parcel 2 - 95 Acres m/l - *Sale Pending!*
Parcel 3 - 130 Acres m/l
Parcel 4 - 50 Acres m/l - *Sale Pending!*

These Farms are located near Ollie, IA

Property Information
Parcel 1 - 80 Acres m/l
SALE PENDING!

Location

From Ollie: ¼ mile west on 320th Street and ¼ south on 255th Street. This farm is located on the east side of the road.

Legal Description

The N½ of the NE¼ of Section 27, Township 74 North, Range 11 West of the 5th P.M., Keokuk County, Iowa.

Price & Terms

- \$960,000
- \$12,000/acre
- 10% down upon acceptance of offer; balance due in cash at closing.

Possession

At closing, subject to the 2015 Cash Rent Lease.

Seller

Underwood Family Trust.

Real Estate Tax

Taxes Payable 2015 - 2016: \$2,128.00
Net Taxable Acres: 77 Acres
Tax per Net Taxable Acre: \$27.64

FSA Data

Farm Number #4460, Tract #10866
Crop Acres: 77.54 Acres
Corn Base: 39.8 Acres
Corn PLC Yield: 135/135 Bu.
Bean Base: 36.7 Acres
Bean PLC Yield: 37 Bu.

Soil Types/Productivity

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

- **CSR2:** 85.5 per 2015 AgriData, Inc., based on FSA crop acres.

- **CSR:** 88.7 per 2015 AgriData, Inc., based on FSA crop acres.
- **CSR:** 85.5 per County Assessor, based on net taxable acres.

Land Description

This farm is considered to be level to gently rolling.

Comments

This is a high quality Keokuk County farm located in a strong area!

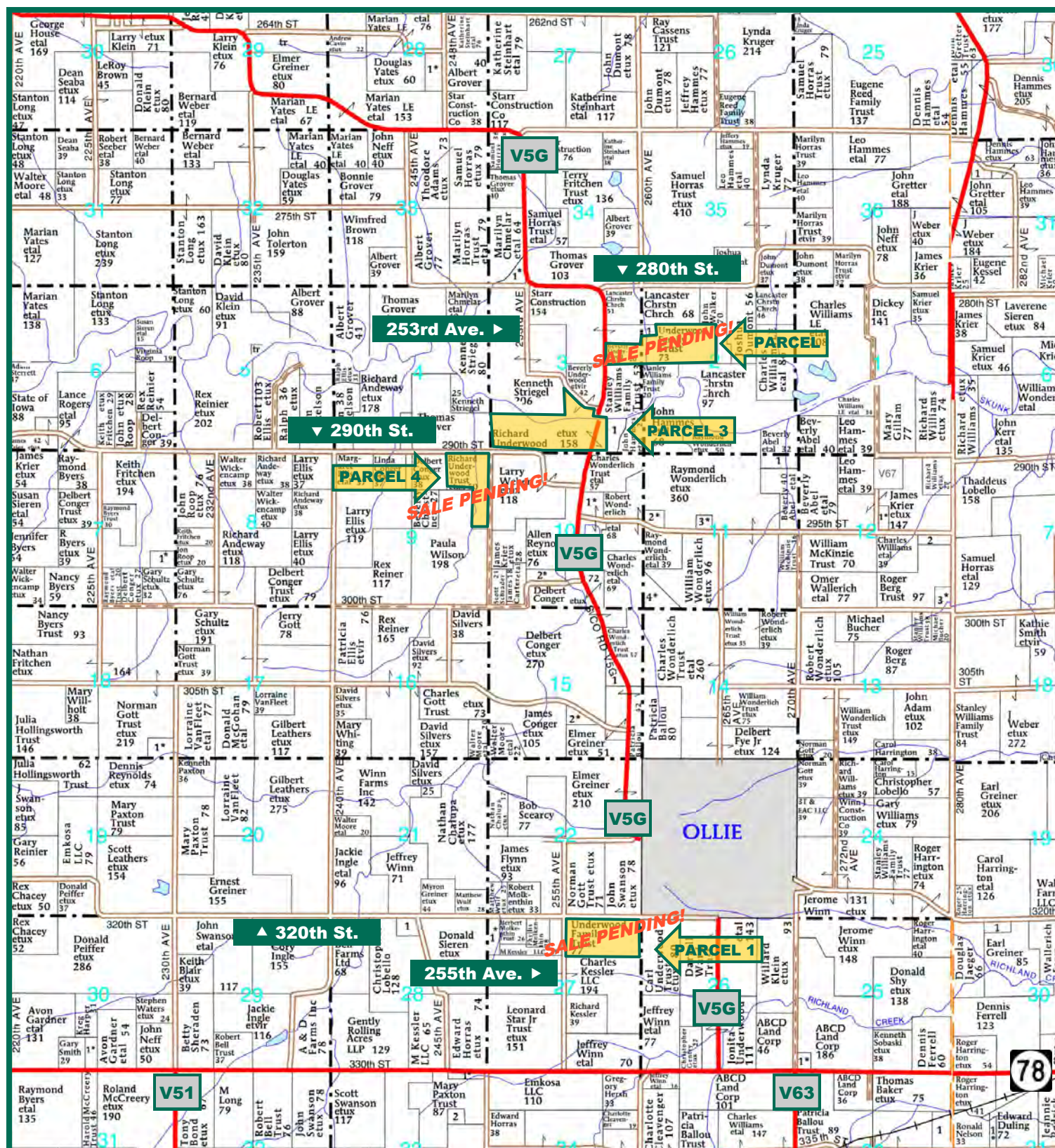
The information gathered for this brochure is from sources deemed reliable, but cannot be guaranteed by Hertz Real Estate Services, Inc. or its staff. All acres are considered more or less, unless otherwise stated.

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Plat Map



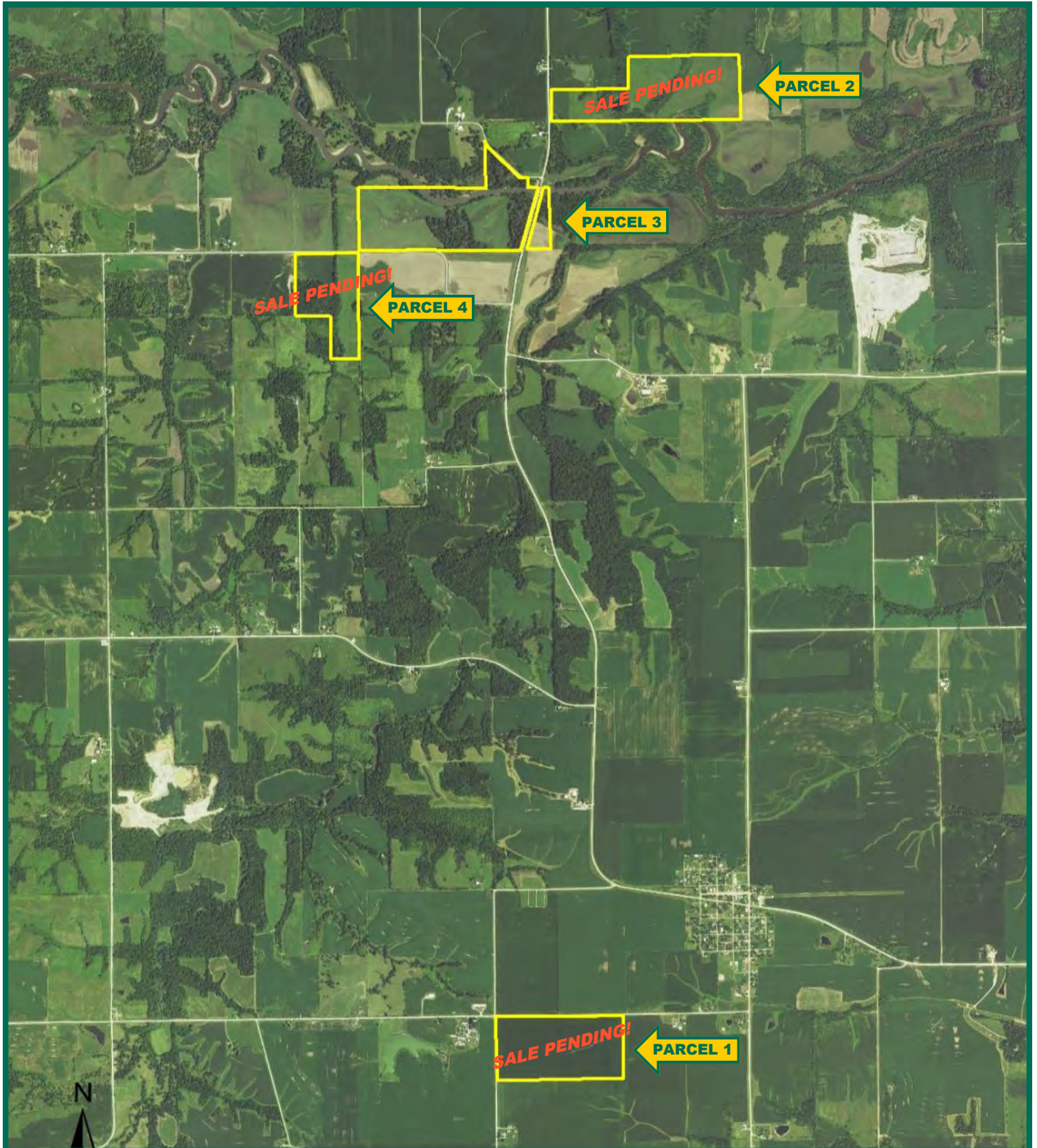
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Aerial Photo

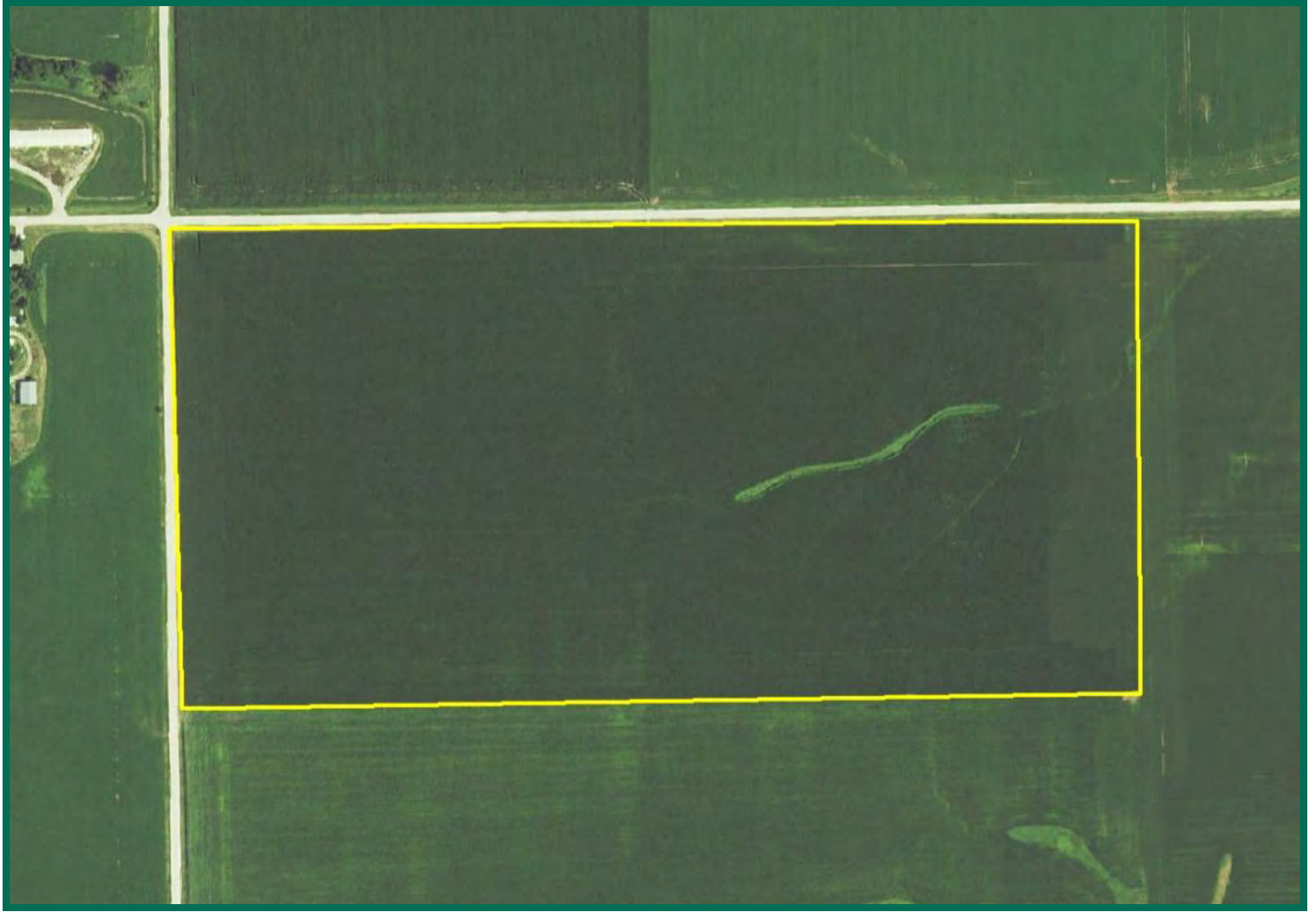


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Aerial Photo & Photos: Parcel 1 - **Sale Pending!**



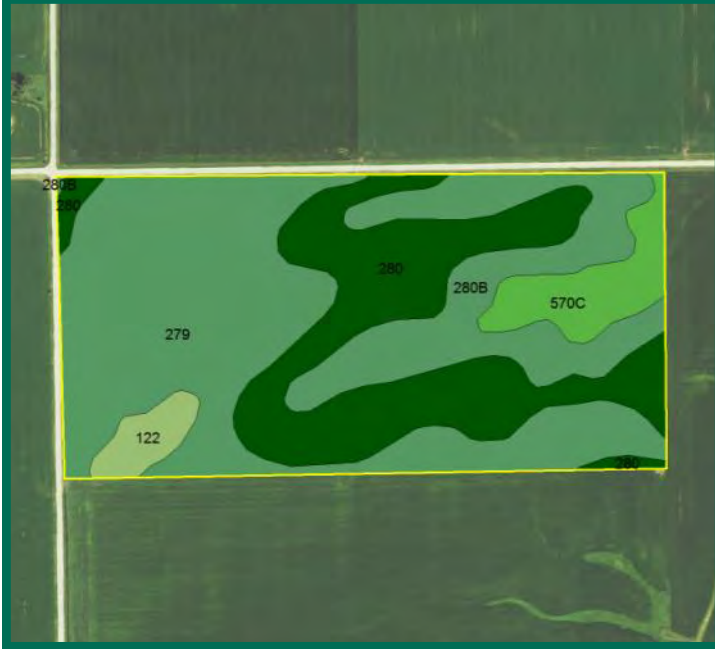
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Soil Maps: Parcel 1 - **Sale Pending!**

CSR: 88.7 based on 77.5 FSA Crop Acres



CSR2: 85.5 based on 77.5 FSA Crop Acres



Measured Tillable Acres 77.5		Avg. CSR 88.7		Avg. CSR2* 85.5		
Soil Label	Soil Name	CSR	CSR2	Percent of Field	Non_Irr Class	Acres
122	Sperry silt loam, 0 to 1 percent	63	36	2.9%	IIIw	2.24
279	Taintor silty clay loam, 0 to 2 percent	88	83	41.5%	IIw	32.19
280	Mahaska silty clay loam, 0 to 2	95	94	29.8%	Iw	23.08
280B	Mahaska silty clay loam, 2 to 5	90	89	19.1%	Ile	14.82
570C	Nira silty clay loam, 5 to 9 percent	72	74	6.7%	IIle	5.20

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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Aerial Photo & Photos: Parcel 2 - **Sale Pending!**



Property Information Parcel 2 - 95 Acres m/l **SALE PENDING!**

Location

From Ollie: 2¾ miles north on County Road V5G. This farm is located on the east side of the road.

Legal Description

That part of the S½ of the NW¼ of Section 2 and the South 20 acres of the SE¼ of the NE¼ of Section 3; all in Township 74 North, Range 11 West of the 5th P.M., Keokuk County, Iowa.

Price & Terms

- \$427,500
- \$4,500/acre
- 10% down upon acceptance of offer; balance due in cash at closing.

Possession

At closing, subject to the 2015 Cash Rent Lease.

Real Estate Tax

Taxes Payable 2015 - 2016: \$1,456.00
Net Taxable Acres: 95 Acres

Tax per Net Taxable Acre: \$15.33

FSA Data

Farm Number #404, Tract #1405

Crop Acres: 71.5 Acres*

Corn Base: 24.2 Acres

Corn PLC Yield: 113/113 Bu/Ac.

**This includes 67.05 acres CRP.*

CRP Contracts

There are 67.05 acres enrolled in the CRP program at \$117.69 an acre for a total annual payment of \$7,891.11. This contract expires September 30, 2019.

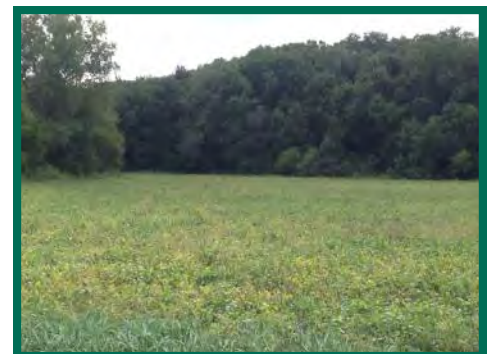
Soil Types/Productivity

Primary soils are Clinton, Vesser and Nodaway. See soil maps for detail.

- **CSR2:** 63.3 per 2015 AgriData, Inc., based on FSA crop & CRP acres.
- **CSR:** 60.0 per 2015 AgriData, Inc., based on FSA crop & CRP acres.
- **CSR:** 59.0 per County Assessor, based on net taxable acres.

Comments

This farm includes a mixture of cropland and CRP. This is an ideal recreational farm with a small pond adjoining the river.

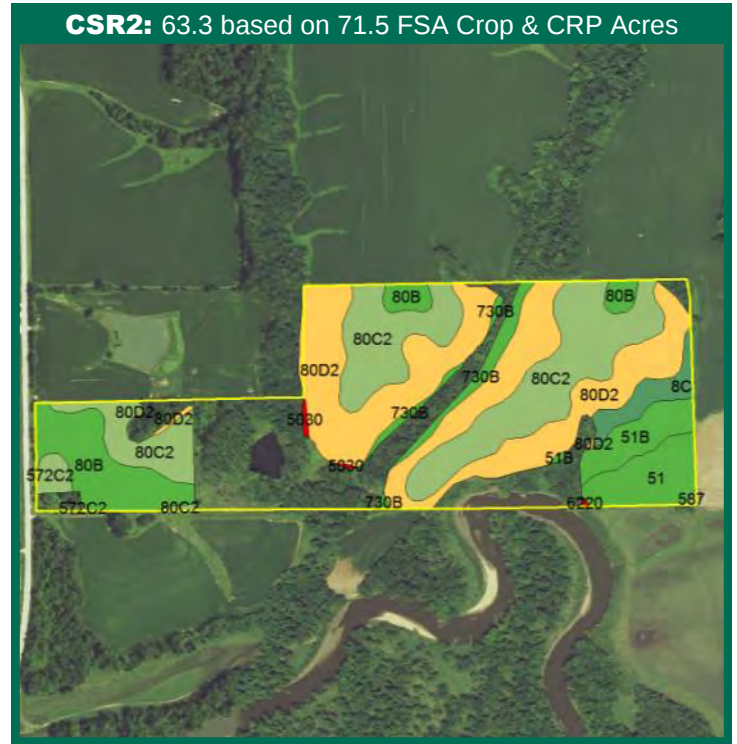
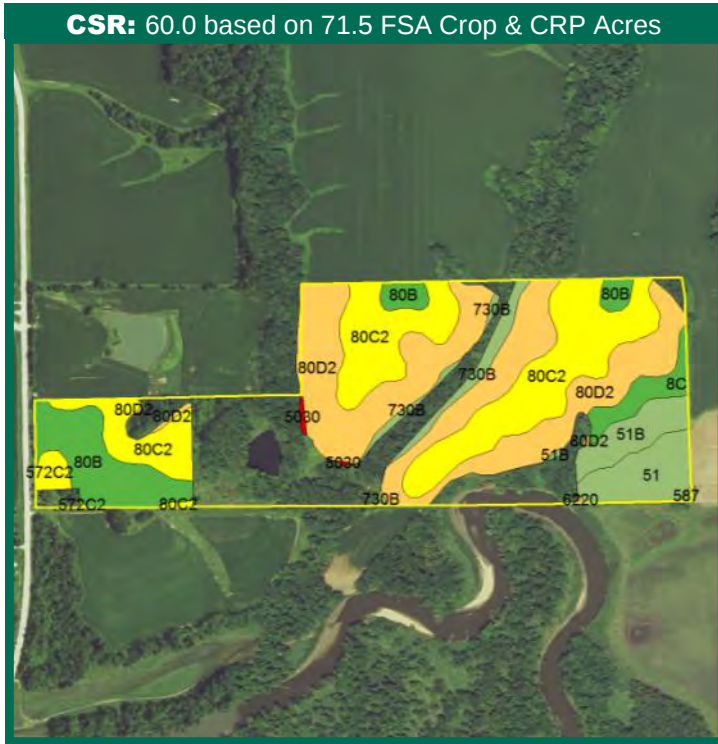


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Soil Maps: Parcel 2 - **Sale Pending!**



Measured Tillable Acres		71.5	Ave. CSR	60.0	Ave. CSR2*	63.3
Soil Label	Soil Name	CSR	CSR2	Percent of Field	Non_Irr Class	Acres
5030	Pits, limestone quarries			0.2%		0.17
51	Vesser silt loam, 0 to 2 percent	70	74	6.2%	IIw	4.45
51B	Vesser silt loam, 2 to 5 percent	65	75	4.8%	IIw	3.46
572C2	Inton silty clay loam, 5 to 9 percent	57	69	1.4%	IIIe	0.99
587	Chequest silty clay loam, 0 to 2	65	65	0.1%	IIw	0.10
6220	Nodaway silt loam, 0 to 2 percent	35	5	0.1%	Vw	0.04
730B	Nodaway occasionally flooded-	61	76	3.4%	IIw	2.45
80B	Clinton silt loam, 2 to 5 percent	80.0	80	11.8%	Ile	8.5
80C2	Clinton silty clay loam, 5 to 9 percent	60.0	69	32.5%	IIIe	23.2
80D2	Clinton silty clay loam, 9 to 14	50.0	46	36.1%	IIIe	25.8
8C	Judson silty clay loam, 5 to 9	75.0	89	3.3%	IIIe	2.4

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Aerial Photo: Parcel 3



Property Information Parcel 3 - 130 Acres m/l Location

From Ollie: 2¼ miles north on County Road V5G. County Road V5G runs through this farm.

Legal Description

That part of the S½ of the SW¼ and the SW¼ of the SE¼; all in Section 3, Township 74 North, Range 11 West of the 5th P.M., Keokuk County, Iowa.

Price & Terms

- \$292,500
- \$2,250/acre
- 10% down upon acceptance of offer; balance due in cash at closing.

Possession

Negotiable.

Real Estate Tax - Estimated

Taxes Payable 2015 - 2016: \$1,102.00
Net Taxable Acres: 128 Acres
Tax per Net Taxable Acre: \$8.61

FSA Data

Farm Number #404, Tract #1405
Crop Acres: 66.1 Acres*
Corn Base: 5.43 Acres
Corn PLC Yield: 113/113 Bu/Ac.
**This includes 60.66 acres in CRP.*

CRP Contracts

There are 60.66 acres enrolled in the CRP program at \$117.69 an acre for a total annual payment of \$7,139.08. This contract expires September 30, 2019.

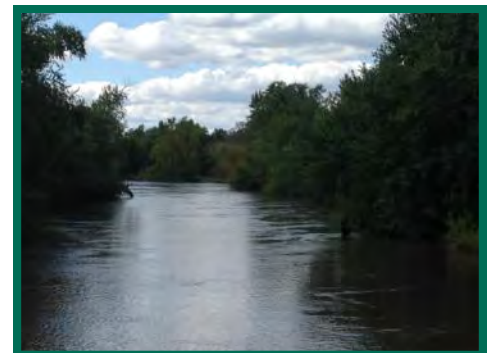
Soil Types/Productivity

Primary soils are Nodaway, Amana and Chequest. See soil maps for detail.

- **CSR2:** 23.2 per 2015 AgriData, Inc., based on FSA crop & CRP acres.
- **CSR:** 46.1 per 2015 AgriData, Inc., based on FSA crop & CRP acres.
- **CSR:** 15.7 per County Assessor, based on net taxable acres.

Comments

This is an attractive recreational farm adjoining the Skunk River with CRP and timber. There is an abundance of wildlife in and around this farm.



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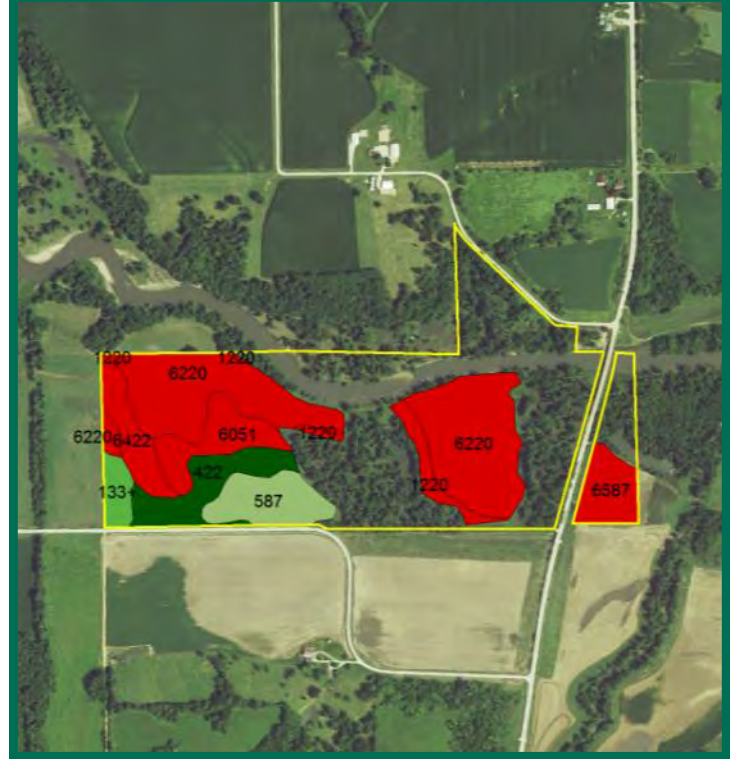
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Soil Maps: Parcel 3

CSR: 46.1 based on 66.1 FSA Crop & CRP Acres



CSR2: 23.2 based on 66.1 FSA Crop & CRP Acres



Measured Tillable Acres		66.1	Ave. CSR	46.1	Ave. CSR2*	23.2
Soil Label	Soil Name	CSR	CSR2	Percent of Field	Non_Irr Class	Acres
1220	Nodaway silt loam, channeled, 0 to 2	25	5	4.8%	Vw	3.16
133+	Colo silt loam, 0 to 2 percent slopes,	85	78	3.7%	Ilw	2.43
422	Amana silt loam, 0 to 2 percent	85	91	10.8%	Ilw	7.14
587	Chequest silty clay loam, 0 to 2	65	65	10.3%	Ilw	6.77
6051	Vesser silt loam, 0 to 2 percent	42	5	9.5%	Vw	6.25
6220	Nodaway silt loam, 0 to 2 percent	35	5	46.4%	Vw	30.57
6422	Amana silt loam, 0 to 2 percent	51	5	7.3%	Vw	4.80
6587	Chequest silty clay loam, 0 to 2	27.0	5	7.3%	Vw	4.8

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Aerial Photo: Parcel 4 - **Sale Pending!**



Tax per Net Taxable Acre: \$15.47

FSA Data

Farm Number #404, Tract #1405

Crop Acres: 31.2 Acres*

Corn Base: 11.42 Acres

Corn PLC Yield: 113/113 Bu/Ac.

**This includes 19.74 acres in CRP.*

CRP Contracts

There are 19.74 acres enrolled in the CRP program at \$117.69 an acre for a total annual payment of \$2,323.20. This contract expires September 30, 2019.

Soil Types/Productivity

Primary soils are Ackmore, Nodaway and Colo. See soil maps for detail.

- **CSR2:** 71.2 per 2015 AgriData, Inc., based on FSA crop acres.
- **CSR:** 73.5 per 2015 AgriData, Inc., based on FSA crop acres.
- **CSR:** 58.3 per County Assessor, based on net taxable acres.

Comments

This is an attractive farm with a mixture of cropland, CRP and timber. The cropland and CRP provide good income and the timber provides good wildlife habitat.



Property Information **Parcel 4 - 50 Acres m/l** ***SALE PENDING!***

Location

From Ollie: 2 miles north on County Road V5G, then 3/4 mile west on 290th Street. This farm is located on the west side of the road.

Legal Description

The NE $\frac{1}{4}$ of the NE $\frac{1}{4}$ and the East 10 acres of the SE $\frac{1}{4}$ of the NE $\frac{1}{4}$; all located in Section 9, Township 74 North, Range 11 West of the 5th P.M., Keokuk County, Iowa.

Price & Terms

- \$207,500
- \$4,150/acre
- 10% down upon acceptance of offer; balance due in cash at closing.

Possession

At closing, subject to the 2015 Cash Rent Lease.

Real Estate Tax

Taxes Payable 2015 - 2016: \$764.00

Net Taxable Acres: 49.4 Acres

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Soil Maps: Parcel 4 - **Sale Pending!**



Measured Tillable Acres		Ave. CSR		Ave. CSR2*			
31.2		73.5		71.2			
Soil Label	Soil Name	CSR	CSR2	Percent of Field	Non_Irr Class	Acres	
133+	Colo silt loam, 0 to 2 percent slopes,	85	78	14.0%	IIw	4.36	
163F	Fayette silt loam, 18 to 25 percent	30	22	0.9%	VIe	0.28	
293C	Chelsea-Fayette complex, 5 to 9	41	38	0.2%	IVs	0.07	
293F	Chelsea-Fayette complex, 18 to 25	15	12	1.5%	VIIIs	0.46	
430	Ackmore silt loam, 0 to 2 percent	83	77	52.8%	IIw	16.46	
730B	Nodaway occasionally flooded-	61	76	16.8%	IIw	5.25	
80D2	Clinton silty clay loam, 9 to 14	50	46	13.8%	IIIe	4.29	

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