

LAND FOR SALE



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.

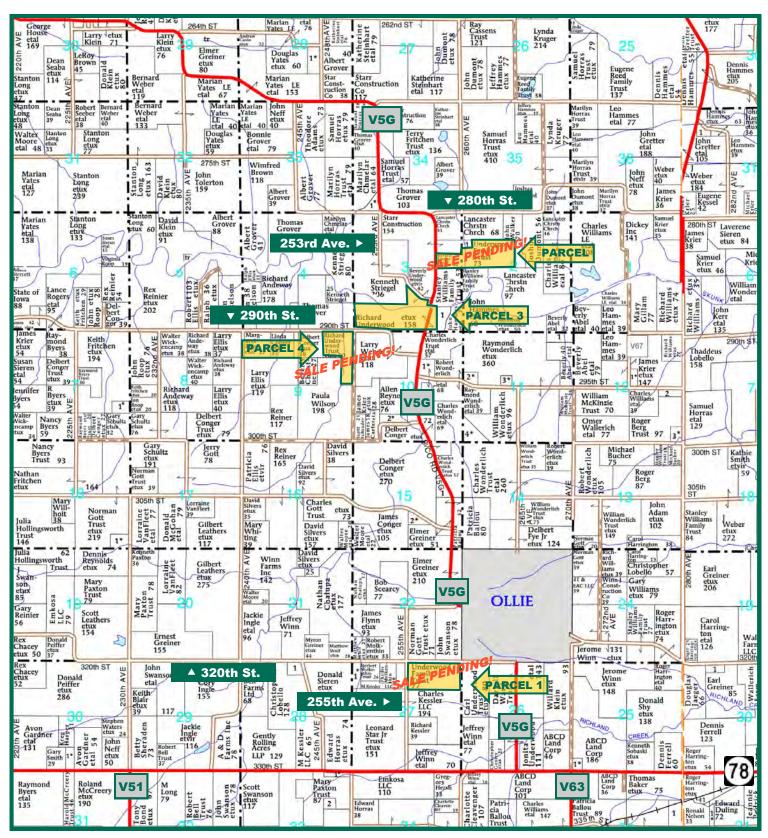
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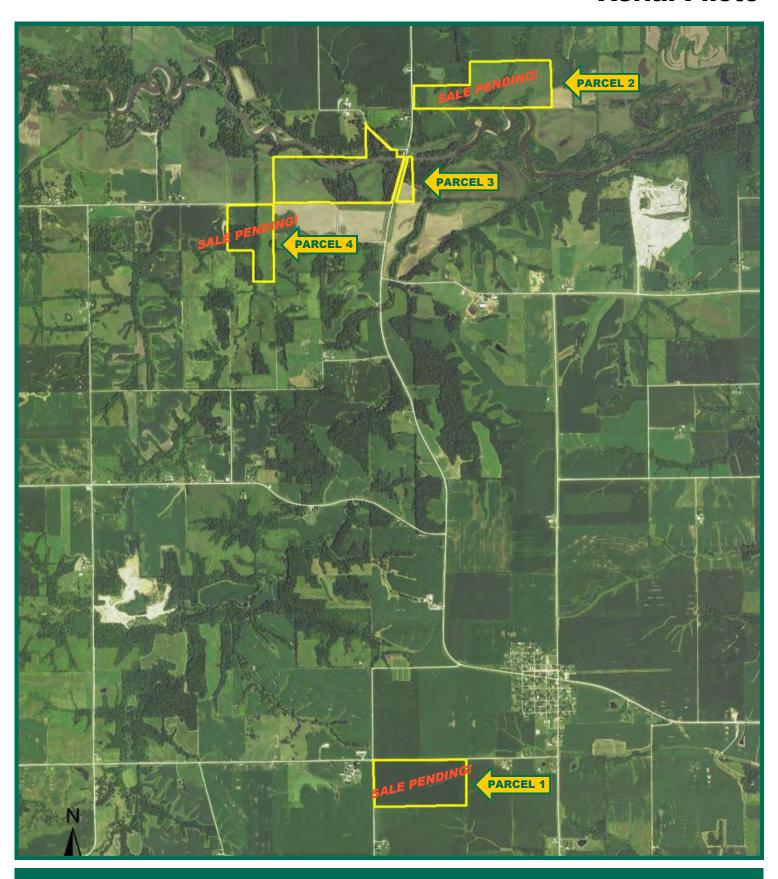
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Plat Map



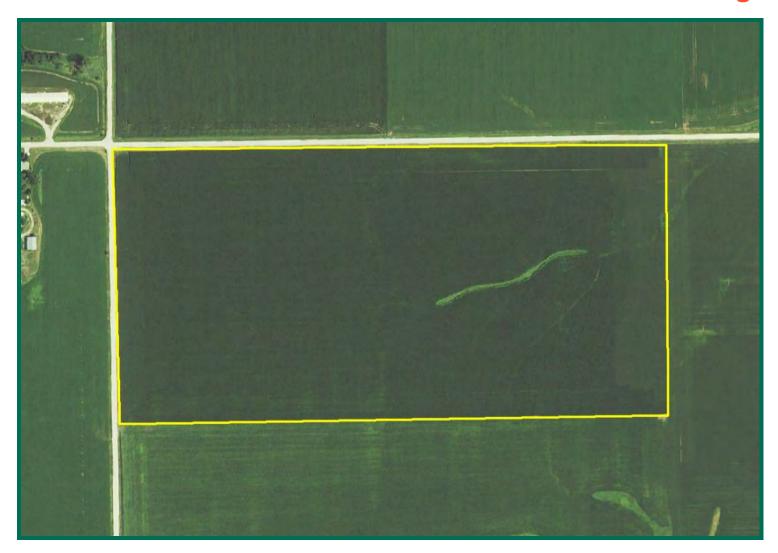
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Aerial Photo



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Aerial Photo & Photos: Parcel 1 - Sale Pending!



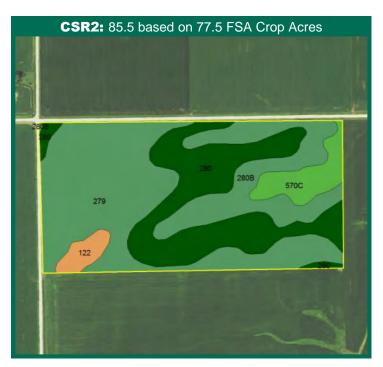




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Soil Maps: Parcel 1 - Sale Pending!





Measured Tillable Acres 77.5		Avg. CSR	88.7	Avg. CSR2*	85.5	
				Percent	Non_Irr	
Soil Labe	el Soil Name	CSR	CSR2	of Field	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%	llw	32.19
280	Mahaska silty clay loam, 0 to 2	95	94	29.8%	lw	23.08
280B	Mahaska silty clay loam, 2 to 5	90	89	19.1%	lle	14.82
570C	Nira silty clay loam, 5 to 9 percent	72	74	6.7%	IIIe	5.20

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.

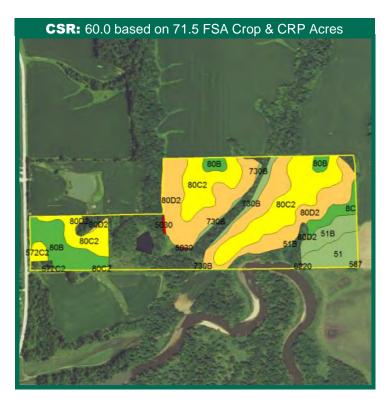


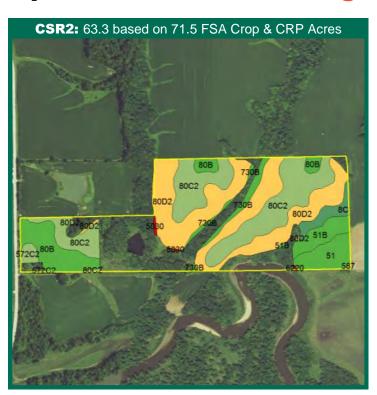


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Soil Maps: Parcel 2 - Sale Pending!





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

Aerial Photo: Parcel 3





Property Information Parcel 3 - 130 Acres m/l Location

From Ollie: 21/4 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.

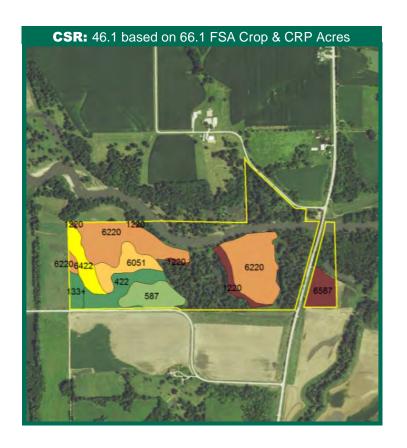
Comments

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.





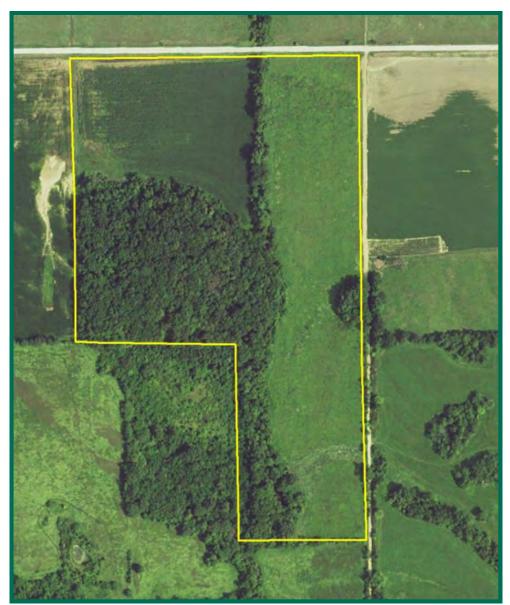
Soil Maps: Parcel 3





Measured	Tillable Acres 66.1	Ave. CSR	46.1	Ave. CSR2*	23.2	
				Percent	Non_Irr	
Soil Label	Soil Name	CSR	CSR2	of Field	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%	llw	2.43
422	Amana silt loam, 0 to 2 percent	85	91	10.8%	llw	7.14
587	Chequest silty clay loam, 0 to 2	65	65	10.3%	llw	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

Aerial Photo: Parcel 4 - Sale Pending!



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 NE½ of the NE½ and the East 10 acres of the SE½ of the NE½; 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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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

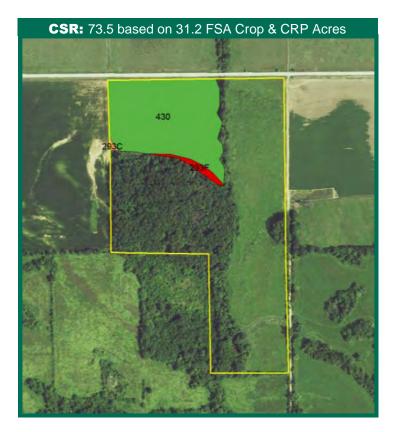
This is an attractive farm with a mixture of cropland, CRP and timber. The cropland and CRP provide good income and the timber provides good wildlife habitat.





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Soil Maps: Parcel 4 - Sale Pending!





Measured	Tillable Acres 31.2	Ave. CSR	73.5	Ave. CSR2*	71.2	
				Percent	Non_Irr	
Soil Label	Soil Name	CSR	CSR2	of Field	Class	Acres
133+	Colo silt loam, 0 to 2 percent slopes,	85	78	14.0%	llw	4.36
163F	Fayette silt loam, 18 to 25 percent	30	22	0.9%	Vle	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%	VIIs	0.46
430	Ackmore silt loam, 0 to 2 percent	83	77	52.8%	llw	16.46
730B	Nodaway occasionally flooded-	61	76	16.8%	llw	5.25
80D2	Clinton silty clay loam, 9 to 14	50	46	13.8%	Ille	4.29



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