

## 154.21 Acres, m/l, Mitchell County, IA



### High Quality Land Being Offered in Three Parcels!

#### Property Information Parcel 1 - 81.77 Acres, m/l Location

From McIntire, W 1.5 miles on A23 to Underwood Ave. then N on Underwood Ave. 1.5 miles. The property is located on the west side of the road.

#### Legal Description

NE1/4 and N1/4 SE1/4, Section 20, T100N, R15W of the 5th P.M., except parcels containing 118.23 ac. m/l, Mitchell Co., Iowa. Final legal description as per abstract of title.

#### Price & Terms

- \$665,000
- \$8,132.56/acre
- 10% down upon acceptance of offer; balance due in cash at closing.

#### Possession

Upon settlement at closing subject to 2015 cash rent lease terminated effective 3-01-16.

#### Real Estate Tax

Taxes Payable in 2015-16: \$1,614  
Net Taxable Acres: 81.52  
Tax per Net Taxable Acre: \$19.80

#### FSA Data

Part of Farm Number 4799  
Crop Acres: 77.11  
Corn Base\*: 67.8  
Corn PLC Yield\*: 138 Bu.  
Bean Base\*: 9.3  
Bean PLC Yield\*: 43 Bu.  
\*Bases and yields are estimated pending parcel split. The local FSA office will determine final bases and yields.

#### CRP Contract

- 2.0 ac. contract, \$354/yr., exp. 09/30/17.

#### Soil Types/Productivity

Primary soils are Renova, Pinicon and Schley. See soil maps for detail.

- **CSR2:** 81.5 per 2015 AgriData, Inc., based on FSA crop acres.
- **CSR:** 75.2 per 2015 AgriData, Inc., based on FSA crop acres.
- **CSR:** 74.7 per County Assessor, based on net taxable acres.

#### Land Description

Level to gently sloping.

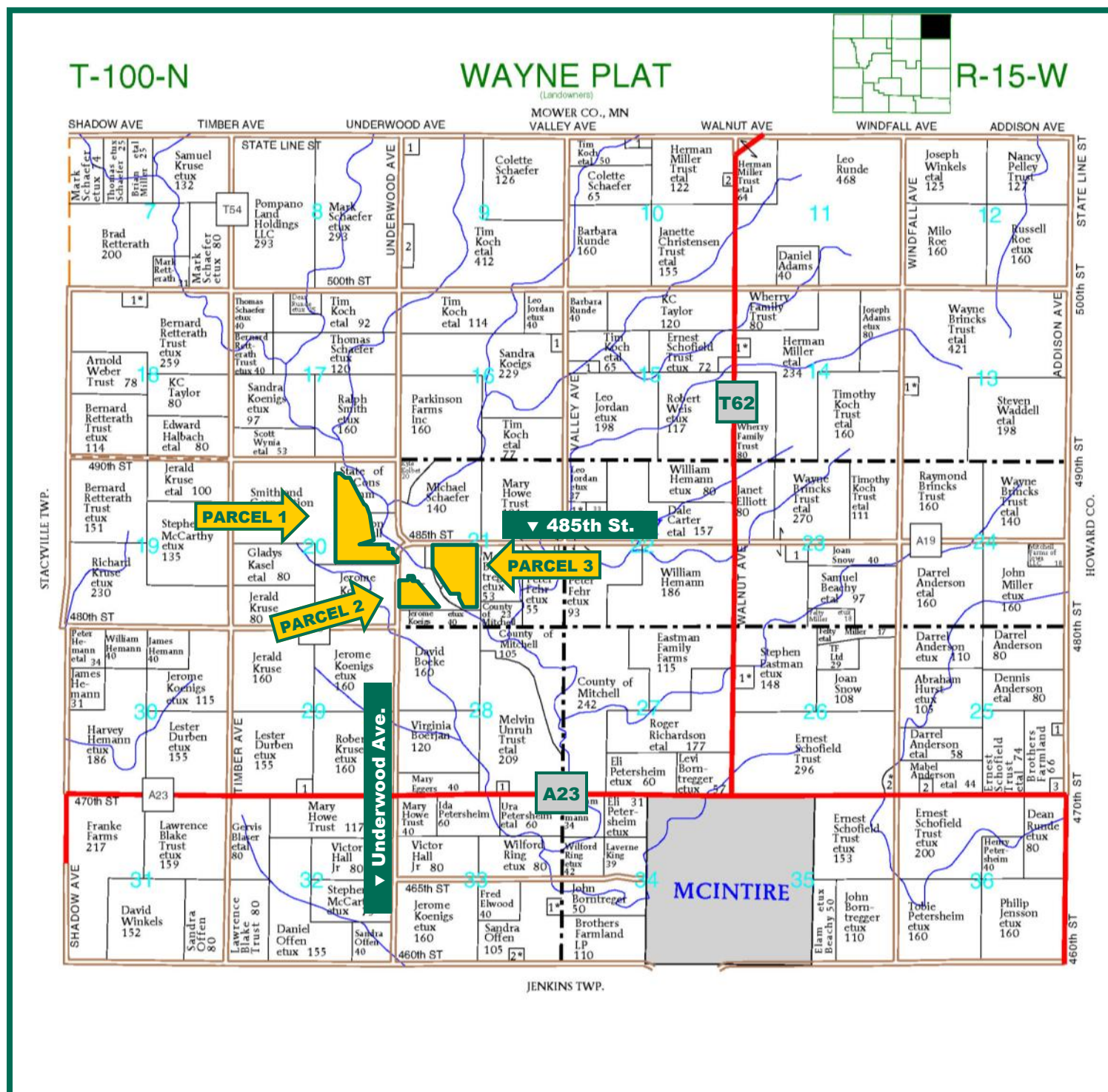
#### Drainage

Tile maps available upon request.

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# Plat Map



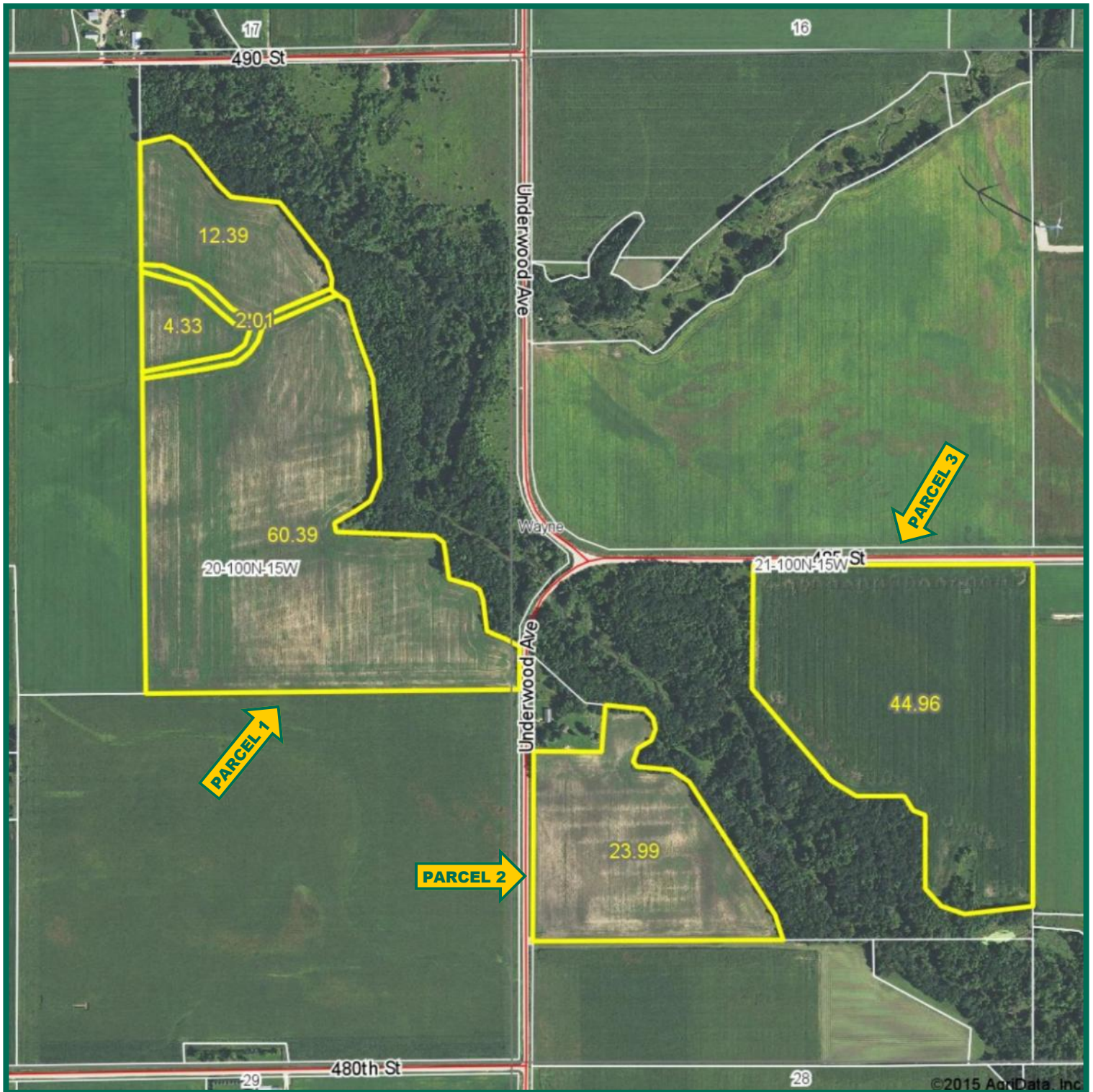
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# Aerial Photo



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**Property Information**  
**Parcel 2 - 27.31 Acres, m/l**  
**Location**

From McIntire, W 1.5 miles on A23 to Underwood Ave. then N on Underwood Ave. 1.1 miles. The property is located on the east side of the road.

**Legal Description**

N 120 ac. of SW1/4, Section 21, T100N R15W of the 5th P.M., except parcels containing 92.69 ac. m/l, Mitchell Co., Iowa. Final legal description as per abstract of title.

**Price & Terms**

- \$201,000
- \$7,359.94/acre
- 10% down upon acceptance of offer; balance due in cash at closing.

**Possession**

Upon settlement at closing subject to 2015 cash rent lease terminated effective 3-01-16.

**Real Estate Tax**

Taxes Payable in 2015-16: \$524.00  
Net Taxable Acres: 26.56  
Tax per Net Taxable Acre: \$19.73

**FSA Data**

Part of Farm Number 4799  
Crop Acres: 23.99  
Corn Base\*: 21.1  
Corn PLC Yield\*: 138 Bu.  
Bean Base\*: 2.9  
Bean PLC Yield\*: 43

\*Bases and yields are estimated pending parcel split. The local FSA office will determine final bases and yields.

**Soil Types/Productivity**

Primary soils are Pinicon and Schley. See soil maps for detail.

- **CSR2:** 80.2 per 2015 AgriData, Inc., based on FSA crop acres.
- **CSR:** 75.9 per 2015 AgriData, Inc., based on FSA crop acres.
- **CSR:** 74.51 per County Assessor, based on net taxable acres.

**Land Description**

Level to gently sloping.

**Drainage**

Tile maps available upon request.





### Property Information Parcel 3 - 45.13 Acres, m/l Location

From McIntire, N 1.5 miles on T62 to 485th St. then W on 485th St. 1.5 miles. The property is located on the south side of the road.

### Legal Description

That portion of the SW1/4 northeast of the State-owned land in Section 21, T100N R15W of the 5th P.M., containing 45.31 ac. m/l, Mitchell Co., Iowa. Final legal description as per abstract of title.

### Price & Terms

- \$364,000
- \$8,065.59/acre
- 10% down upon acceptance of offer; balance due in cash at closing.

### Possession

Upon settlement at closing subject to 2015 cash rent lease terminated effective 3-01-16.

### Real Estate Tax

Taxes Payable in 2015-16: \$814.00  
Net Taxable Acres: 44.03  
Tax per Net Taxable Acre: \$18.49

### FSA Data

Part of Farm Number 4799  
Crop Acres: 44.96\*\*  
Corn Base\*: 39.5  
Corn PLC Yield\*: 138 Bu.  
Bean Base\*: 5.4  
Bean PLC Yield\*: 43

\*Bases and yields are estimated pending parcel split. The local FSA office will determine final bases and yields.

\*\*Actual planted acres reduced by approx. 0.9 ac. by timbered draw.

### Soil Types/Productivity

Primary soils are Pinicon and Schley. See soil maps for detail.

- **CSR2:** 79.4 per 2015 AgriData, Inc., based on FSA crop acres.
- **CSR:** 74.7 per 2015 AgriData, Inc., based on FSA crop acres.
- **CSR:** 71.9 per County Assessor, based on net taxable acres.

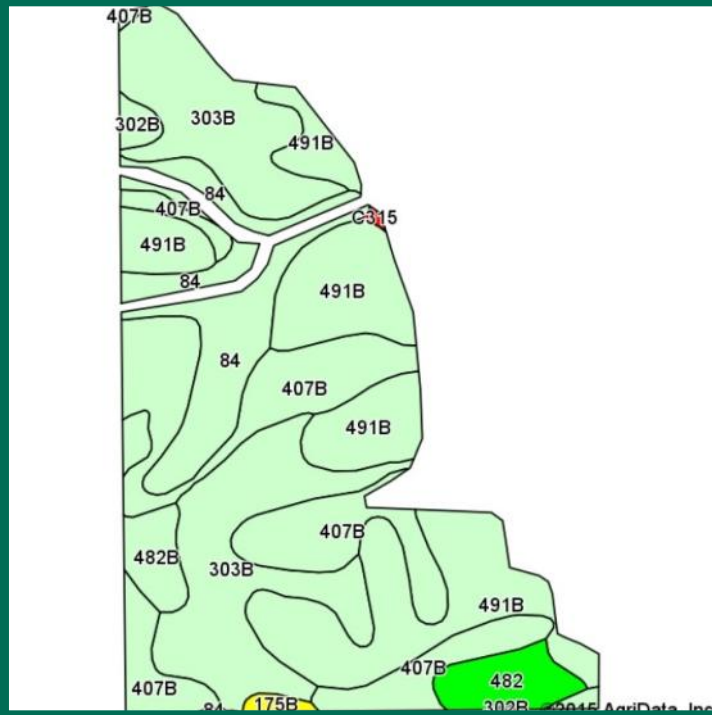
### Drainage

Tile maps available upon request

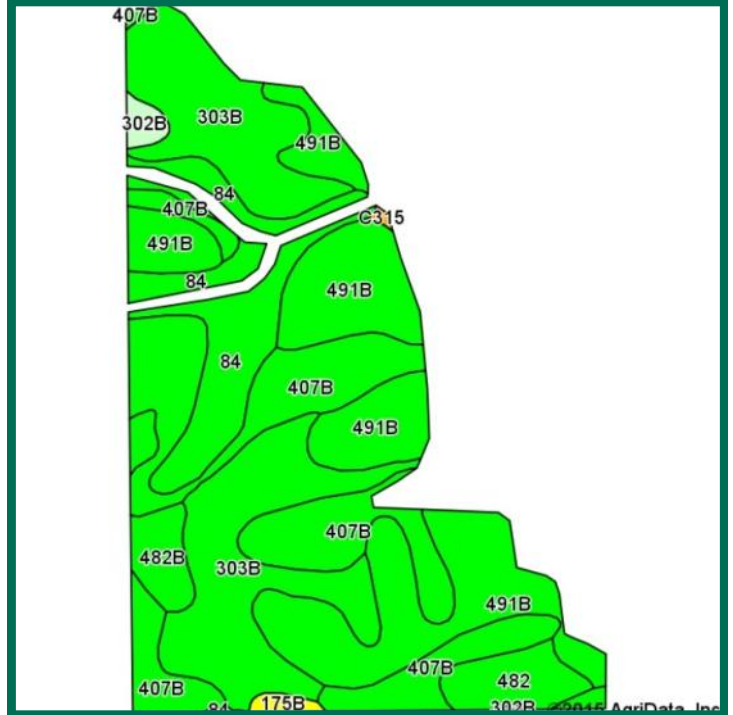
*The information gathered for this brochure is from sources deemed reliable, but cannot be guaranteed by Hertz Farm Management, Inc. or its staff. All acres are considered more or less, unless otherwise stated.*

# Soil Maps: Parcel 1

**CSR: 75.2 based on 77.11 FSA Crop Acres**



**CSR2: 81.5 based on 77.11 FSA Crop Acres**



Area Symbol: IA131, Soil Area Version: 20

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**	CSR
491B	Renova loam, 2 to 5 percent slopes	22.48	29.2%		Ile	80	75
303B	Pinicon loam, 1 to 4 percent slopes	20.63	26.8%		Ilw	80	78
407B	Schley silt loam, 1 to 4 percent slopes	18.98	24.6%		Ilw	81	73
84	Clyde silty clay loam, 0 to 3 percent slopes	8.60	11.2%		Ilw	88	73
482	Racine silt loam, 0 to 2 percent slopes	2.75	3.6%		I	91	83
482B	Racine silt loam, 2 to 5 percent slopes	2.46	3.2%		Ile	86	78
302B	Coggon loam, 2 to 5 percent slopes	0.67	0.9%		Ile	76	73
175B	Dickinson fine sandy loam, 2 to 5 percent slopes	0.44	0.6%		Ille	51	55
C315	Alluvial land, channeled	0.10	0.1%		Vw	26	5
<b>Weighted Average</b>						<b>81.5</b>	<b>75.2</b>



**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.

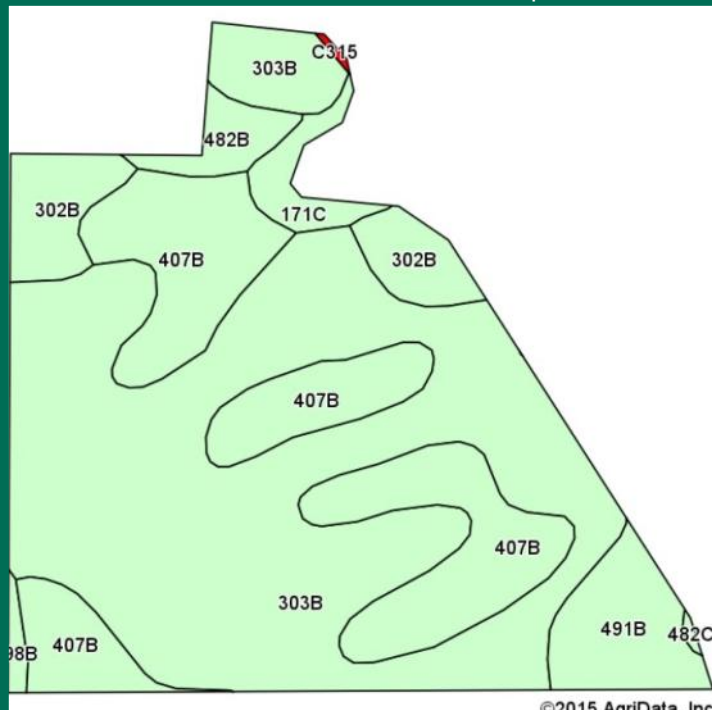
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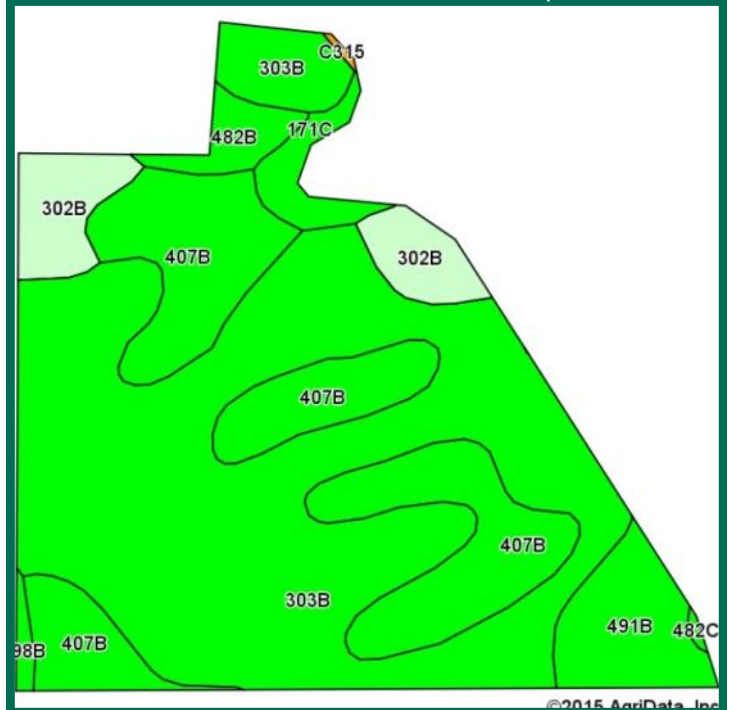


# Soil Maps: Parcel 2

**CSR: 75.9 based on 23.99 FSA Crop Acres**



**CSR2: 80.2 based on 23.99 FSA Crop Acres**



Area Symbol: IA131, Soil Area Version: 20

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**	CSR
303B	Pinicon loam, 1 to 4 percent slopes	13.93	58.1%		llw	80	78
407B	Schley silt loam, 1 to 4 percent slopes	6.06	25.3%		llw	81	73
302B	Coggon loam, 2 to 5 percent slopes	1.47	6.1%		lle	76	73
491B	Renova loam, 2 to 5 percent slopes	1.35	5.6%		lle	80	75
171C	Bassett loam, 5 to 9 percent slopes	0.54	2.3%		llle	80	64
482B	Racine silt loam, 2 to 5 percent slopes	0.51	2.1%		lle	86	78
198B	Floyd loam, 1 to 4 percent slopes	0.13	0.5%		llw	89	78
Weighted Average						80.2	75.9



Maps Provided By:



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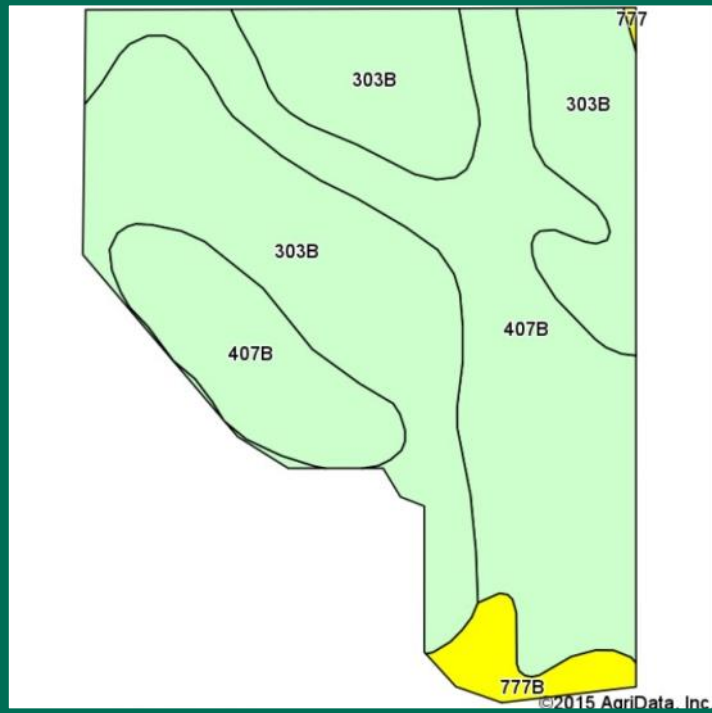
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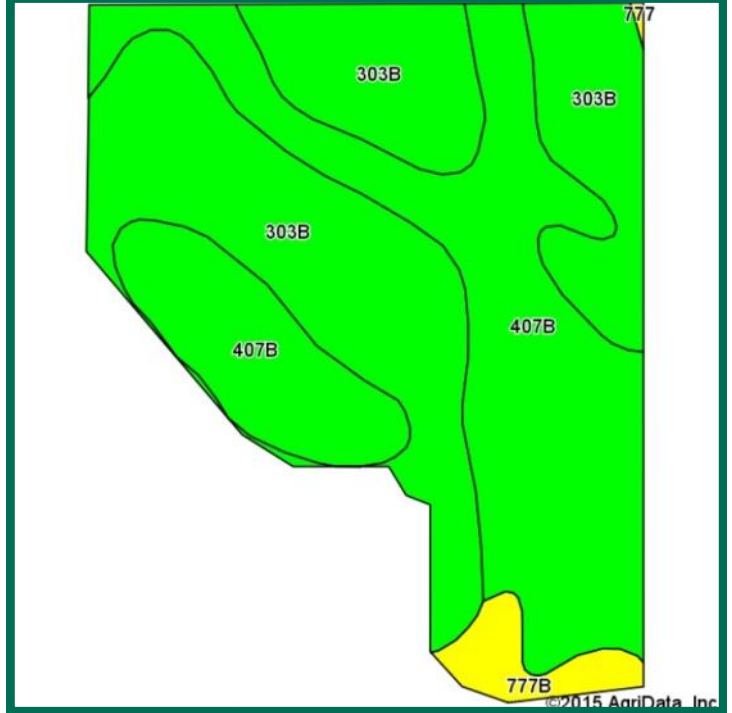
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# Soil Maps: Parcel 3

**CSR: 74.7 based on 44.96 FSA Crop Acres**



**CSR2: 79.4 based on 44.96 FSA Crop Acres**



Area Symbol: IA131, Soil Area Version: 20

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**	CSR
303B	Pinicon loam, 1 to 4 percent slopes	21.93	48.8%		IIw	80	78
407B	Schley silt loam, 1 to 4 percent slopes	21.39	47.6%		IIw	81	73
777B	Wapsie loam, 2 to 5 percent slopes	1.64	3.6%		Ile	50	53
Weighted Average						79.4	74.7



Maps Provided By:  
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 CUSTOMIZED ONLINE MAPPING  
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