



120 Acres m/l, Keokuk County, IA Fagen Estate

Cropland and Timber located northwest of Sigourney

Property Information

Location

From Sigourney: 2 miles west on Highway 92 and 1 ½ miles north on 180th Avenue.

Legal Description

SW ¼ NW ¼ and N ½ SW ¼; all in Section 28, Township 76 North, Range 12 West of the 5th P.M., Keokuk County, Iowa.

Price & Terms

- \$390,000
- \$3,250/acre
- 10% down upon acceptance of offer; balance due in cash at closing.

Seller

Charlotte L. Fagen Estate

Attorney for the Seller

Janice J. Kerkove
Bradley & Riley PC

Possession

Negotiable.

Real Estate Tax

Taxes Payable 2015 - 2016: \$1,760.00
Net Taxable Acres: 118.0
Tax per Net Taxable Acre: \$14.92

FSA Data

Farm Number 5297, Tract 664
Crop Acres: 50.72
Corn Base: 30.4
Corn PLC Yield: 118 Bu.
Oats Base: 2.6
Oats PLC Yield: 50 Bu.
Wheat Base: 1.7
Wheat PLC Yield: 39 Bu.

Soil Types/Productivity

Primary soils are Ladoga, Lindley and Clinton. See soil maps for detail.

- **CSR2:** 48.4 per 2015 AgriData, Inc., based on FSA crop acres.
- **CSR:** 45.4 per 2015 AgriData, Inc., based on FSA crop acres.

- **CSR:** 45.2 per County Assessor, based on net taxable acres.

Land Description

This farm is considered to be level to rolling.

CRP Contract

The CRP contract has expired. The cropland is eligible to be farmed for the 2016 crop year.

Comments

A nice mixture of cropland, timbered draws and creeks providing income and recreational opportunities!

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.

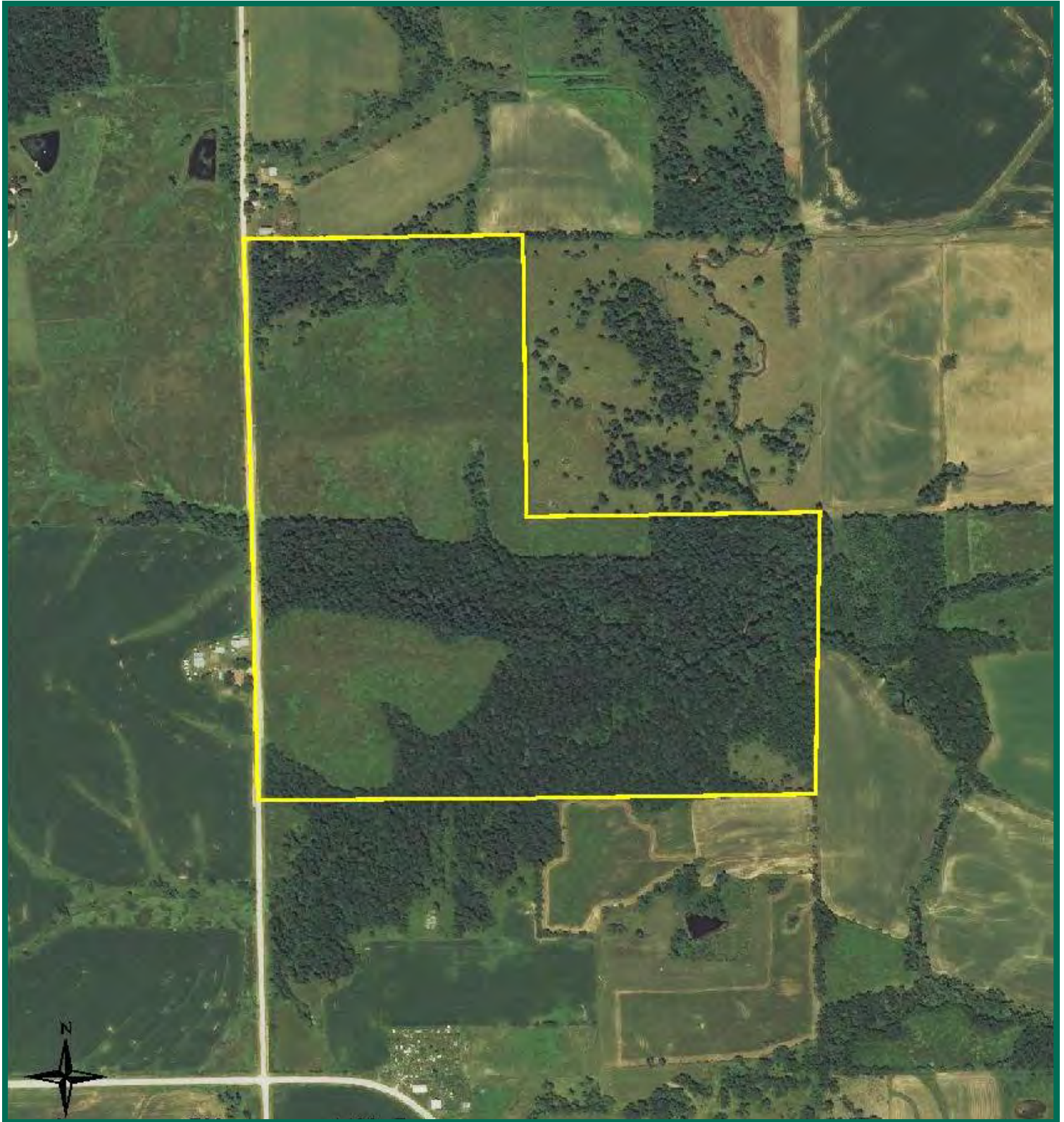
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Aerial Photo

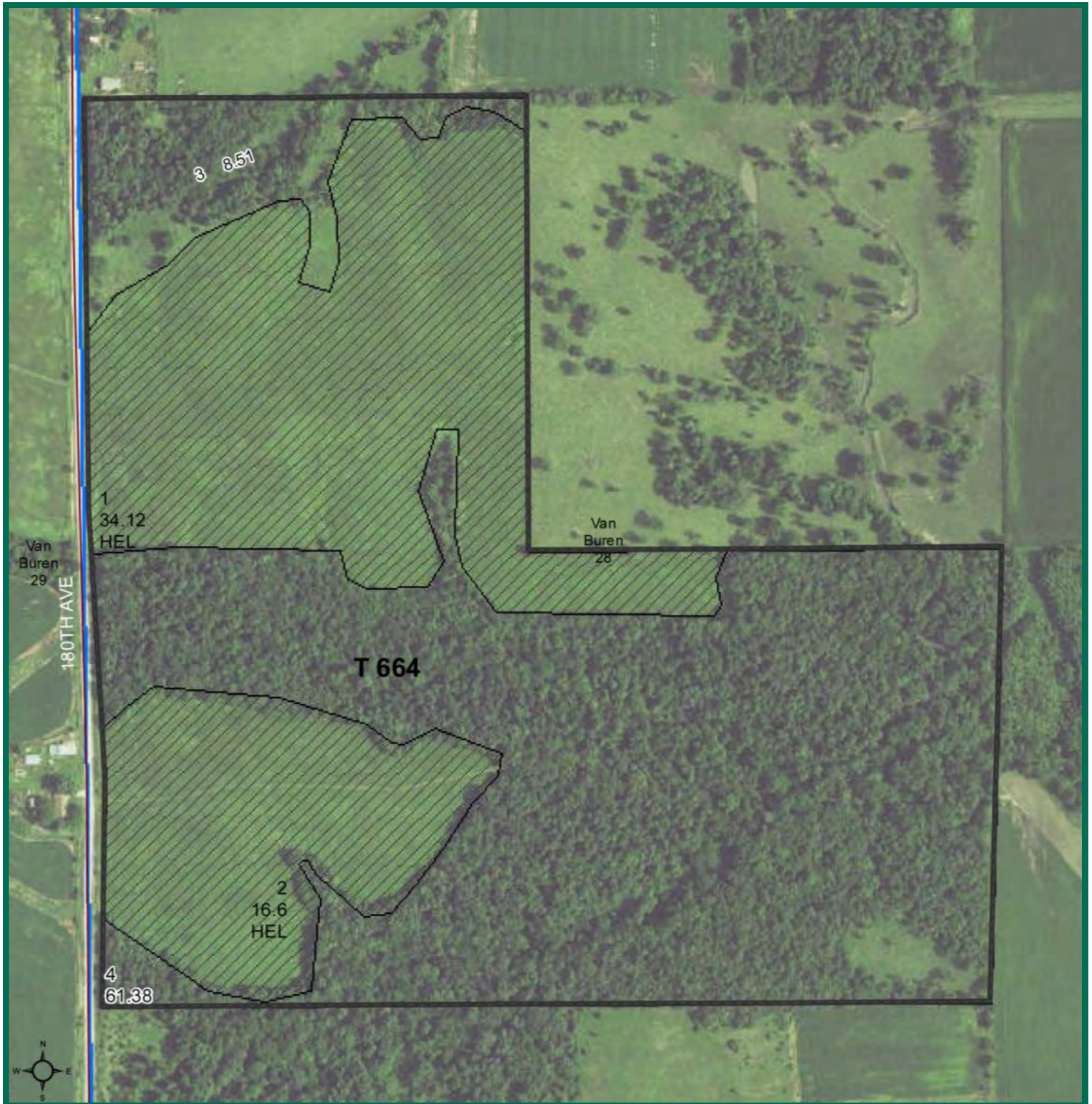


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FSA Aerial Map

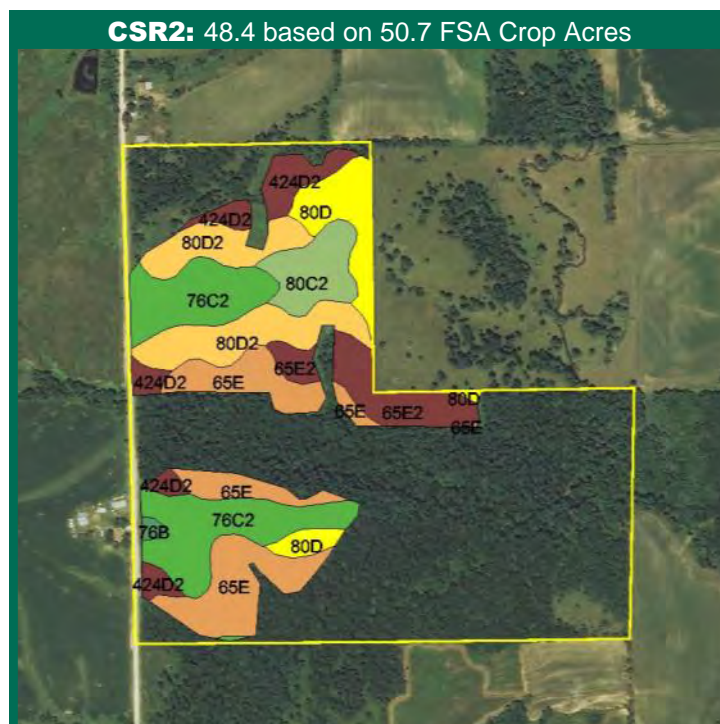
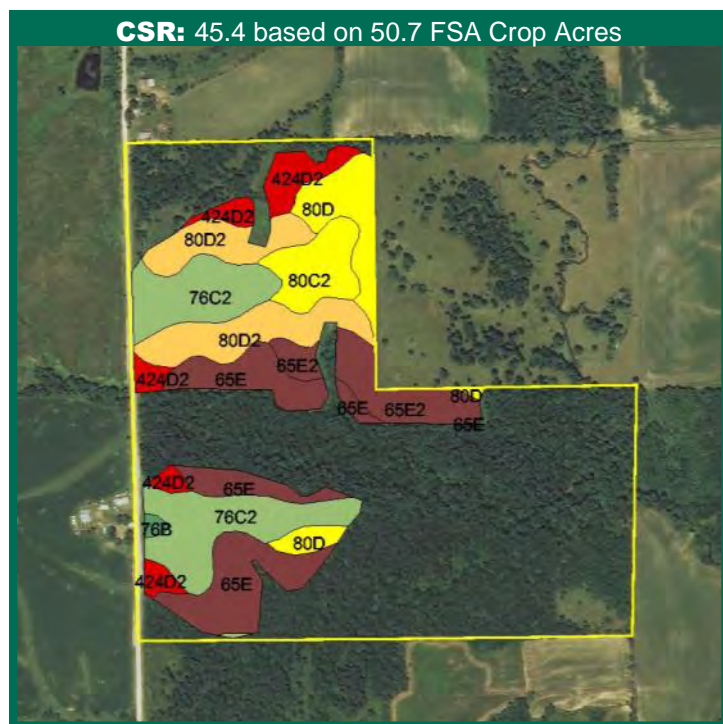


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Soil Maps



Measured Tillable Acres		50.7	Avg. CSR		45.4	Avg. CSR2*		48.4
Soil Label	Soil Name	CSR	CSR2	Percent of Field	Non_Irr Class	Acres		
424D2	Lindley-Keswick complex, 9 to 14	15	25	8.8%	IVe	4.45		
65E	Lindley loam, 14 to 18 percent	30	31	22.3%	VIe	11.29		
65E2	Lindley loam, 14 to 18 percent	28	27	9.5%	VIe	4.83		
730B	Nodaway occasionally flooded-	61	76	0.1%	Ile	0.06		
76B	Ladoga silt loam, 2 to 5 percent	85	86	0.6%	Ile	0.28		
76C2	Ladoga silty clay loam, 5 to 9	65	75	24.0%	IIle	12.15		
80C2	Clinton silty clay loam, 5 to 9 percent	60	69	7.6%	IIle	3.83		
80D	Clinton silt loam, 9 to 14 percent	55	51	9.8%	IIle	5.0		
80D2	Clinton silty clay loam, 9 to 14	50	46	17.5%	IIle	8.9		

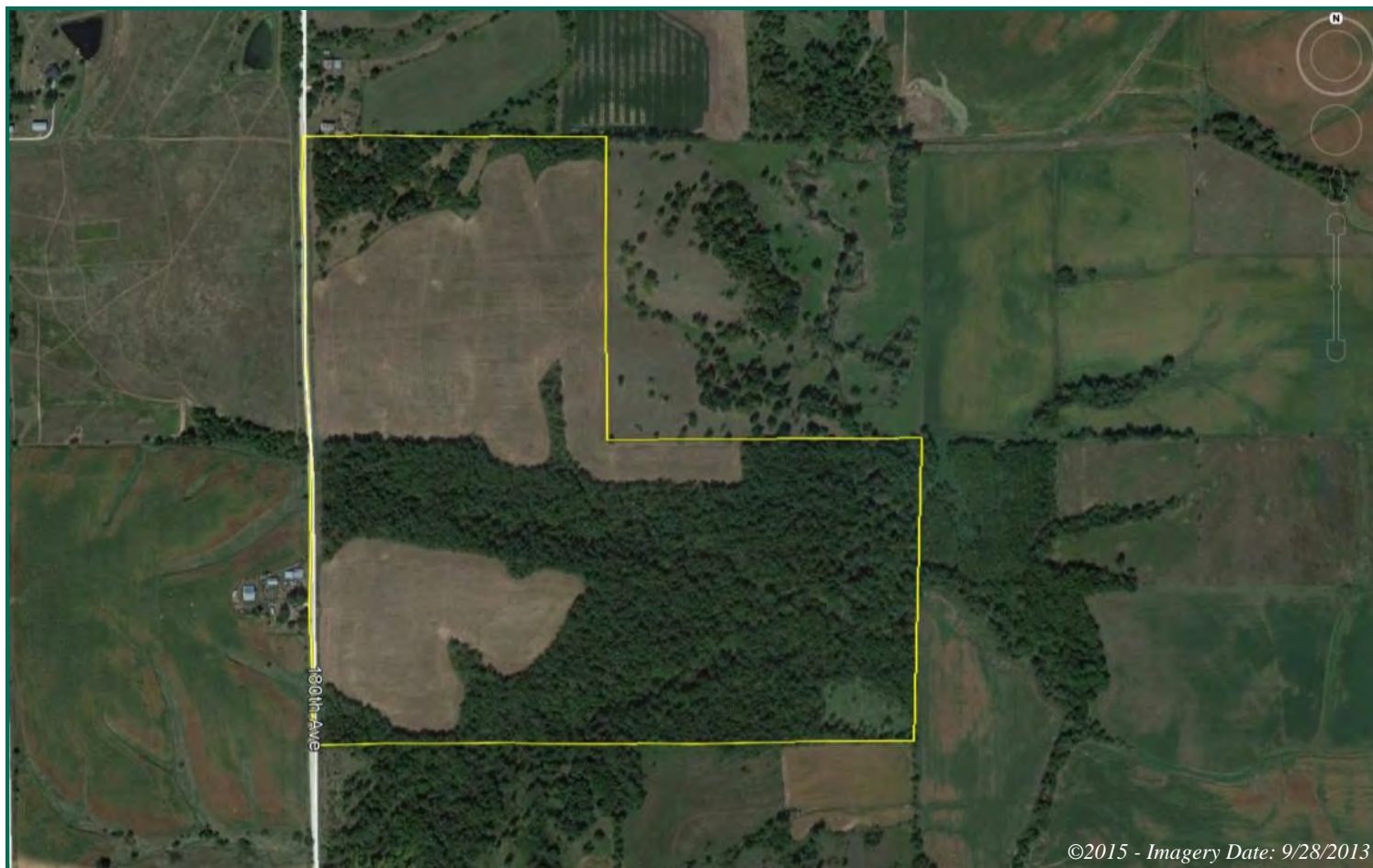
CSR/CSR2 UPDATE: In January, 2014, the USDA Natural Resources Conservation Service (NRCS) released a soil survey update containing a Corn Suitability Rating (CSR) for Iowa soils based on a revised formula referred to as CSR2. For any given farm, the CSR values based on the CSR2 formula may be significantly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



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