



184 Acres m/l, Worth County, IA

Abundant Pheasant, Deer & Turkey Populations—Potential Waterfowl Haven!

Property Information

Location

I35 Exit #214/Co. Rd 105, east 3.25 miles, N onto easement driveway, past E side of the Hengesteg acreage to the bridge NW of acreage. From Northwood, IA go W 3.25 miles on Co. Rd. 105. Farm driveway is on N side of 105.

Legal Description

Part N1/2 SW1/4 in Sec. 25; S1/2NE1/4 & N1/2 SE1/4 N of the Drainage Ditch in Sec. 26-T100N-R21, W of the 5th P.M. Final description as per abstract of title.

Price & Terms

- \$450,000
- \$2,445.65/acre
- 10% down upon acceptance of offer; balance due in cash at closing.

Possession

Upon settlement at closing.

Real Estate Tax

Taxes Payable in 2015-16: \$2,824
Net Taxable Acres: 182.24
Tax per Net. Tax. Ac.: \$15.50

FSA Data

Farm Number: 1897
Crop Acres: 173.5 - all in CRP
Corn Base: 0.0 (CRP Reduction 160.3)
Corn Direct/CC Yields: 0/0
Bean Base: 0.0
Bean Direct/CC Yields: 0/0

CRP Contracts

- 40.0 ac. contract, \$4,103/yr., exp. 9/30/19
- 80.0 ac. contract, \$7,051/yr., exp. 9/30/19
- 34.8 ac. contract, \$4,060/yr., exp. 9/30/18
- 17.9 ac. contract, \$2,837/yr., exp. 9/30/22

Soil Types / Productivity

Primary soils are Houghton and Kilkenny.
See soil maps for detail.

- **CSR2:** 20.7 per AgriData Inc. 2015, based on FSA crop acres.
- **CSR:** 30.7 per AgriData Inc. 2015, based on FSA crop acres.
- **CSR:** 32.4 per County Assessor, based on 182.24 net taxable acres.

Land Description

Level to gently rolling.

Drainage

Worth Co. Drainage Districts #2 and #15. Ditch #2 forms part of the property's southerly boundary. Partially tiled. Maps available upon request. No wells on property.

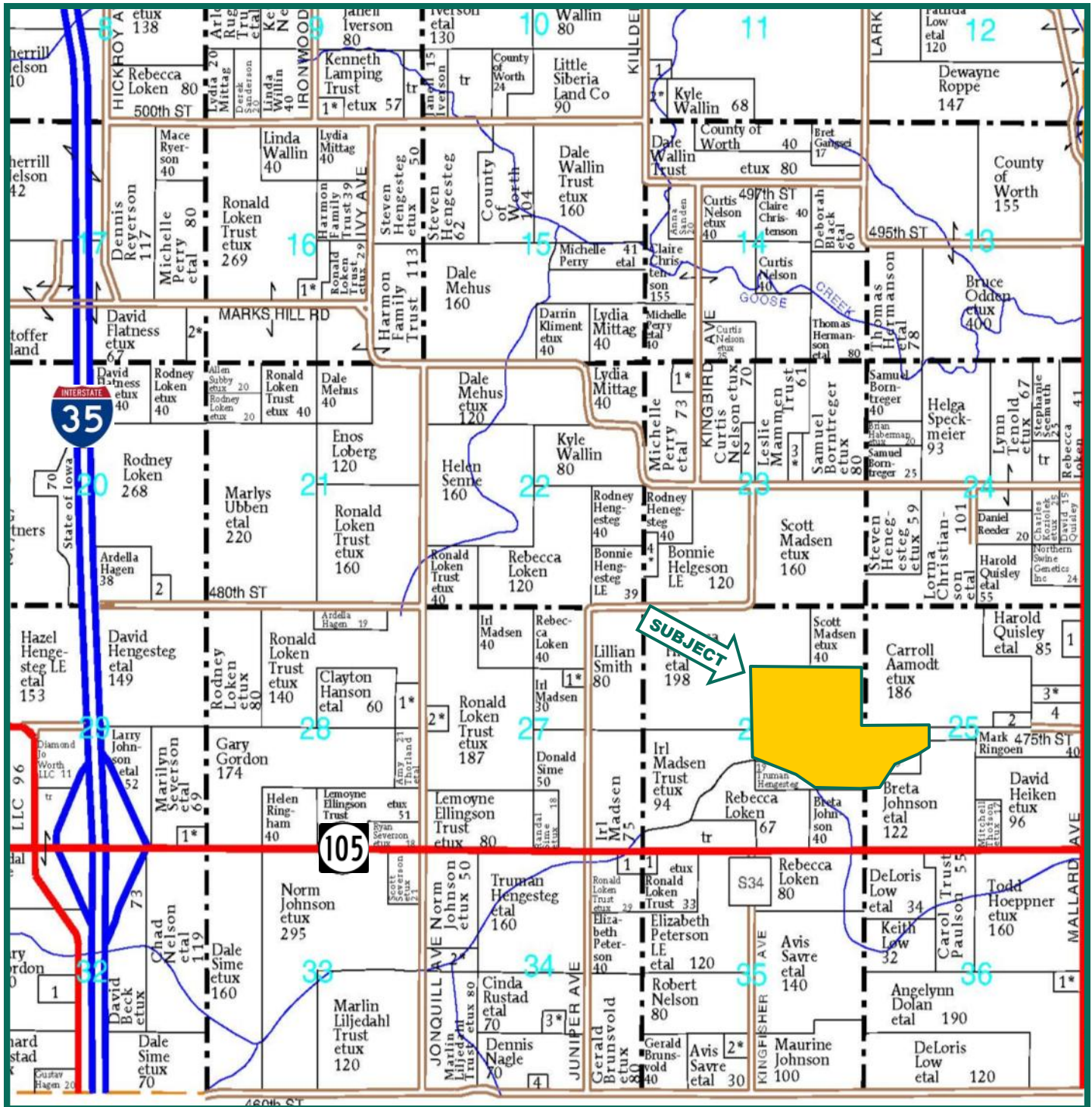
The information gathered for this brochure is from sources deemed reliable, but cannot be guaranteed by Hertz Farm Management, Inc. or its staff. All acres are considered more or less, unless otherwise stated.

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Plat Map



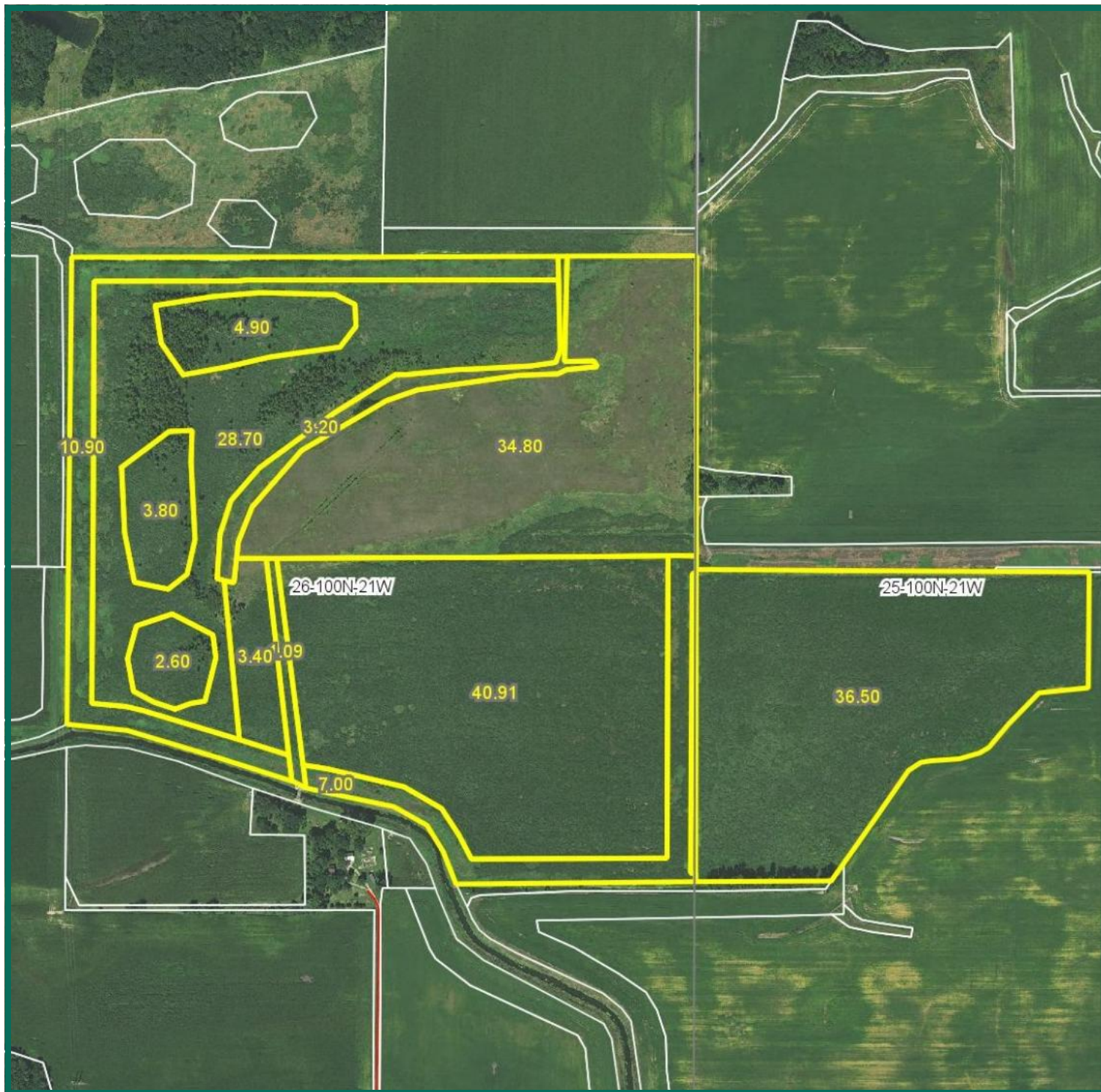
Map reproduced with permission of Farm & Home Publishers, Ltd.

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Aerial Photo

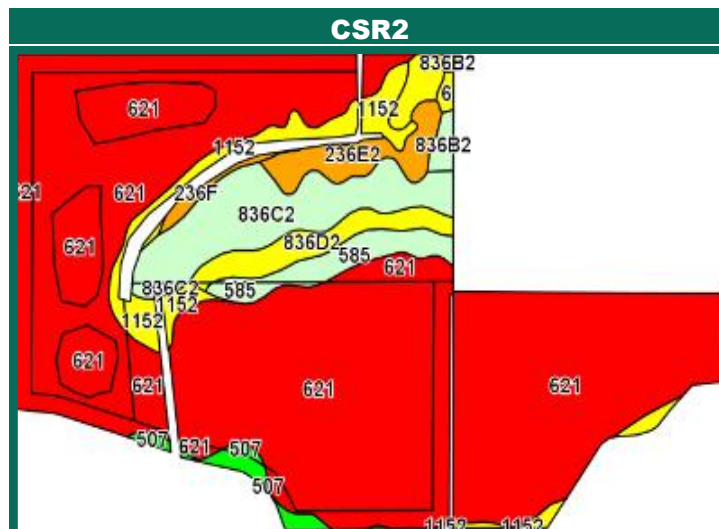
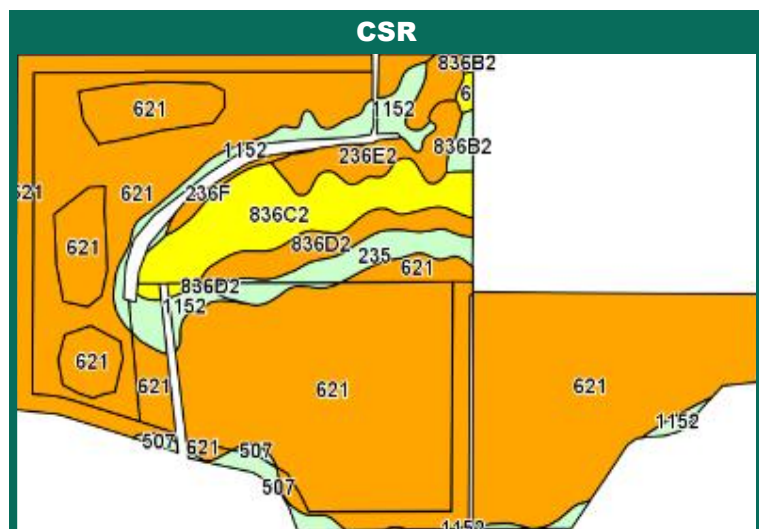


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Soil Maps



Area Symbol: IA195, Soil Area Version: 18									
Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**	CSR	Corn	Soybeans
621	Houghton muck, 0 to 1 percent slopes	131.95	76.0%		Illw	9	25	97	28
836C2	Kilkenny silty clay loam, 5 to 9 percent slopes, moderately eroded	13.36	7.7%		Ille	64	41	166	48
1152	Marshan clay loam, 0 to 2 percent slopes, rarely flooded	8.03	4.6%		Ilw	54	66	155	45
836D2	Kilkenny silty clay loam, 9 to 14 percent slopes, moderately eroded	6.53	3.8%		IVe	44	26	140	41
236E2	Lester loam, 16 to 22 percent slopes, moderately eroded	4.70	2.7%		Vle	38	39		
585	Coland-Spillville complex, 0 to 2 percent slopes, occasionally flooded	4.68	2.7%		Ilw	76		220	64
507	Canisteo silty clay loam, 0 to 2 percent slopes	2.02	1.2%		Ilw	89	78	216	63
836B2	Kilkenny silty clay loam, 2 to 5 percent slopes, moderately eroded	1.03	0.6%		Ille	69	61	171	50
236F	Lester loam, 16 to 22 percent slopes	0.81	0.5%		Vle	36	21		
6	Okoboji silty clay loam, 0 to 1 percent slopes	0.40	0.2%		Ilw	56	57	169	49
Weighted Average						20.7	*,	108.8	31.5

*CSR Weighted Average cannot be calculated on the current soils data, but the CSR Weighted Average as of 1/20/2012 was 30.7



Maps provided by:



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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