



29 Acres m/l, Lee County, IA Green Bay Farms, LLLP

Property Information

Location

From Fort Madison: 6½ miles north on Highway 61 towards Wever and 4½ miles southeast on Green Bay Road.

Legal Description

NW ¼, SW ¼ lying north of the road except South 333 feet of the East 550 feet in Section 14, Township 68 North, Range 3 West of the 5th P.M., Lee County, Iowa. The exact legal description will be determined by the abstract.

Price & Terms

Price Reduced!

- ~~\$124,700~~—\$108,750
- ~~\$4,300/acre~~ \$3,750/acre
- 10% down upon acceptance of offer; balance due in cash at closing.

Possession

At closing. Subject to the 2015 Lease.

Seller

Green Bay Farms, LLLP.

Real Estate Tax

Taxes Payable in 2015 - 2016: \$608.00
Net Taxable Acres: 28.55
Tax per Net. Tax. Ac.: \$21.30

Drainage Assessment Tax

Tax Payable in 2015: \$6.43
Net Taxable Acres: 28.55
Drainage Tax per Net. Tax. Ac.: \$0.23

Special Drainage Bond

Tax Payable in 2015: \$252.62
Net Taxable Acres: 28.55
Drainage Tax per Net. Tax. Ac.: \$8.85

**This Special Bond was issued to repair the levies from the 2008 flood. This bond will be paid in full in 2023.*

FSA Data

Farm Numbers: 5195
Cropland Acres: 29.58 Acres
Corn Base: 15.9 Acres
Corn PLC Yield: 142 Bu/Acre
Bean Base: 13.7 Acres
Bean PLC Yield: 45 Bu/Acre

Soil Types / Productivity

Primary soils are Saude, Sparta and Denrock. See soil map for detail.

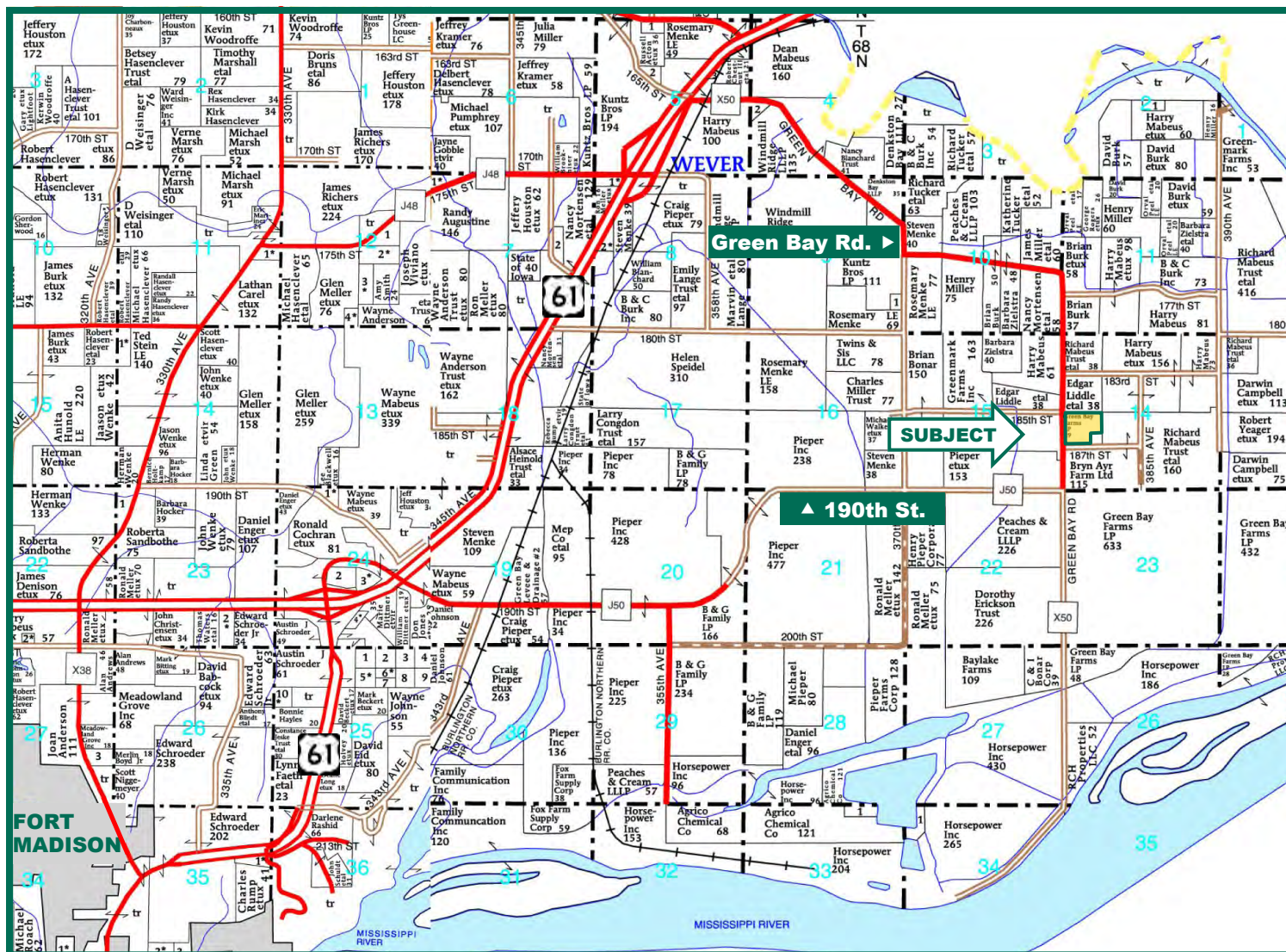
- **CSR2:** 51.9 per AgriData Inc. 2015, based on non-CRP FSA crop acres.
- **CSR:** 55.4 per AgriData Inc. 2015, based on non-CRP FSA crop acres.
- **CSR:** 51.7 per County Assessor, based on net taxable acres.

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Plat Map



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

Land Description

This farm is considered as level and lays very nice.

Drainage

Natural.

First Right of Refusal

There is a First Right of Refusal in place. Contact the listing agent for more details.

Comments

This farm lays very nice and is efficient to farm.

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

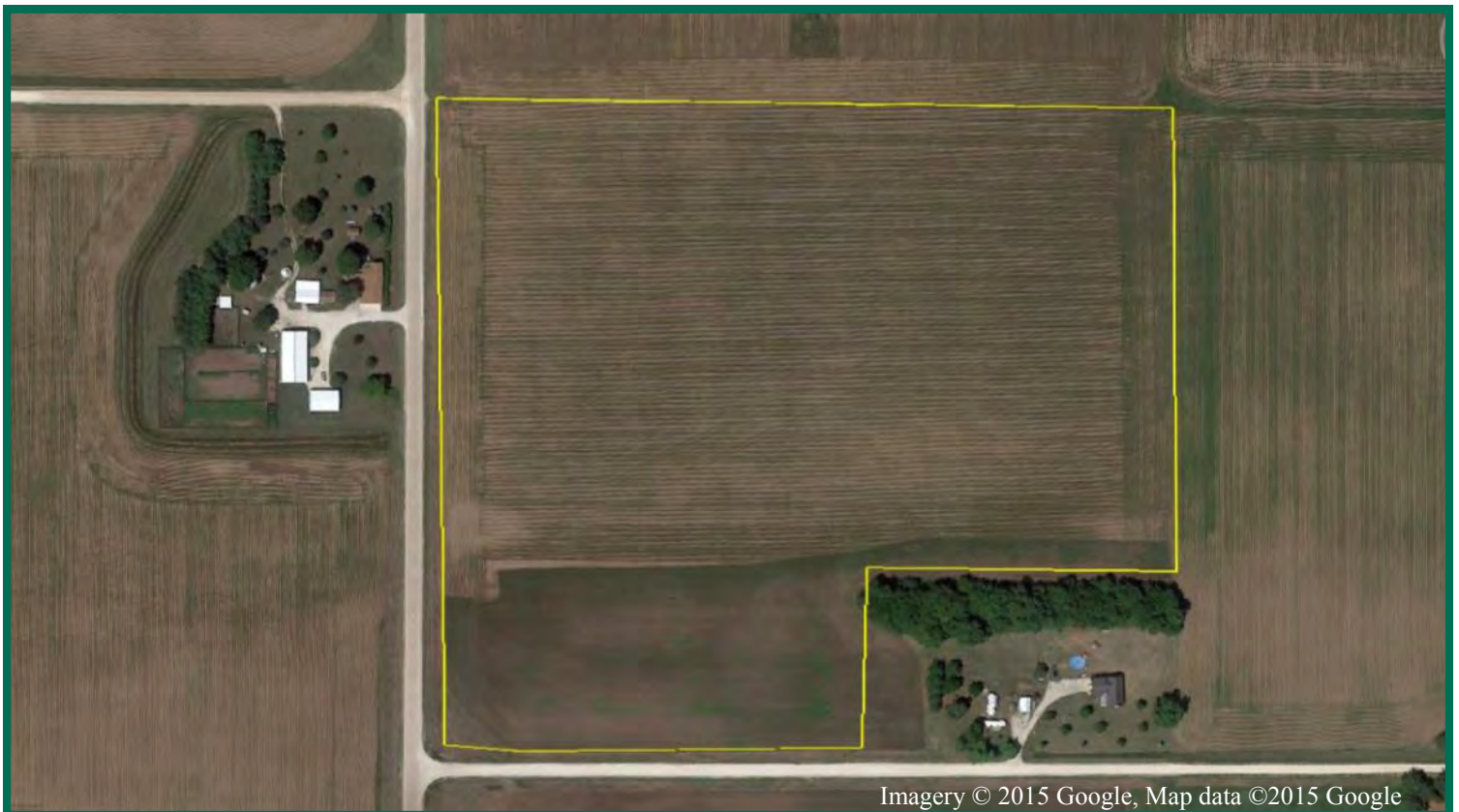


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Google Earth Maps



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Soil Maps



Measured Tillable Acres		29.6	Avg. CSR	55.4	Avg. CSR2*	51.9
Soil Label	Soil Name	CSR	CSR2	Percent of Field	Non_Irr Class	Acres
140	Sparta loamy sand, thick surface, 0	43	42	10.0%	IVs	2.95
177	Saude loam, 0 to 2 percent slopes	63	59	63.9%	IIIs	18.89
41B	Sparta loamy sand, 2 to 7 percent	40	33	18.2%	IVs	5.38
952	Denrock variant silt loam, 0 to 2	45	50	7.9%	IIIw	2.35

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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Photos: 29 Acres m/l, Lee County, IA



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