



## 25.2 Acres m/l, Cerro Gordo County, IA

**CSR2 87.7—High Quality Tract in Good Producing Area**

### Property Information

#### Location

From I35 Exit #188, E 1/8 mile on B43 to Indigo Ave, travel south 2 miles to 190th St. Farm is located on the SW corner of the intersection.

#### Legal Description

Part E1/2 NE1/4 and NE1/4 SE1/4 located E of I35, Section 20 T95N-R21 W of the 5th P.M. Exact legal per abstract of title.

#### Price & Terms

- \$175,000
- \$6,944.44/acre
- 10% down upon acceptance of offer; balance due in cash at closing.

#### Possession

Upon closing. Subject to the 2015 cash rent lease that terminates effective 3/1/16.

### Real Estate Tax

Taxes Payable in 2015-16: \$580  
Net Taxable Acres: 22.31  
Tax per Net. Tax. Ac.: \$26.00

### FSA Data

Farm Number: 5383  
Crop Acres: 21.98  
Corn Base: 16.1 ac.  
Corn PLC Yield: 166 bu.  
Bean Base: 4.1 ac.  
Bean PLC Yield: 50 bu.

### Soil Types / Productivity

Primary soils are Webster and Clarion. See soil map for detail.

- **CSR2:** 87.7 per AgriData Inc. 2015, based on FSA crop acres.
- **CSR:** 81.9 per AgriData Inc. 2015, based on FSA crop acres.
- **CSR:** 87.8 per County Assessor, based on 22.31 net taxable acres.

### Land Description

Level to gently sloping.

### Buildings/Improvements

Several old building foundations, shell of old garage, and remnants of small grain bin on 1.89 acre m/l former building site.

### Drainage

Southern portion is in Drainage District 21 with tile main extending to SE corner. Tile present but no maps are available.

### Water & Well Information

Well has been plugged and pump has been removed.

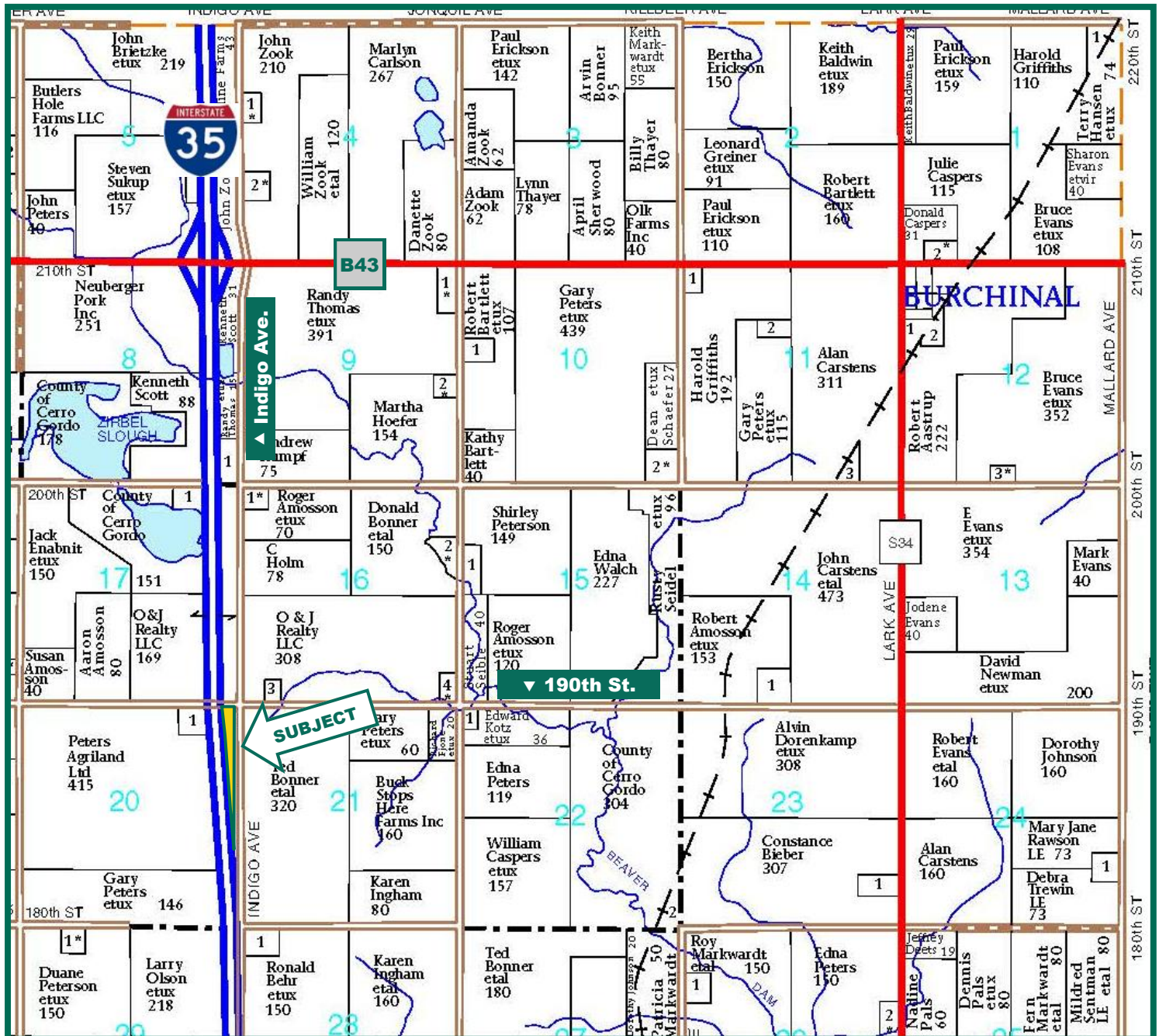
*The information gathered for this brochure is from sources deemed reliable, but cannot be guaranteed by Hertz Farm Management, Inc. or its staff. All acres are considered more or less, unless otherwise stated.*

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# Plat Map



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

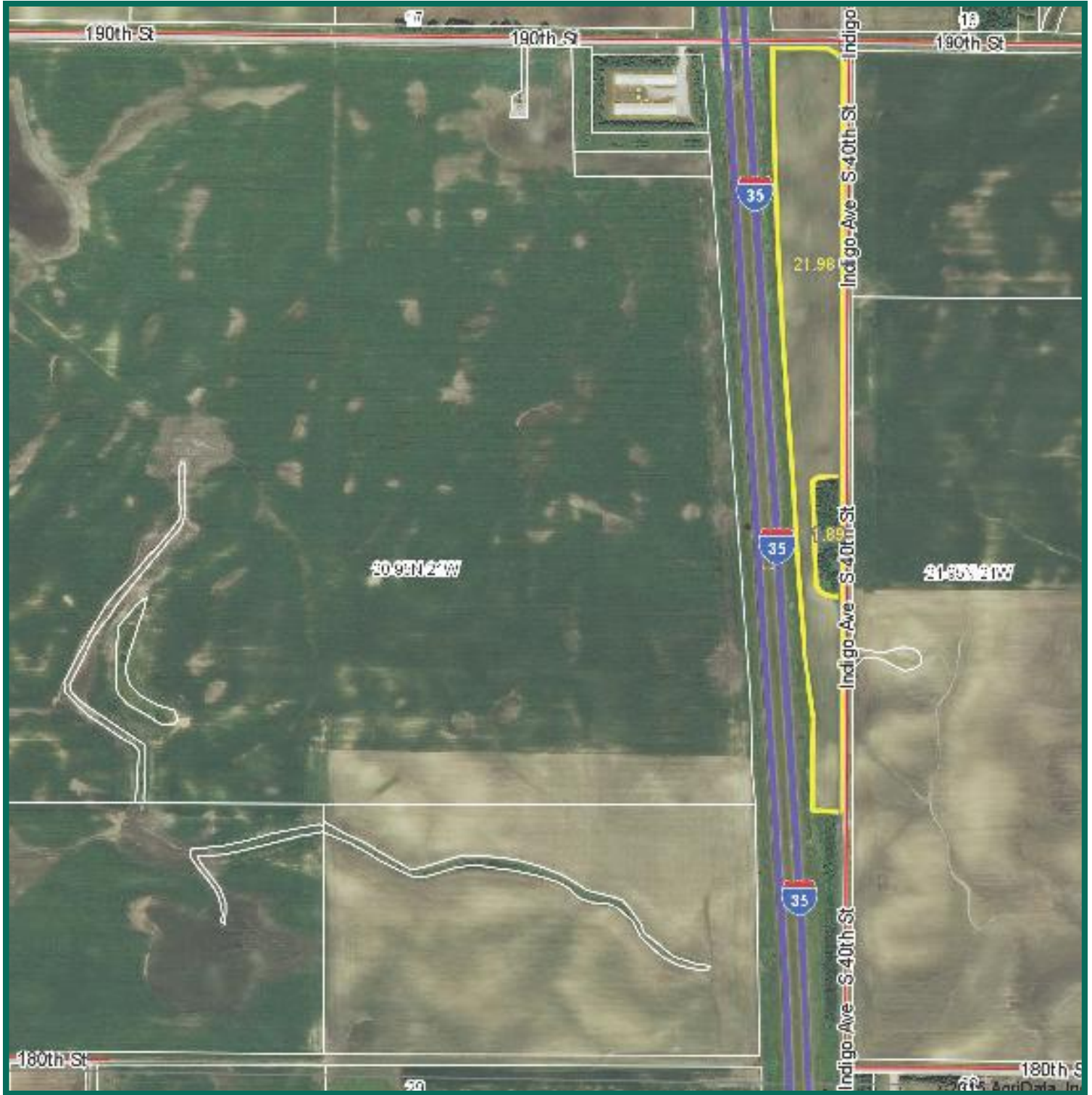
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# Aerial Photo

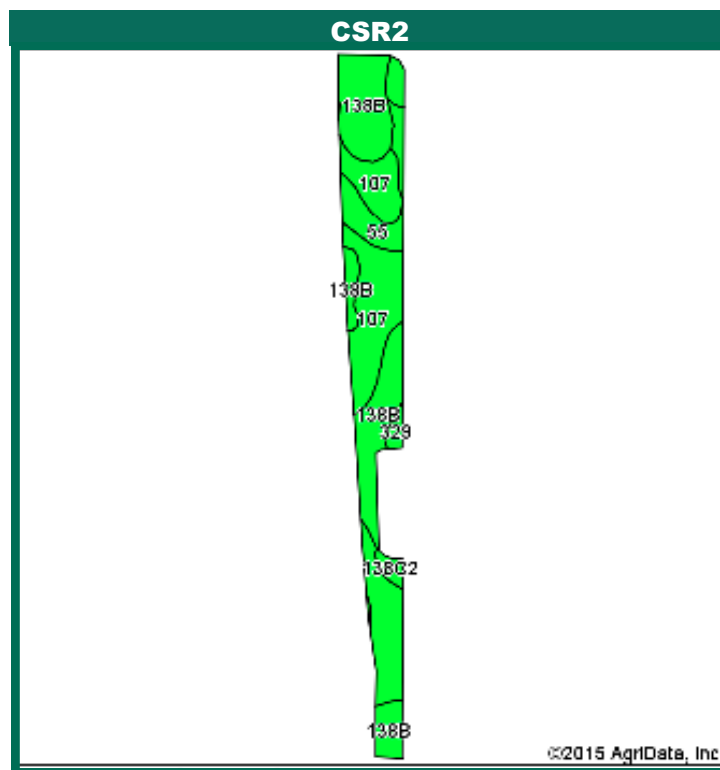
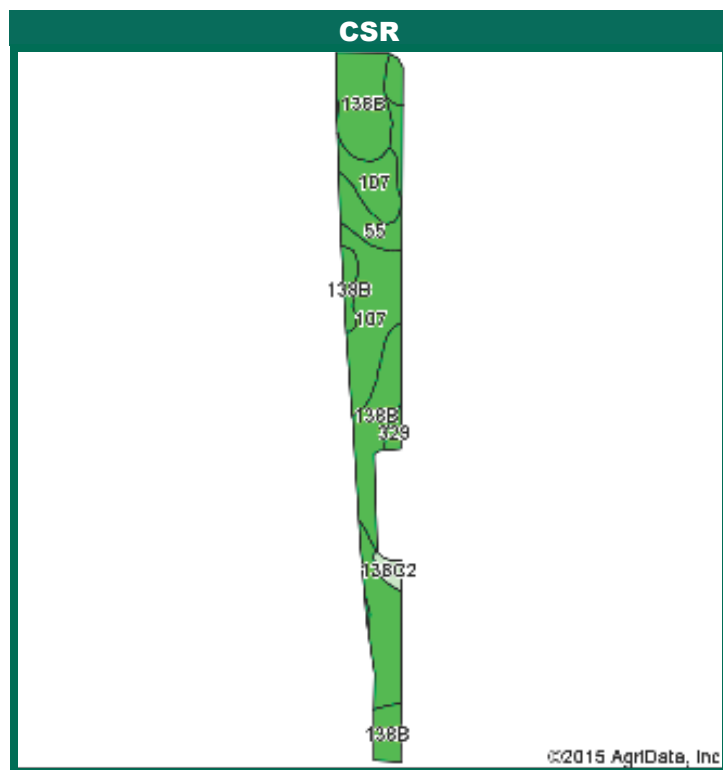


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# Soil Map



Area Symbol: IA033, Soil Area Version: 16							
Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**	CSR
107	Webster clay loam, 0 to 2 percent slopes	10.24	46.6%		IIw	86	83
138B	Clarion loam, 2 to 6 percent slopes	8.75	39.8%		Ile	90	80
55	Nicollet clay loam, 1 to 3 percent slopes	2.20	10.0%		Iw	88	88
138C2	Clarion loam, 6 to 10 percent slopes, moderately eroded	0.42	1.9%		IIIe	83	63
329	Webster-Nicollet complex, 0 to 3 percent slopes	0.37	1.7%		IIw	83	83
Weighted Average						87.7	81.9



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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