

115.75 Acres, m/I, Grundy County, IA

09.06.2015

High Quality Soils - Great Grundy County Farm!

Property Information

Location

From Wellsburg: East on Co. Rd. D25 to I Ave., then north 2.5 miles. Property lies on the east side of the road

Legal Description

N½ SW¼ Except Hwy., and NW¼ SE¼ Except Hwy., all in Section 5, Township 88 North, Range 17 West of the 5th p.m. (Colfax Twp.)

Price & Terms

- \$1,114,093.75
- \$9,625/acre
- 10% down upon acceptance of offer; balance due in cash at closing

Real Estate Tax

Taxes Payable 2014-2015: \$2,864.00
Net Taxable Acres: 115.75
Tax per Net Taxable Acre: \$24.74

FSA Data

Farm Number 207, Part of Tract 18952
Crop Acres*: 111.84
Corn Base*: 63.6 Ac.
Corn PLC Yield: 177 Bu.
Bean Base*: 48.2 Ac.
Bean PLC Yield: 47 Bu.

**Acres and bases are estimated pending parcel split. The local FSA office will determine final acres and bases.*

CRP Contracts

None

Land Description

Gently sloping

Drainage

Some tile, but no maps available. Drainage ditch crosses west part of the farm from the NW to SE. Waterways also assist in drainage.

Water & Well Information

None known.

Soil Types/Productivity

Primary soils are Tama and Sawmill-Garwin. See soil maps for detail.

- **CSR2:** 89.3 per 2015 AgriData, Inc., based on FSA crop acres.
- **CSR:** 88.0 per 2015 AgriData, Inc., based on FSA crop acres.
- **CSR2:** 89.0 per County Assessor, based on net taxable acres.

Possession

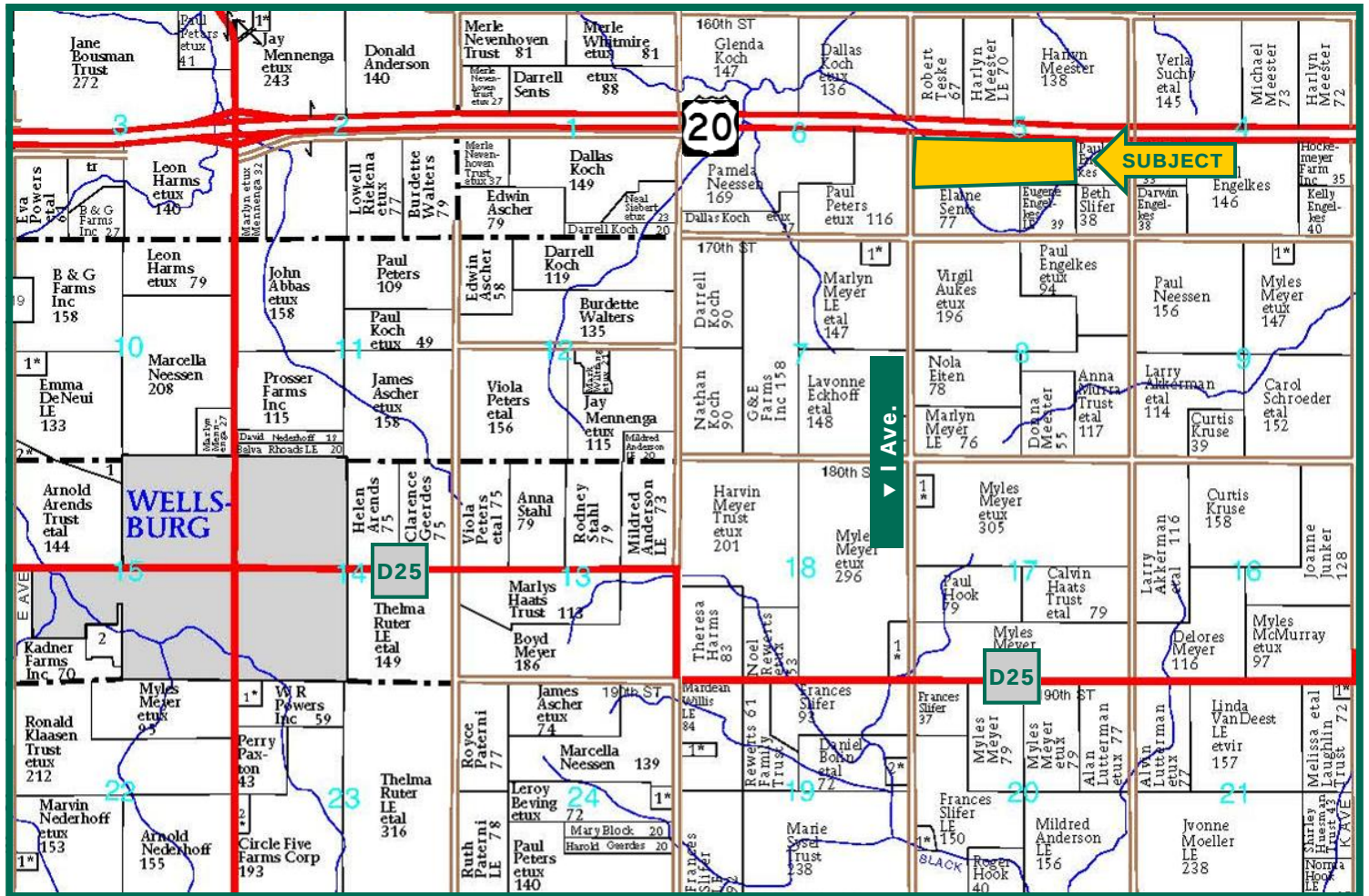
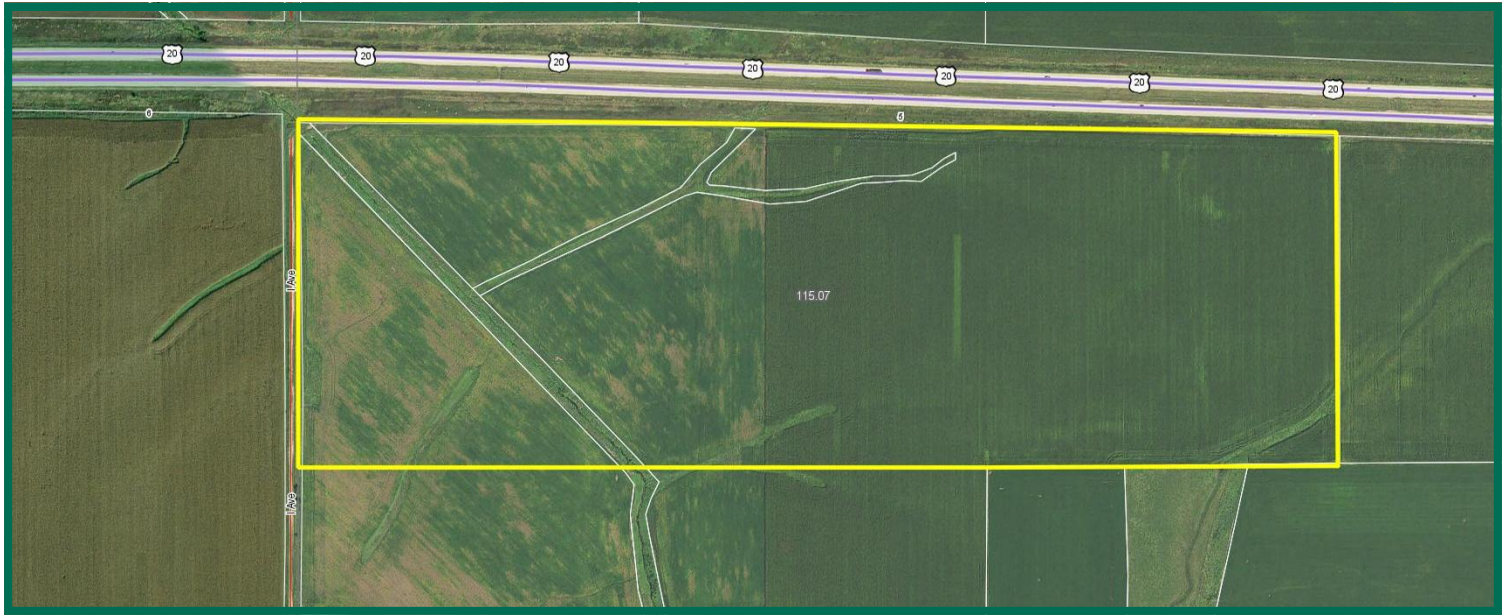
As agreed, subject to existing lease.

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 and Location Map



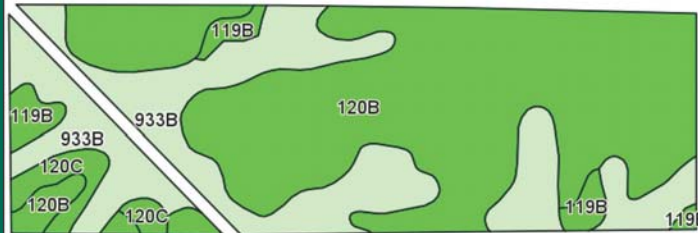
Map reproduced with permission of Farm & Home Publishers, Ltd.

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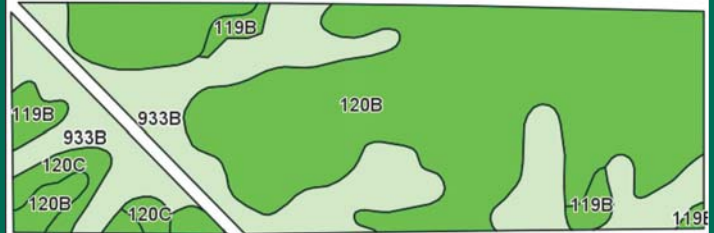
Soil Maps

CSR: 88.0 based on 111.84 Est. FSA Crop Acres



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CSR2: 89.3 based on 111.84 Est. FSA Crop Acres



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Area Symbol: IA075, Soil Area Version: 20

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**	CSR
120B	Tama silty clay loam, 2 to 5 percent slopes	67.18	60.1%		Ile	95	95
933B	Sawmill-Garwin silty clay loams, 1 to 4 percent slopes	36.51	32.6%		Ilw	78	75
119B	Muscatine silty clay loam, 2 to 5 percent slopes	4.48	4.0%		Ile	95	95
120C	Tama silty clay loam, 5 to 9 percent slopes	3.67	3.3%		Ille	90	80
Weighted Average						89.3	88



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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