



163.81 Acres m/l, Bremer County, IA

Property Information

Location

Approximately 3 miles northeast of Tripoli.

Seller

Wilbert W. Meyer Estate

Legal Description

The South thirty acres (So. 30 A.) of the Southwest Quarter of the Southwest Quarter (SW 1/4 SW 1/4), and the Southeast Quarter of the Southwest Quarter (SE 1/4 SW 1/4) of Section Fourteen (14); crop acres only in Northwest Quarter of the Northeast Quarter (NW 1/4 NE 1/4) and the East three-fourths (3/4) of the

Northwest Quarter (NW 1/4), and the Northeast Quarter of the Northwest Quarter of the Southwest Quarter (NE 1/4 NW 1/4 SW 1/4) of Section Twenty-three

(23), all in Township Ninety-three (93), North, Range Twelve (12) West of the 5th P.M., Bremer Co., IA. Except approximately 28 acres to be surveyed out of the SW 1/4 NW 1/4 Section 23, Township 93 North, Range 12 West to include building site, pasture and 3.3 tillable acres.

Except parcel C in the NW 1/4 NE1/4 and Except Parcel D in the SE 1/4 NW 1/4, Section 23, Township 93 North, Range 12 West.

Price & Terms

- \$1,130,289.00
 - \$6,900/acre
- 10% down upon acceptance of offer; balance due in cash at closing

Real Estate Tax

Taxes Payable 2014 - 2015: \$3,769*

Net Taxable Acres: 163.81*

Tax per Net Tax. Ac.: \$23.00

**Estimated taxes and taxable acres. Final taxes and acres will be determined by local Assessor and Treasurer offices.*

FSA Data

Farm Number: 842

Crop Acres: 154.91

Corn Base: 122.8

Corn Direct/CC Yields: 122/122

Bean Base: 29.8

Bean Direct/CC Yields: 33/33

CRP Contracts

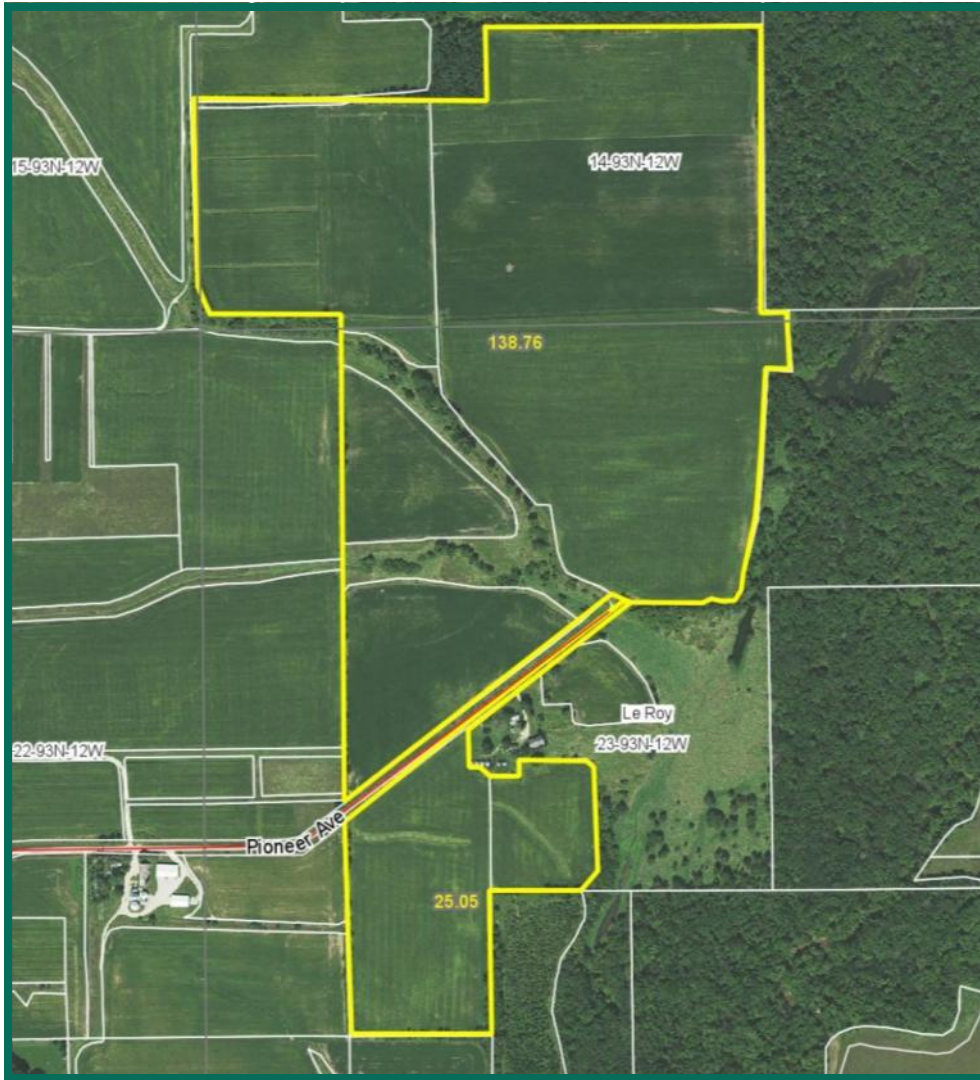
None

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Aerial Map



Soil Types / Productivity

Primary soils are Marshan clay loam and Hayfield loam. See soil map for detail.

- **CSR2:** 65.1 per AgriData Inc. 2015, based on FSA crop acres.
- **CSR:** 72.8 per AgriData Inc. 2015 based on FSA crop acres.

Land Description

The land is level to gently sloping, with water drainage to Plum Creek, which runs through the timber part of the East side of the farm.

Buildings/Improvements

None

Drainage

Surface drainage takes place with most water running in an East/Southeasterly direction. A portion of the farm has drainage tile, most of this being installed in the 1960's. Two larger waterway ditches take water from the West / Northwest side of the farm and deposit this in the Plum Creek to the East.

Water & Well Information

None

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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Plat Map

T-93-N

LEROY PLAT

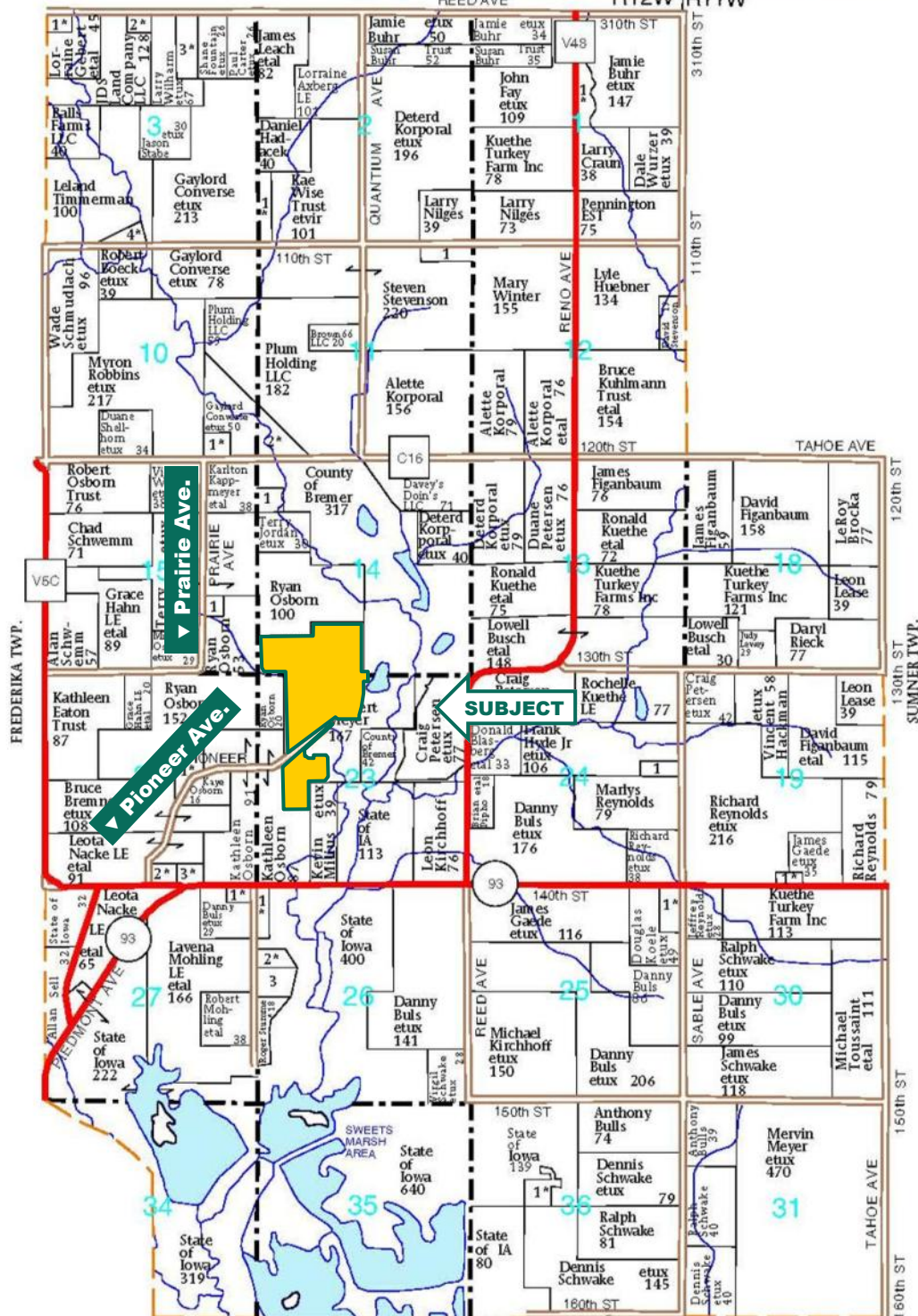
(Landowners)

R-11-12-W

CHICKASAW CO.

REED AVE

R12W R11W



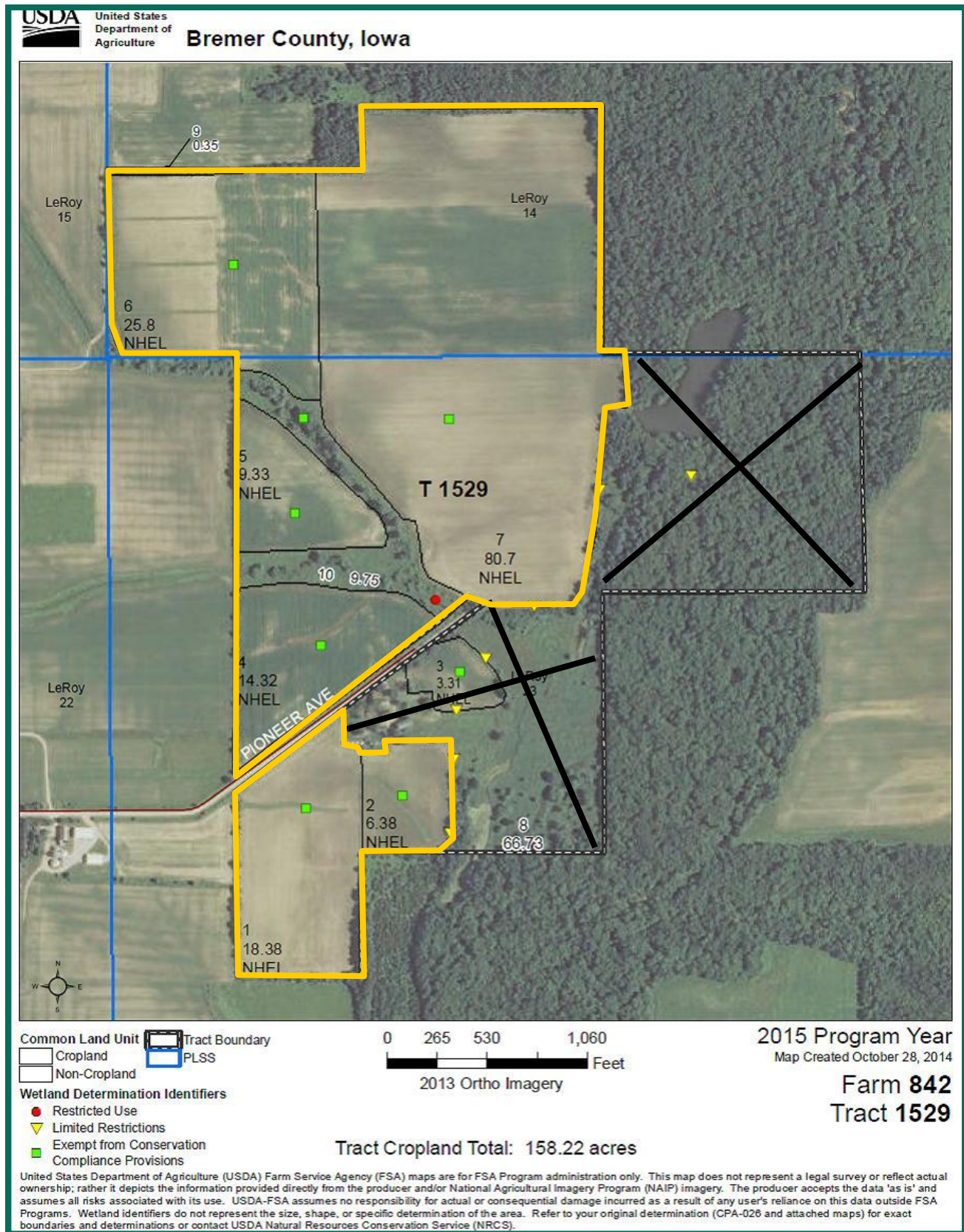
Map reproduced with permission of Farm & Home Publishers, Ltd.

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FSA Aerial Map

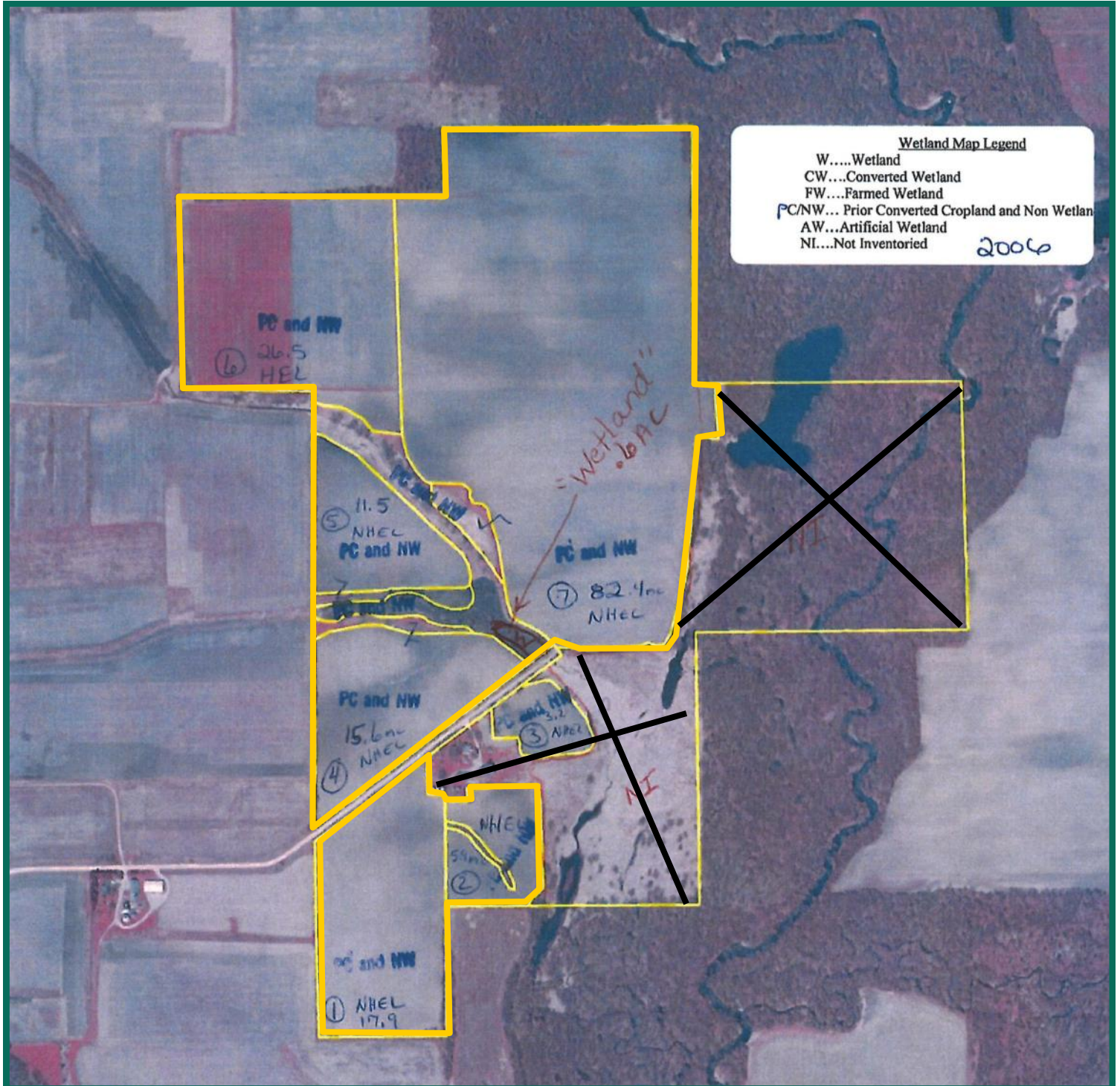


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NRCS Aerial Map

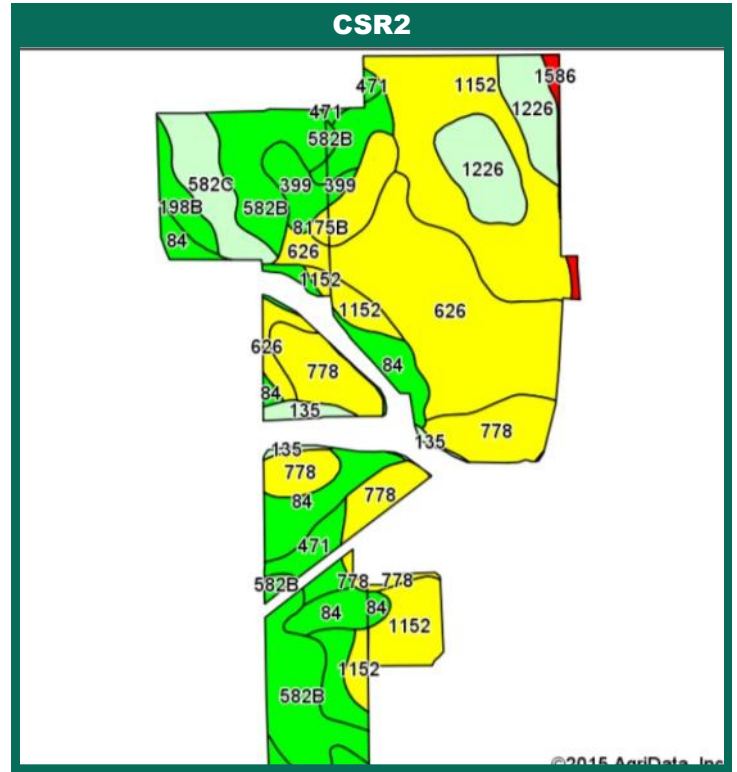
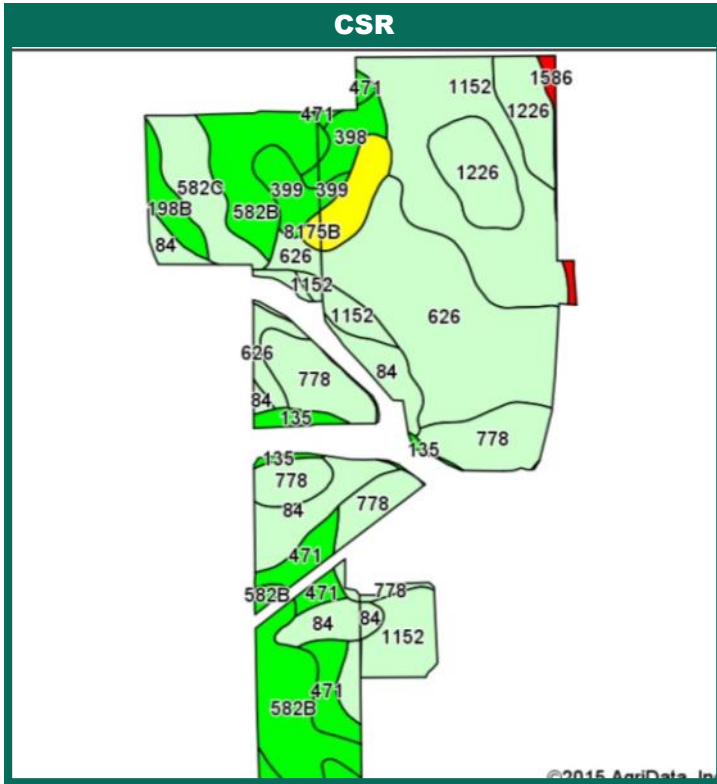


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Soil Maps Tillable Only



Area Symbol: IA017, Soil Area Version: 19							
Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	CSR2**	CSR
1152	Marshan clay loam, 0 to 2 percent slopes, rarely flooded	31.30	20.2%		IIw	54	68
626	Hayfield loam, 0 to 2 percent slopes, rarely flooded	29.86	19.3%		IIIs	53	67
582B	Kasson loam, 2 to 5 percent slopes	18.63	12.0%		IIe	82	84
778	Sattre loam, 0 to 2 percent slopes, rarely flooded	18.58	12.0%		IIIs	54	74
84	Clyde silty clay loam, 0 to 3 percent slopes	14.13	9.1%		IIw	88	76
1226	Lawler loam, 0 to 2 percent slopes, rarely flooded	11.33	7.3%		IIIs	60	72
471	Oran loam, 1 to 3 percent slopes	7.84	5.1%		Iw	82	86
582C	Kasson loam, 5 to 9 percent slopes	6.52	4.2%		IIe	77	69
8175B	Dickinson fine sandy loam, terrace, 1 to 4 percent slopes, rarely flooded	4.33	2.8%		IIe	51	55
399	Readlyn loam, 1 to 3 percent slopes	3.57	2.3%		Iw	91	91
398	Tripoli clay loam, 0 to 2 percent slopes	3.19	2.1%		IIw	90	81
198B	Floyd loam, 1 to 4 percent slopes	2.67	1.7%		IIw	89	80
135	Coland clay loam, 0 to 2 percent slopes, occasionally flooded	1.89	1.2%		IIw	73	80
1586	Siggelkov-Fluvaquents, channeled-Aquents, ponded, complex, 0 to 2 percent slopes, frequently flooded	1.07	0.7%		VIIIw	5	5
Weighted Average						65.1	72.8

Area Symbol: IA017, Soil Area Version: 19

**IA has updated the CSR values for each county to CSR2.

*c: Using Capabilities Class Dominant Condition Aggregation Method



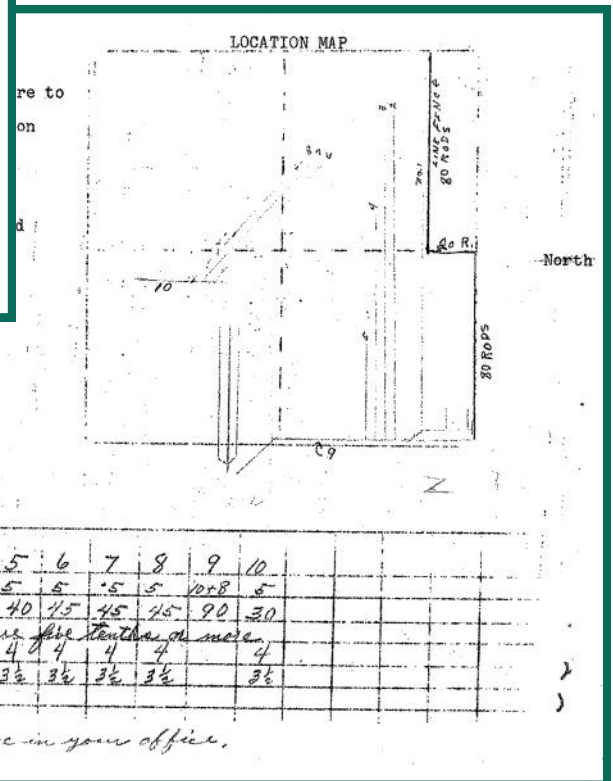
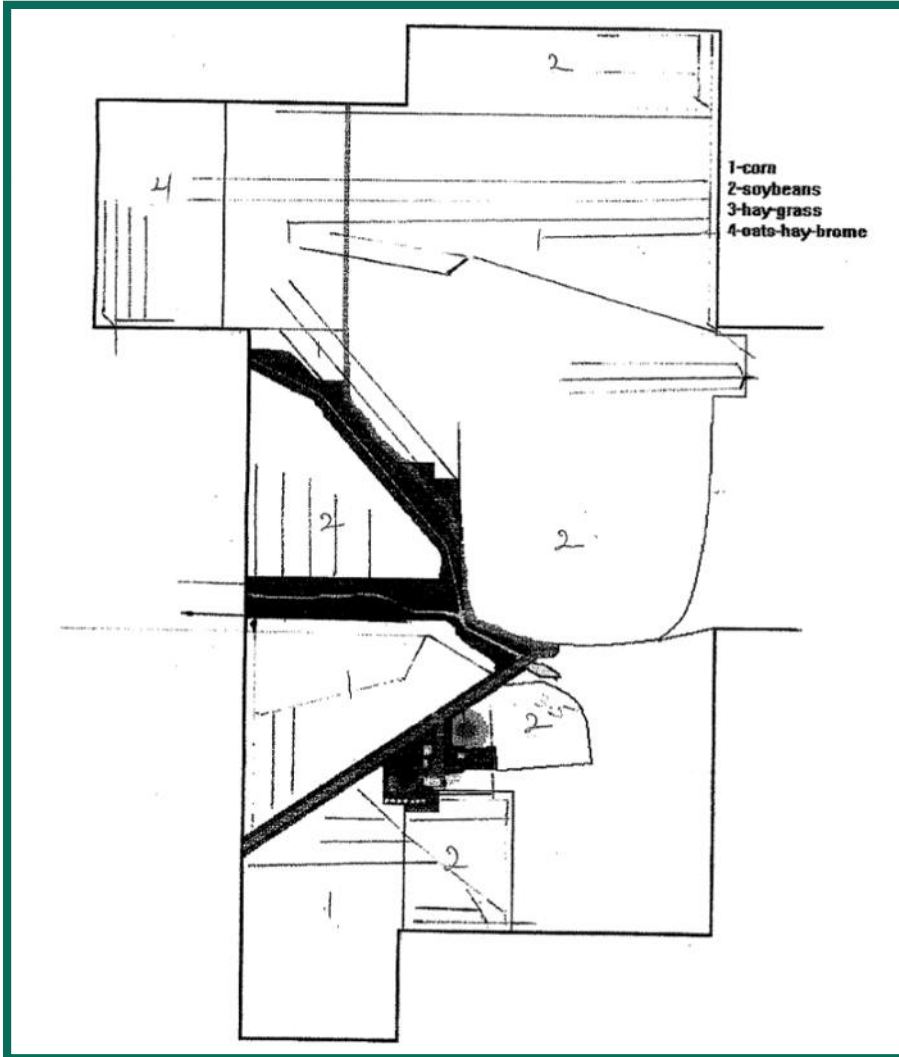
Maps Provided By:
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CSR/CSR2 UPDATE: In January, 2014, the USDA Natural Resources Conservation Service (NRCS) released a soil survey update containing a Corn Suitability Rating (CSR) for Iowa soils based on a revised formula referred to as CSR2. For 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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Cropland Northeast



Cropland Northwest



Cropland West



East of Buildings Crop/Pasture/Timber



Southwest Side of Farm