



## 81.5 Acres m/l, Henry County, IA Baker Farm

**72.7 CSR/79.9 CSR2 - Located 4 miles northeast of Mount Pleasant, IA**

### Property Information

#### Location

From Mount Pleasant: 2.5 miles east on H38 and 1.5 miles north on Marsh Ave.

#### Legal Description

The W $\frac{1}{2}$  of the SW $\frac{1}{4}$  of Section 30, Township 72 North, Range 5 West of the 5<sup>th</sup> P.M., Henry County, Iowa.

#### Price & Terms

##### Price Reduced!

- ~~\$625,000~~ \$560,000
- ~~\$7,668/acre~~ \$6,871/acre
- 10% down upon acceptance of offer; balance due in cash at closing.

#### Possession

At closing.

#### Real Estate Tax

Taxes Payable in 2014 - 2015: \$1,734.00  
Net Taxable Acres: 81.50 Acres  
Tax per Net. Tax. Ac.: \$21.28

#### FSA Data

Farm Number: 1735  
Crop Acres: 70.2  
Corn Base: 58.9  
Corn Direct/CC Yields: 136  
Bean Base: 5.8  
Bean Direct/CC Yields: 40

#### CRP Contracts

There are 5.5 acres enrolled in a CRP-1 contract at \$202.64 per acre with a total annual payment of \$1,115. This contract expires September 30, 2022.

#### Soil Types / Productivity

Primary soils are Ladoga and Otley. See soil map for detail.

- **CSR2:** 79.90 per AgriData Inc. 2015, based on FSA crop acres.
- **CSR:** 72.70 per AgriData Inc. 2015, based on FSA crop acres.
- **CSR:** 78.18 per County Assessor, based on net taxable acres.

#### Land Description

Flat to gently rolling.

#### Buildings/Improvements

None.

#### Drainage

Partially tiled. No tile maps available.

#### Water & Well Information

None.

#### Natural Gas Pipeline

There is an underground natural gas pipeline that runs east to west in the north  $\frac{1}{2}$  of the farm.

#### Comments

This is a high quality Henry County farm located in a strong area!

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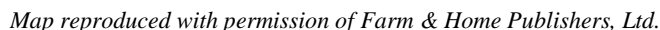


## CANAAN PLAT

R-5-W

(Landowners)

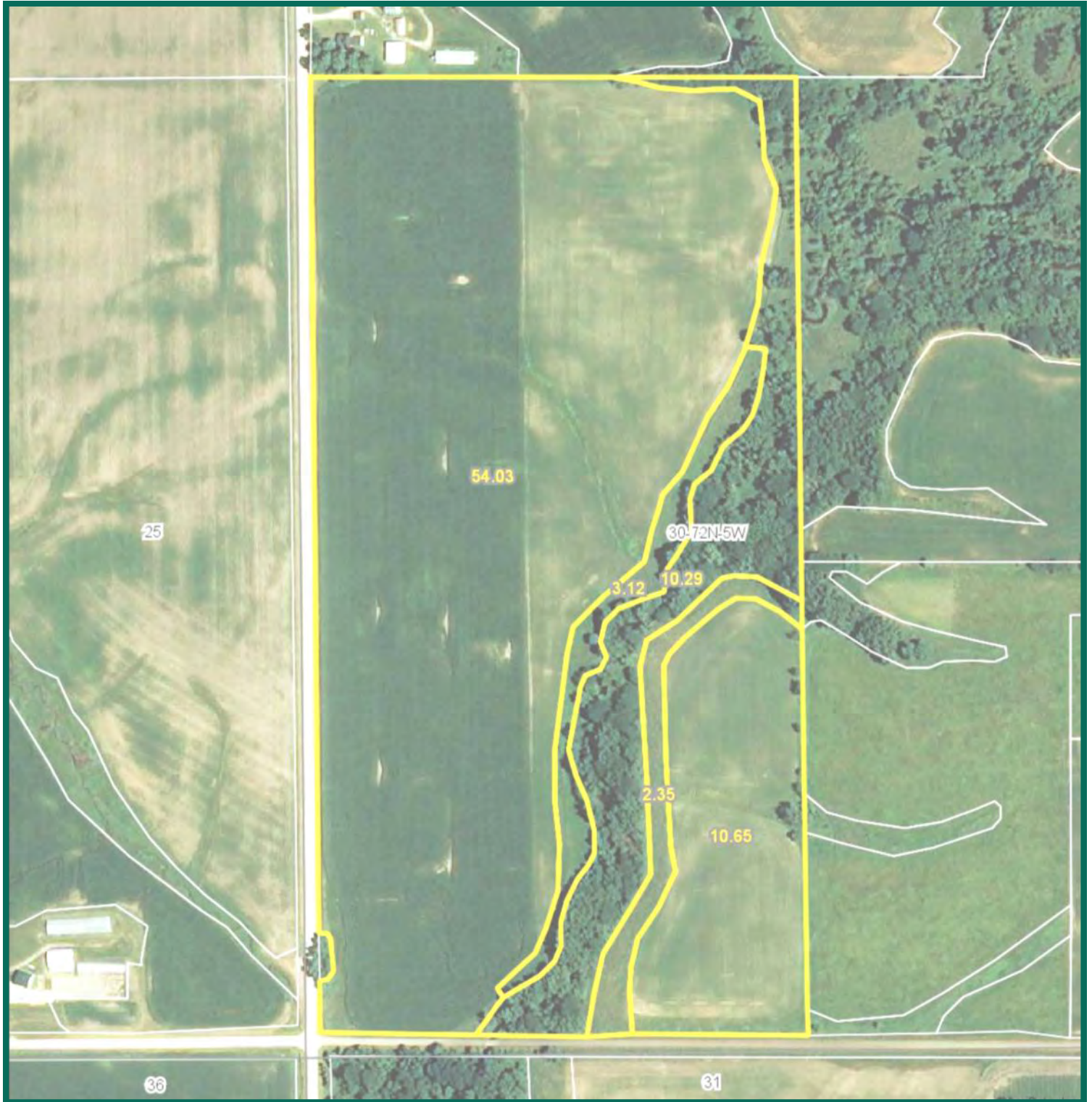
SCOTT TWP.



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# Aerial Photo



*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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# Soil Maps



Measured Tillable Acres		Avg. CSR		Avg. CSR2*			
64.7		72.7		79.9			
Soil Label	Soil Name	CSR	CSR2	Percent of Field	Non_Irr Class	Acres	
133B	Colo silty clay loam, 2 to 5 percent	75	68	3.8%	IIw	2.45	
223C2	Rinda silty clay loam, 5 to 9 percent	22	33	2.3%	IVw	1.48	
280	Mahaska silty clay loam, 0 to 2	95	94	3.7%	I	2.40	
281B	Otley silty clay loam, 2 to 5 percent	90	91	24.5%	IIe	15.81	
281C	Otley silty clay loam, 5 to 9 percent	75	85	1.0%	IIIe	0.64	
281C2	Otley silty clay loam, 5 to 9 percent	70	82	30.5%	IIIe	19.74	
76B	Ladoga silt loam, 2 to 5 percent	85	86	0.2%	IIe	0.10	
76C2	Ladoga silt loam, 5 to 9 percent	65	75	32.9%	IIIe	21.3	
792D2	Armstrong clay loam, 9 to 14 percent	13	13	1.2%	IVe	0.8	

## Additional Contact:

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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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**Photos:** 81.5 Acres m/l, Henry County, IA



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