

## 190 Acres m/l, Linn County, IA

### Fred W. Schultz Estate

**80.8 CSR2 - Located East of Center Point, Iowa**

#### Property Information

##### Location

From Center Point: 1 mile southeast on Center Point Road and ½ mile east on Fay Road.

##### Legal Description

The E ½ of the E ½ of the NW ¼ and the NE ¼ except Lot 1 Schultz First Addition; all located in Section 14, Township 85 North, Range 8 West of the 5th P.M., Linn County, Iowa.

##### Price & Terms

- \$1,615,000
- \$8,500/acre
- 10% down upon acceptance of offer; balance due in cash at closing.

##### Possession

Negotiable, subject to the 2015 Cash Rent Lease.

##### Seller

Fred W. Schultz Estate,  
Farmers State Bank, Executor,  
Marion, Iowa.

##### Real Estate Tax - Estimated

Taxes Payable in 2014 - 2015: \$5,601.00  
Net Taxable Acres: 186.7  
Tax per Net Tax. Ac.: \$30.00

##### FSA Data

Farm Number: 1664  
Tract Number: 214  
Crop Acres: 183.3  
Corn Base: 92.9  
Corn PLC Yield: 161  
Bean Base: 90.4  
Bean PLC Yield: 41

\*There are 1.5 acres cropland currently being certified as grass.

##### Soil Types / Productivity

Primary soils are Tripoli, Readlyn and Dickinson. See soil map for detail.

- **CSR2:** 80.8 per AgriData Inc. 2015, based on FSA crop acres.
- **CSR:** 74.6 per AgriData Inc. 2015, based on FSA crop acres.
- **CSR:** 75.1 per County Assessor, based on net taxable acres.

##### Land Description

Gently rolling Linn County farmland.

##### Drainage

There has been some drainage tile installed in this farm.

##### Comments

This is a good quality Linn County farm that lays nice with good eye appeal. This farm is very productive and would be a great add-on or investment opportunity.

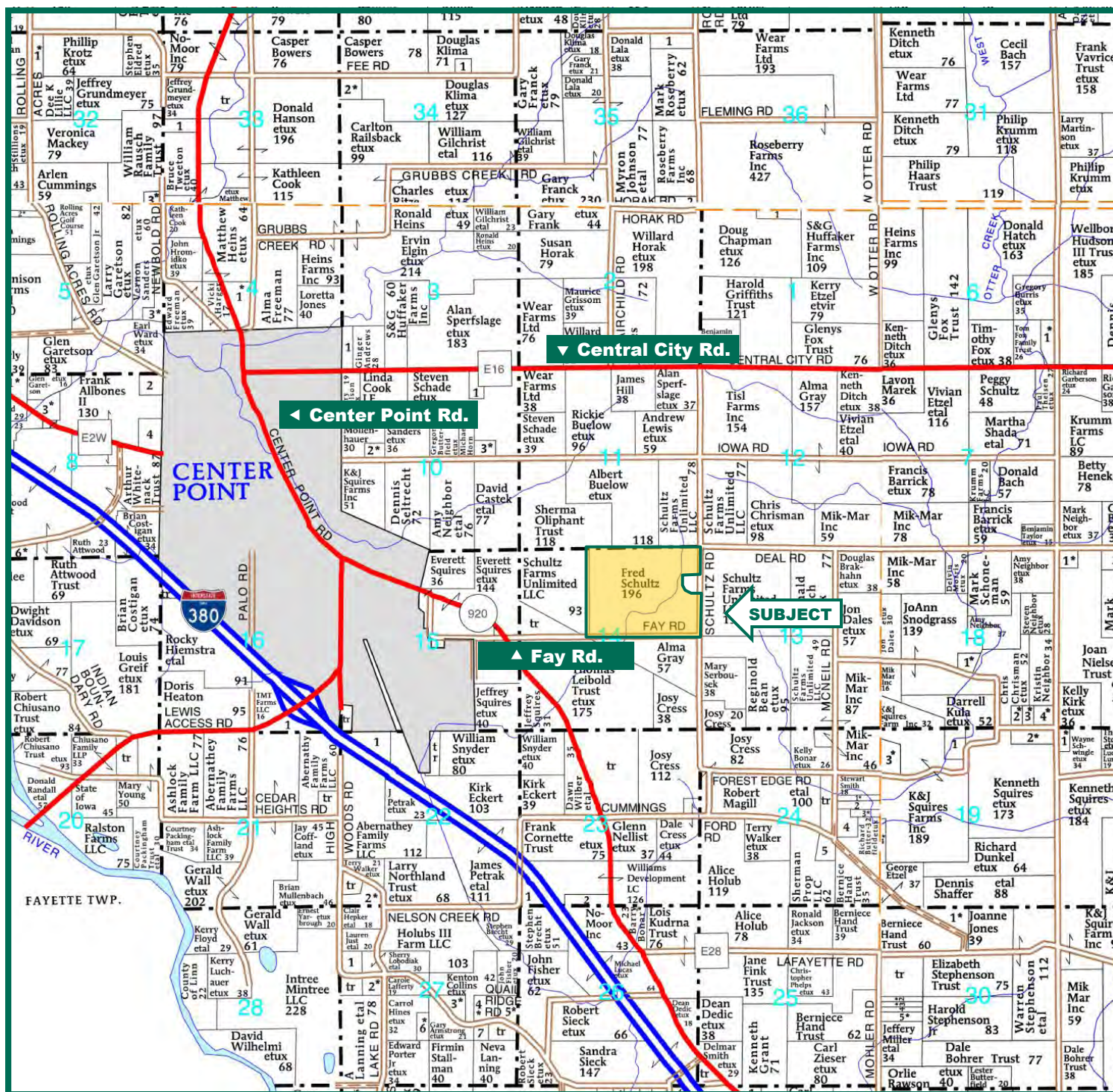
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# Plat Map



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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		183.3	Avg. CSR	74.6	Avg. CSR2*	80.8		
Soil Label	Soil Name	CSR	CSR2	Percent of Field	Non_Irr Class	Acres		
198B	Floyd loam, 1 to 4 percent slopes	76	89	2.6%	IIw	4.71		
393B	Sparta loamy fine sand, loam	42	38	4.7%	IVs	8.66		
394B	Ostrander loam, 2 to 5 percent slopes	85	91	5.0%	Ile	9.11		
394\426A	Ostrander loam/Aredale loam	90	96	2.7%	I	5.04		
398	Tripoli silty clay loam, 0 to 2 percent	82	90	28.4%	IIw	52.09		
399A	Readlyn loam, 1 to 3 percent slopes	92	91	24.0%	I	43.98		
408B	Olin fine sandy loam, 2 to 5 percent	65	73	1.0%	Ile	1.80		
409B	Dickinson fine sandy loam, loam	56	75	15.4%	IIIe	28.2		
41B	Sparta loamy fine sand, 2 to 5	40	38	8.7%	IVs	16.0		
84	Clyde silty clay loam, 0 to 3 percent	77	88	7.5%	IIw	13.8		

**\*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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