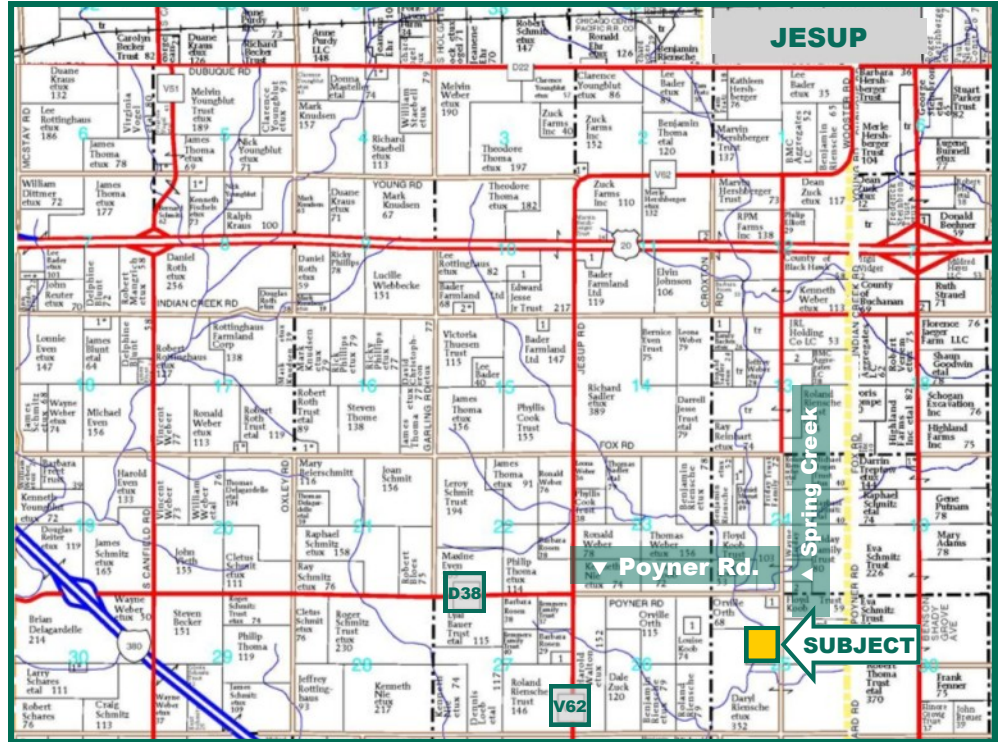


40 Acres m/I, Black Hawk County, IA



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

Property Information

Location

Approximately 5 miles south of Jesup.
Fox Township.

Legal Description

SE NW Section 25, Township 88 North,
Range 11 West of the 5th P.M., Black
Hawk County, IA

Owners

Jim Riensche, Sandra Smothers, and
Carol Chase

Address

6238 Spring Creek Rd., Jesup, IA 50648

Price & Terms

- \$225,000.00
- 10% down upon acceptance of offer;
balance due in cash at closing

Possession

Negotiable.

Real Estate Tax

Taxes Payable in 2014 - 2015: \$1,318.00
Net Taxable Acres: 39

FSA Data

Farm Number: 5541
Crop Acres: 13.85
Corn Base: 7.0
Corn PLC Yield: 109/129
Soybean Base: 6.9
Soybean PLC Yield: 33/39

CRP Contracts

None

Soil Types / Productivity

Primary soils are Saude loam and Flagler
sandy loam. See soil map for detail.

- **CSR2:** 51 per AgriData Inc. 2015, based
on FSA crop acres.
- **CSR:** 49.1 per AgriData Inc. 2015,
based on FSA crop acres.
- **CSR:** 23.0 per County Assessor, based
on net taxable acres.

Buildings/Improvements

Several older outbuildings including
barn/sheds.

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Aerial Map



Dwelling

2-Story Frame built in 1900, total living area 1,749 sq. ft.

3 Bedroom

1 Full Bath

Full Basement

Heat

Air

Aluminum Siding

Steel Roof

Insulated Foundation

Updated Windows

Drainage

Natural drainage. No tile maps available.

Water & Well Information

Drilled well NW of dwelling.

Comments

Great opportunity to buy a private piece of land that includes house/buildings, timber/creek/cropland that's close to I380 and Highway 20. Abundant wildlife, a must see.

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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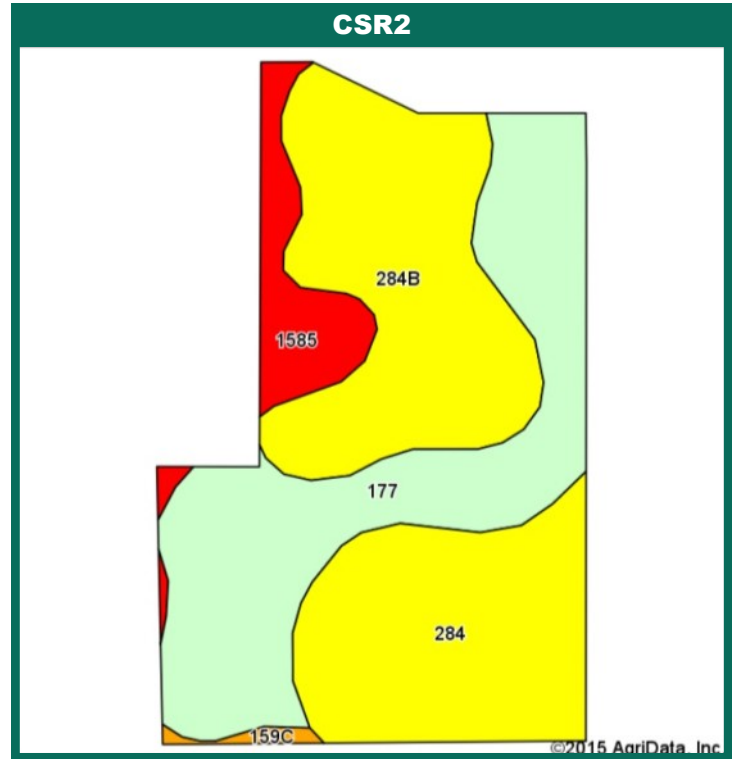
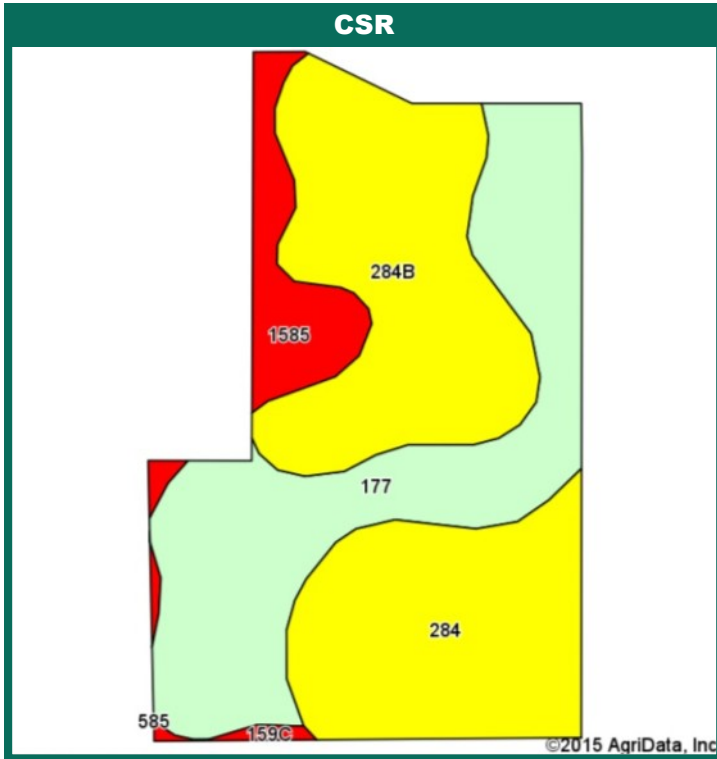
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Soil Map - Tillable Only



State: Iowa
 County: Black Hawk
 Location: 25-88N-11W
 Township: Fox
 Acres: 13.85
 Date: 3/23/2015

Area Symbol: IA013, Soil Area Version: 22

Code	Soil Description	Acres	Percent of field	**CSR2 Legend	Non-Irr Class	CSR2**	CSR
177	Saunder loam, 0 to 2 percent slopes	4.89	35.3%		IIIs	60	63
284B	Flagler sandy loam, 2 to 5 percent slopes	4.20	30.3%		IIIe	50	45
284	Flagler sandy loam, 0 to 2 percent slopes	3.54	25.6%		IIIs	55	50
1585	Spillville-Coland, channeled-Aquolls, ponded, complex, 0 to 2 percent slopes, frequently flooded	1.12	8.1%		VIIIw	5	5
159C	Finchford loamy sand, 2 to 9 percent slopes	0.10	0.7%		IVs	33	5
Weighted Average						51	49.1

Area Symbol: IA013, Soil Area Version: 22

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

Soils data provided by USDA and NRCS.



Maps Provided By:
surety
 CUSTOMIZED ONLINE MAPPING
 © AgriData, Inc. 2014 www.AgriDataInc.com

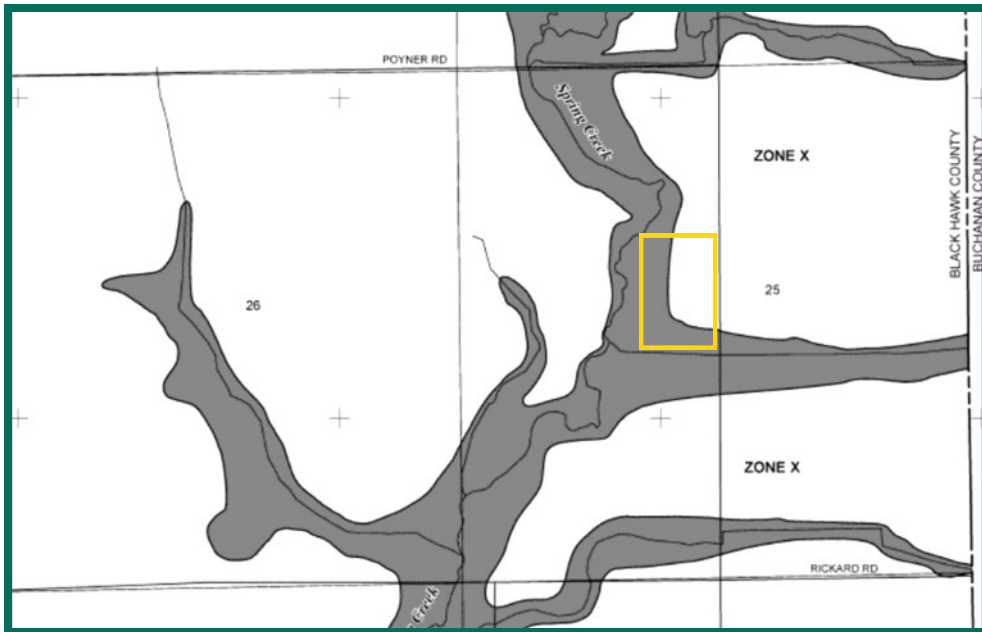
CSR/CSR2 UPDATE: In January, 2014, the USDA Natural Resources Conservation Service (NRCS) released a soil survey update containing a Corn Suitability Rating (CSR) for Iowa soils based on a revised formula referred to as CSR2. For any given farm, the CSR values based on the CSR2 formula may be significantly 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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Flood Plain Map



Estimated due to FSA delay in reconstituting maps.



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Photos: 40 Acres m/l, Black Hawk County, IA



2-Story frame home, total living area
1,749 sq. ft.



All of outbuildings located behind
dwelling.

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Photos: 40 Acres m/l, Black Hawk County, IA



Acreage to the right.
View from SE corner looking NW



Cropland looking South from acreage.



Timber



Spring Creek