



1,171 Acres m/l, Lee County, IA Green Bay Farms, LLLP

66.9 CSR2 - Flat and Black!

Property Information

Location

From Fort Madison: 6½ miles north on Highway 61 towards Wever and 4½ miles southeast on Green Bay Road.

Legal Description

Land in Sections 14, 23, 24, 25 and 26 all in Township 68 North, Range 3 West of the 5th P.M., Lee County, Iowa. The exact legal description will be determined by the abstract.

Price & Terms

- \$8,548,300
- \$7,300/acre
- 10% down upon acceptance of offer; balance due in cash at closing.

Possession

At closing. Subject to the 2015 Lease.

Seller

Green Bay Farms, LLLP.

Real Estate Tax

Taxes Payable in 2014 - 2015: \$29,155.00

Net Taxable Acres: 1,165.9

Tax per Net. Tax. Ac.: \$25.01

Drainage Assessment Tax

Tax Payable in 2015: \$28,487.18

Net Taxable Acres: 1,165.9

Drainage Tax per Net. Tax. Ac.: \$24.43

Special Drainage Bond

Tax Payable in 2015: \$12,692.51

Net Taxable Acres: 1,165.9

Drainage Tax per Net. Tax. Ac.: \$10.89

This Special Bond was issued to repair the levies from the 2008 flood. This bond will be paid in full in 2025.

FSA Data

Farm Numbers: 4871, 5194 & 5195

Cropland Acres: 1,156.2 Acres*

Corn Base: 678.1 Acres

Corn PLC Yield: 142 Bu/Acre

Bean Base: 456.1 Acres

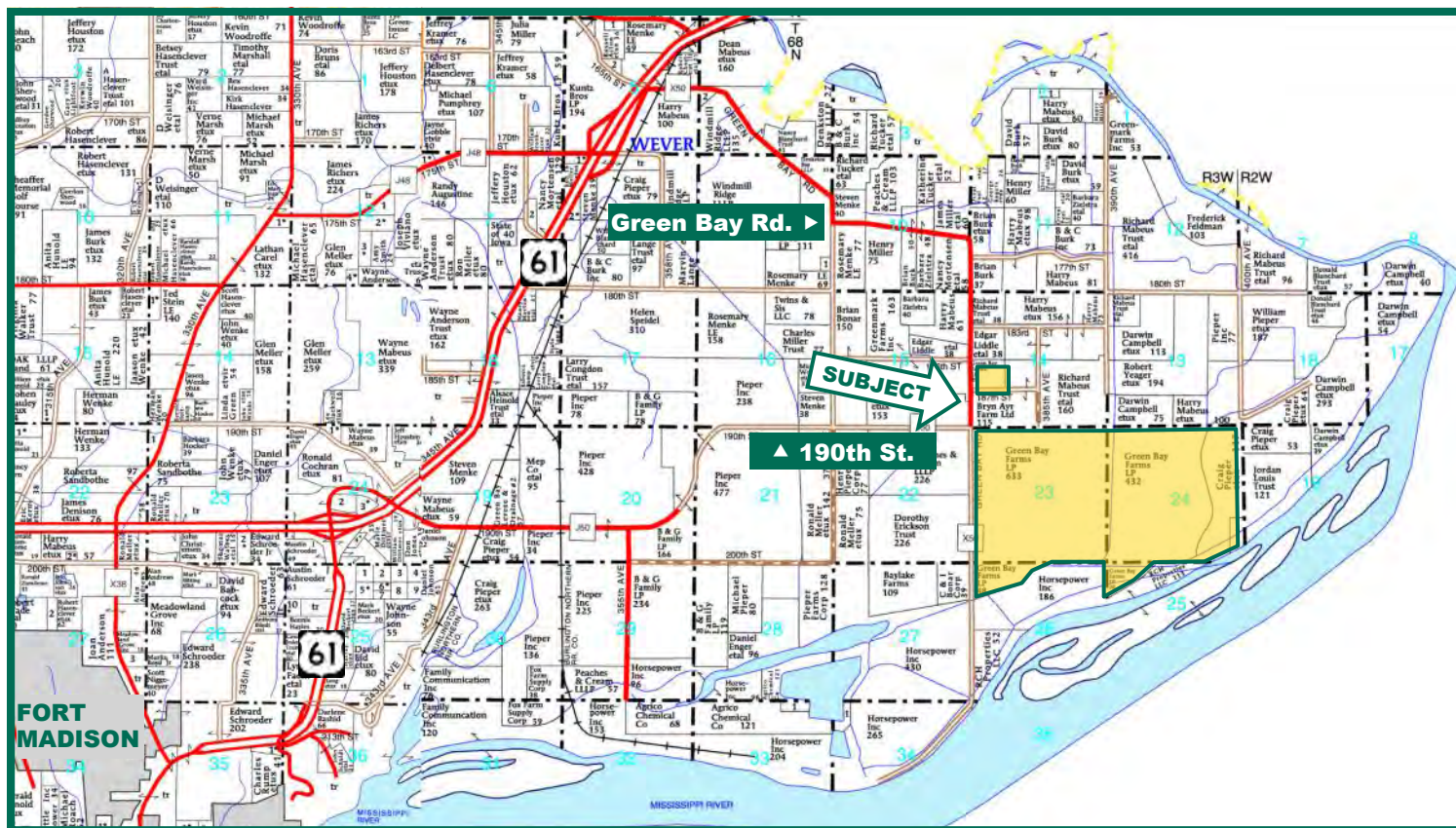
Bean PLC Yield: 45 Bu/Acre

** The Cropland Acres include 20.2 Acres of CRP.*

CRP Contracts

There are 20.2 acres of CRP enrolled in two contracts. The CP-9 Shallow Water Wetland Program includes 8.3 acres. This contract pays \$177.84 per acre with an annual payment of \$1,476.00 and expires September 30, 2022. The CP-21 Filter Strip Program includes 11.9 acres. This contract pays \$158.60 per acre with a total annual payment of \$1,886.00 and expires September 30, 2016.

Plat Map



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

Soil Types / Productivity

Primary soils are Watkins, Dockery and Sparta. See soil map for detail.

- **CSR2:** 66.9 per AgriData Inc. 2015, based on non-CRP FSA crop acres.
- **CSR:** 65.9 per AgriData Inc. 2015, based on non-CRP FSA crop acres.
- **CSR:** 63.61 per County Assessor, based on net taxable acres.

Yield History

The 10 year average yield production is 175 Bu/Acre for corn and 55 Bu/Acre for soybeans.

Land Description

This farm is considered as level and lays very nice.

Buildings / Improvements

Caboose: There is a caboose located in the north central part of the farm. This caboose has been used as a cabin. There is a septic system located at the caboose. The status of the septic system is unknown and sellers are selling "as is where is" on the septic system. The buyer will be fully responsible for any risk inspections and/or repairs to the septic system.

Grain Bins: The bin site is located in the north central portion of the farm. There are 12 grain bins with the total capacity of approximately 88,000 bushels. Details are as follows:

- 1 - 42' x 21' bin with aeration floor.
- 1 - 36' x 21' bin with aeration floor.
- 4 - 24' x 24' bins with aeration floors.

There are 6 older additional bins.

Buildings:

- 40' x 82' Steel Machine Shed, Concrete floor.
- 20' x 30' Pole Shed.
- 30' x 70' Livestock Barn, Steel Roof.

Drainage

Over 50,000 ft. of drainage tile has been installed since 2007.

Water & Well Information

There is a well located near the caboose.

First Right of Refusal

There is a First Right of Refusal on the north 29 acres. Contact the listing agent for more details.

Comments

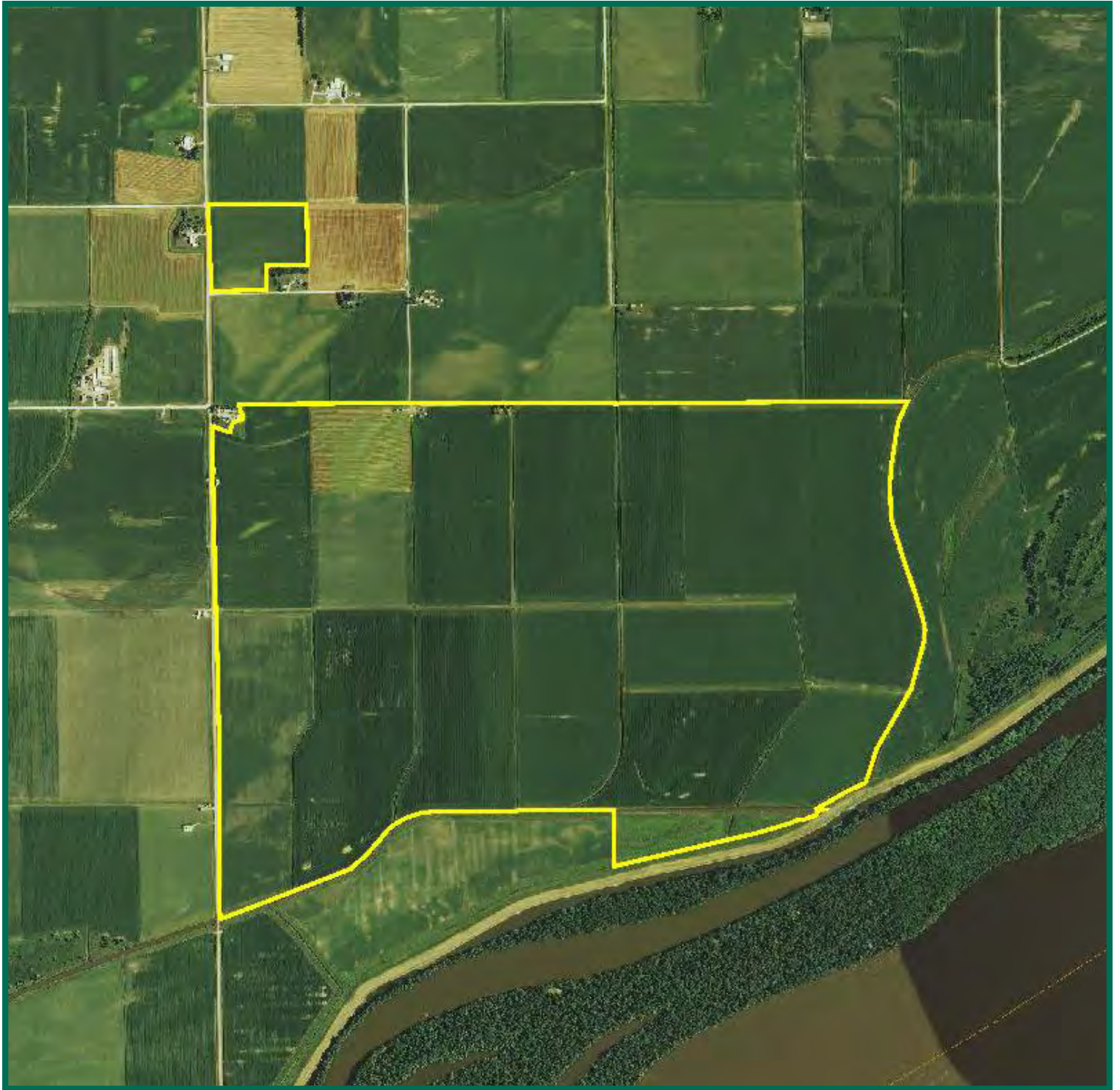
This is a rare opportunity to purchase a large contiguous tract of Iowa Farmland. This farm lays very nice and is efficient to farm.

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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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Assessor's Map

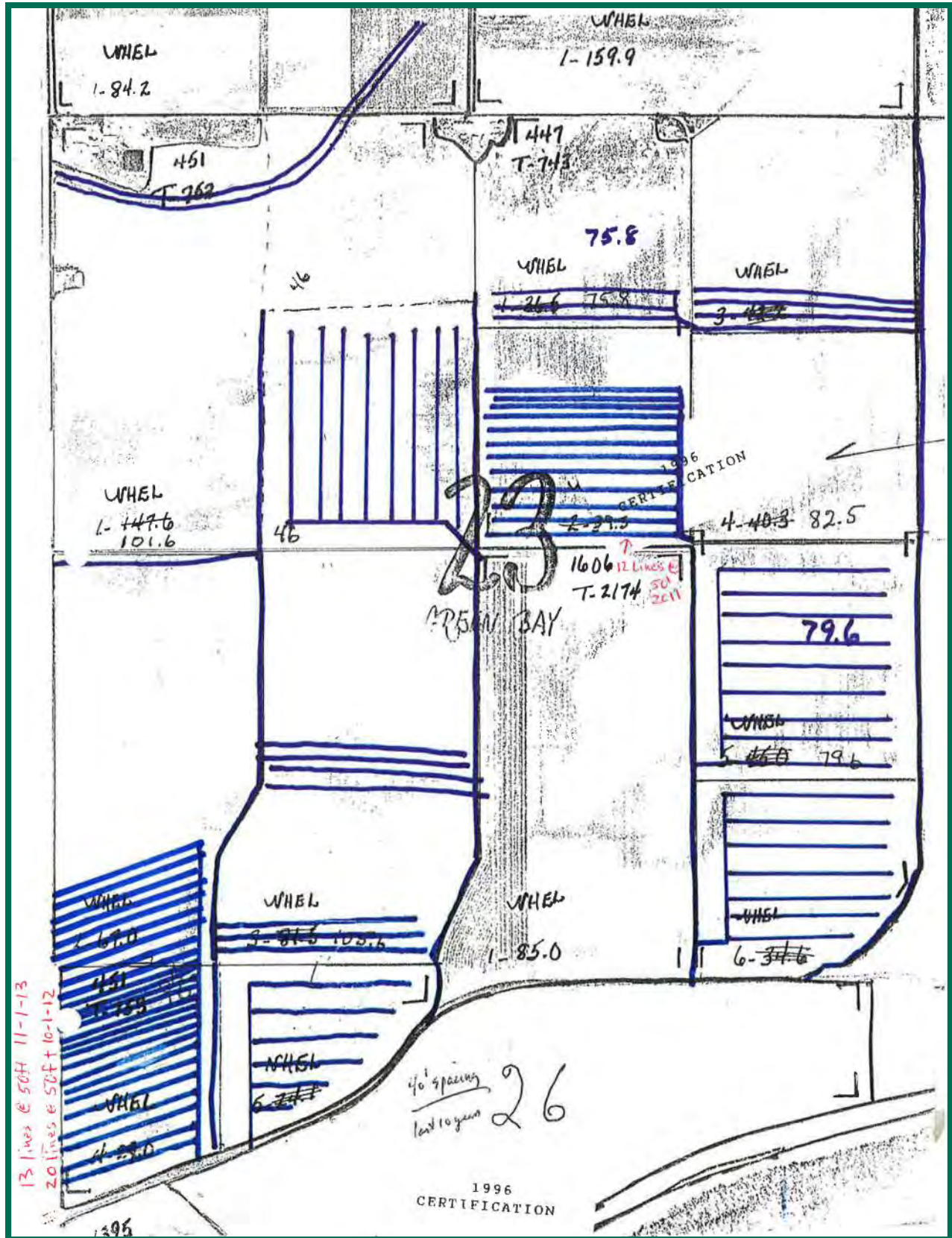


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Tile Map



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Google Earth Map

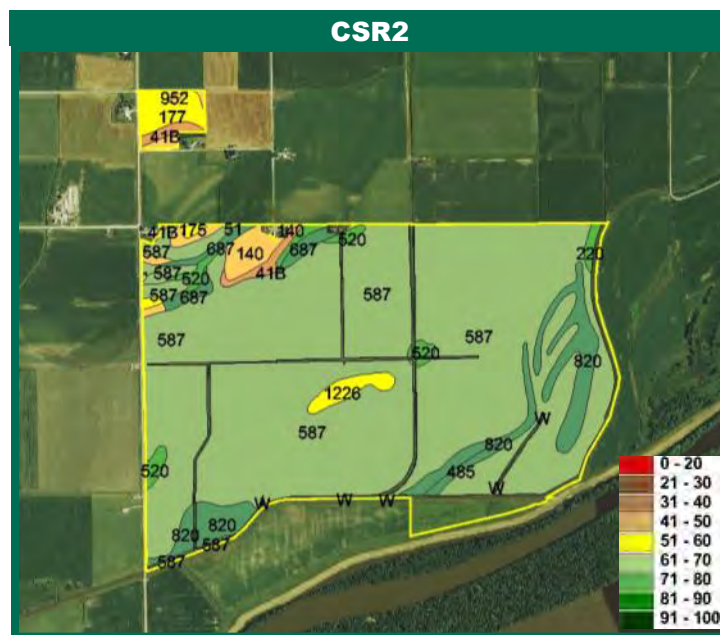
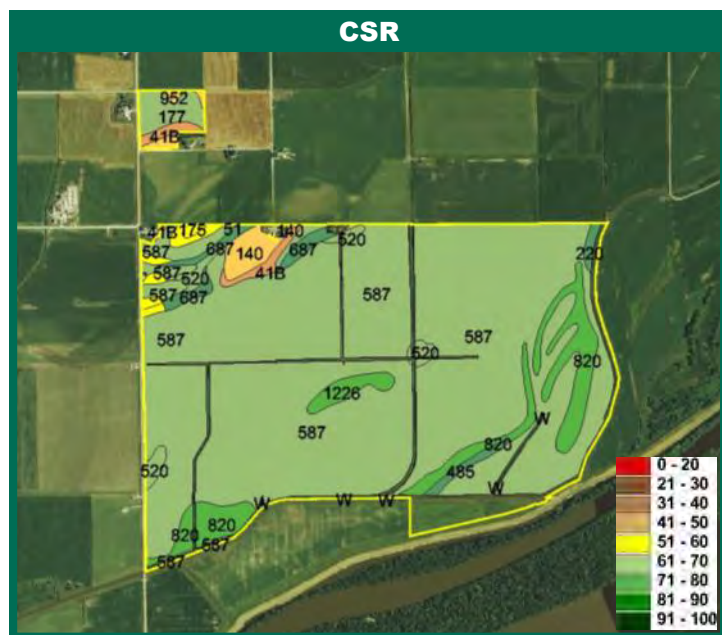


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Soil Map



Measured Tillable Acres		1137.1	Avg. CSR	65.9	Avg. CSR2*	66.9		
Soil Label	Soil Name	CSR	CSR2	Percent of Field	Non_Irr Class	Acres		
1226	Lawler loam, 0 to 2 percent slopes,	78	60	1.1%	IIIs	13.01		
140	Sparta loamy sand, thick surface, 0	43	42	1.7%	IVs	19.49		
173	Hoopeston sandy loam, 0 to 2	60	61	0.2%	IIIs	1.89		
175	Dickinson fine sandy loam, 0 to 2	60	56	0.3%	IIIIs	3.34		
175B	Dickinson fine sandy loam, 2 to 5	55	50	0.7%	IIIle	8.36		
177	Saude loam, 0 to 2 percent slopes	63	59	1.7%	IIIs	18.89		
220	Nodaway silt loam, 0 to 2 percent	90	78	0.3%	IIlw	3.64		
41B	Sparta loamy sand, 2 to 7 percent	40	33	1.2%	IVs	13.6		
485	Spillville loam, 0 to 2 percent slopes	88	86	0.6%	IIlw	6.3		
51	Vesser silt loam, 0 to 2 percent	70	74	0.3%	IIlw	3.8		
520	Coppock silt loam, 0 to 2 percent	65	79	1.4%	IIlw	16.4		
587	Chequest silty clay loam, 0 to 2	65	66	81.6%	IIlw	927.9		
687	Watkins silt loam, 1 to 3 percent	85	90	1.6%	I	18.2		
820	Dockery silt loam, 0 to 2 percent	80	85	7.0%	IIlw	79.8		
952	Denrock variant silt loam, 0 to 2	45	50	0.2%	IIIlw	2.4		
W	Water			0.0%		0.1		

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: 1,171 Acres m/l, Lee County, IA



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