



60 Acres m/l, Muscatine County, IA

Van Zandt Farms, LLC

Located 1 ½ miles west of Muscatine, Iowa

Property Information

Location

From Muscatine: 1 ½ miles west on County Road G28, ½ mile north on Seven Springs Road. The farm is on the south side of the road.

Legal Description

That part of the SW ¼ of the SW ¼ lying south of the road of Section 32, the East 13.04 acres of S ½ of the SE ¼ of Section 31; the North 16.91 acres of the NW ¼ of the NW ¼ of Section 5; and North 16.66 acres of the East 26.66 acres NE ¼ of the NE¼ of Section 6; all in Township 77 North, Range 3 West of the 5th P.M., Muscatine County, Iowa.

Price & Terms

- \$ 351,000
- \$ 5,850/acre
- 10% down upon acceptance of offer; balance due in cash at closing.

Possession

Negotiable.

Seller

Van Zandt Farms, LLC.

Attorney

Hintermeister & Kundel Law Office.

Real Estate Tax - Estimated

Taxes Payable 2014 - 2015: \$1,688.00
Net Taxable Acres: 59.1 Acres
Tax per Net Tax. Ac.: \$28.56

FSA Data

Farm Number: 520
Crop Acres*: 31.9 Acres
Corn Base*: 17.3 Ac.
Corn PLC Yield: 122 Bu.
Bean Base*: 5.0 Ac.
Bean PLC Yield: 40 Bu.
**Crop acres and Bases are estimated.
Local FSA Office will determine final
acres and bases.*

CRP Contracts

None.

Soil Types / Productivity

Primary soils are Fayette and Russell. See soil map for detail.

- **CSR2:** 71.4 per AgriData Inc. 2015, based on FSA crop acres.
- **CSR:** 66.2 per AgriData Inc. 2015, based on FSA crop acres.
- **CSR:** 42.6 per County Assessor, based on net taxable acres.

Yield History

Available upon request.

Land Description

Rolling. Mix of cropland, pond and mature timber.

Buildings/Improvements

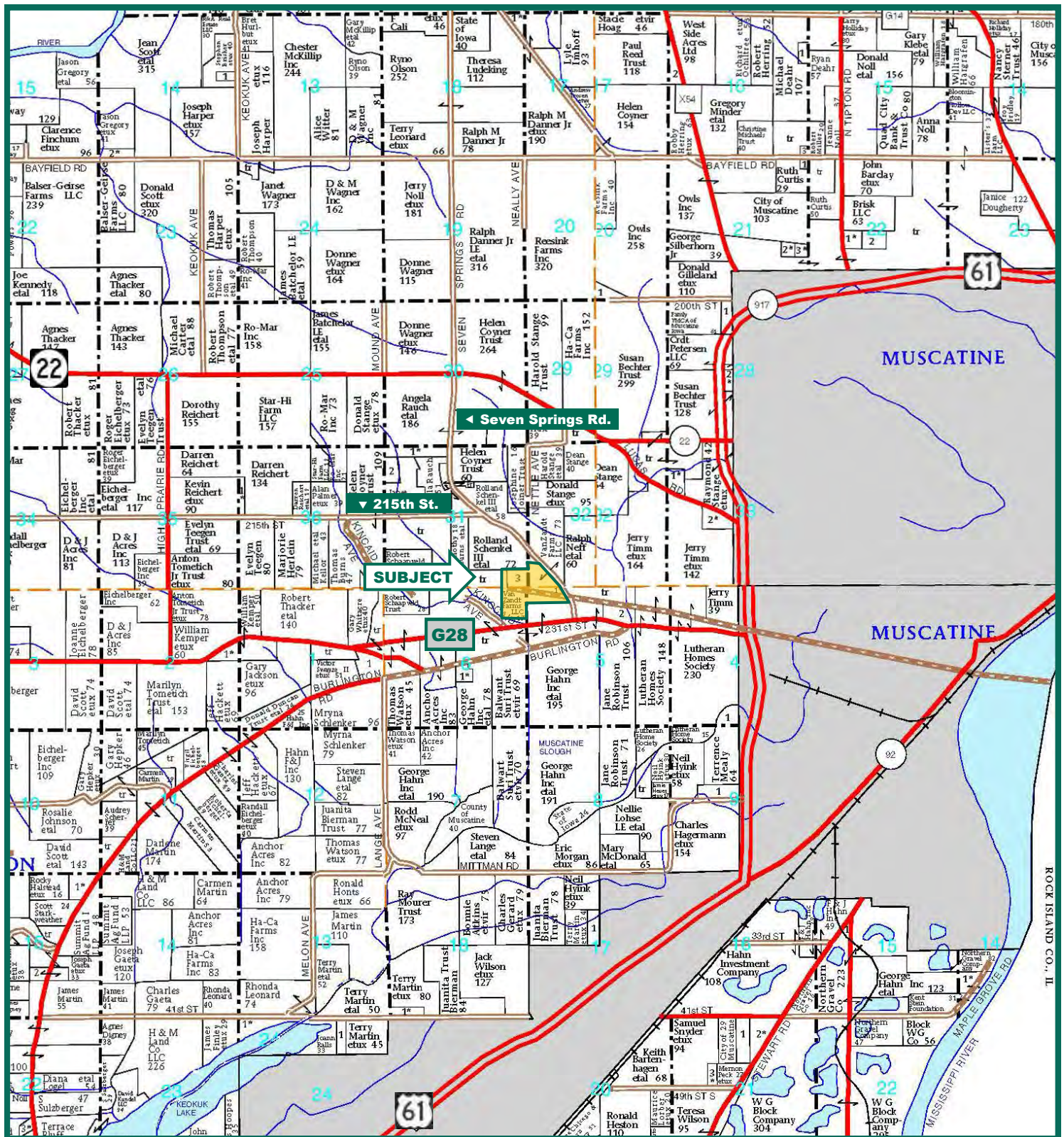
None.

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Plat Map



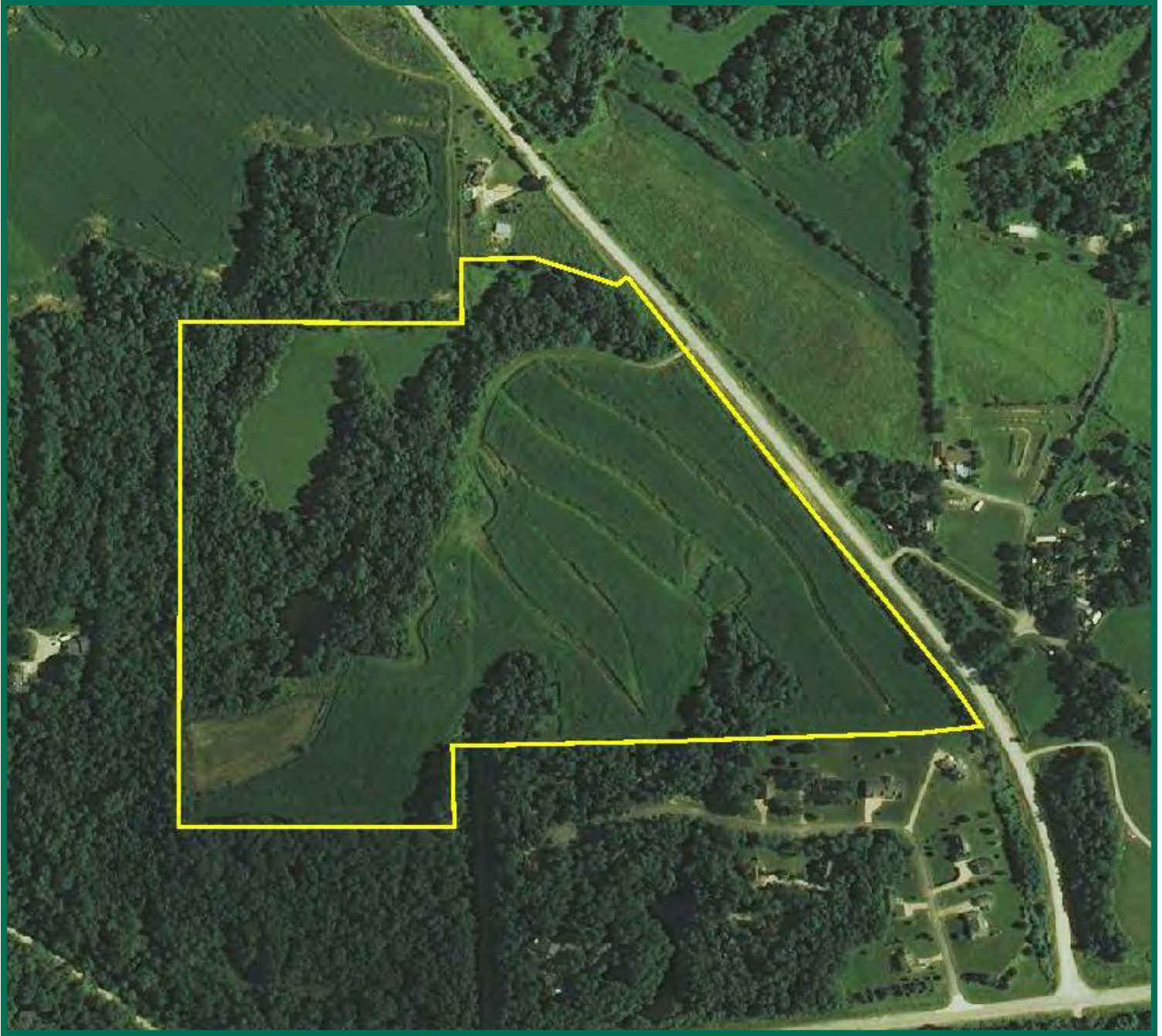
Map reproduced with permission of Farm & Home Publishers, Ltd.

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Aerial Photo



Survey

A survey was completed as part of a subdivision for Van Zandt Rolling Acres. Survey available upon request.

Drainage

Good Natural Drainage.

Water & Well Information

There is a pond located on the property.

Comments

This is a unique income producing property offering recreational use as well as a prime spot to build your dream home!

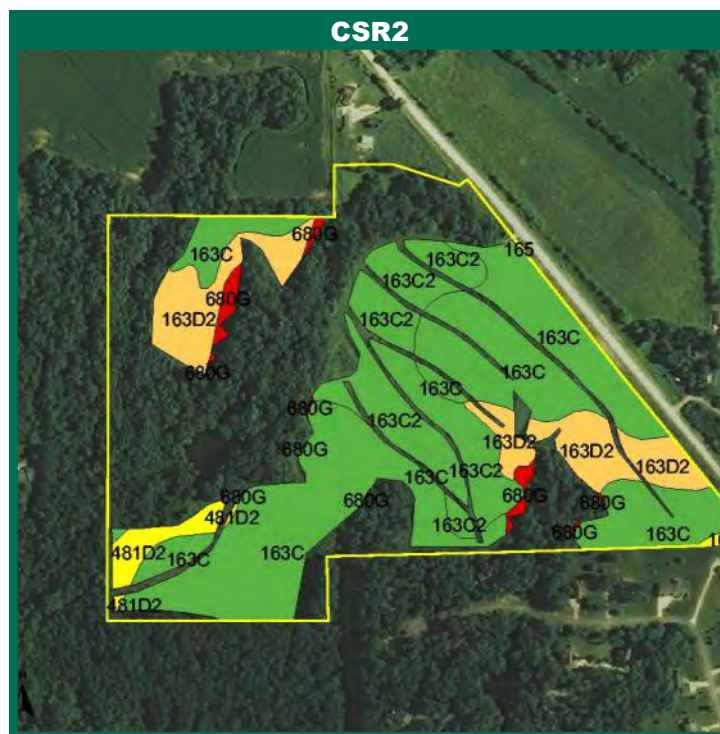
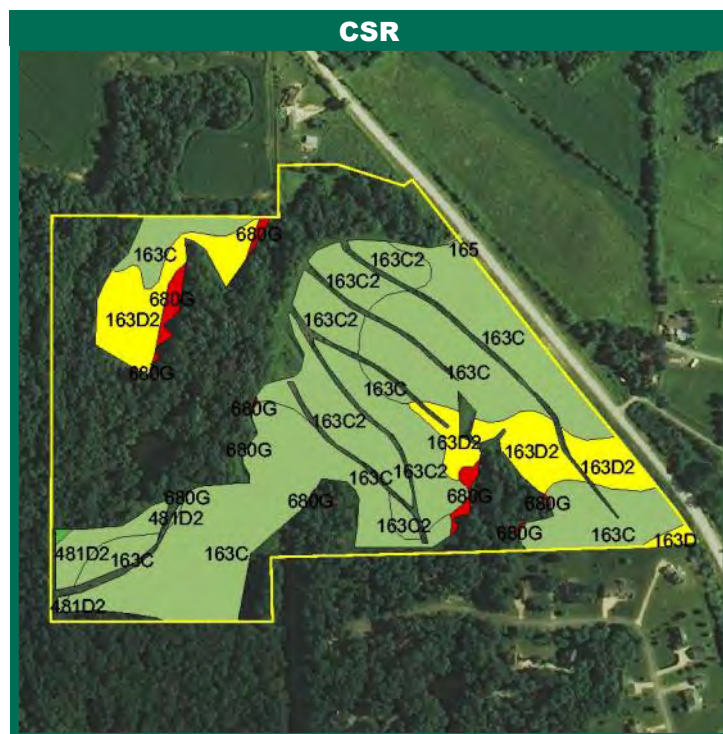
The information gathered for this brochure is from sources deemed reliable, but cannot be guaranteed by Hertz Real Estate Services, Inc. or its staff. All acres are considered more or less, unless otherwise stated.

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Soil Maps



Measured Tillable Acres		31.9	Avg. CSR		66.2	Avg. CSR2*		71.4
Soil Label		Soil Name	CSR	CSR2	Percent of Field	Non_Irr Class	Acres	
163C	Fayette silt loam, 5 to 9 percent		70	79	57.6%	IIle	18.39	
163C2	Fayette silt loam, 5 to 9 percent		68	76	20.8%	IIle	6.63	
163D	Fayette silt loam, 9 to 14 percent		60	53	0.5%	IIle	0.16	
163D2	Fayette silt loam, 9 to 14 percent		58	50	16.1%	IIle	5.13	
165	Stronghurst silt loam, 0 to 3 percent		90	81	0.1%	I	0.02	
481D2	Russell silt loam, 9 to 14 percent		63	53	3.0%	IIle	0.95	
5040	Orthents, loamy		5	5	0.0%			
680G	Lindley-Douds-Orwood silt loams, 18		5	6	1.9%	VIIle	0.6	
930	Orion silt loam, 0 to 3 percent slopes		75	72	0.1%	IIw	0.0	

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: 60 Acres, Muscatine County, IA



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