



22.6 Acres, m/l Jasper County, IA



Rural Acreage with Two Residences and Multiple Outbuildings with 18.21 Acres in Pasture

Property Information

Address

13693 N. 71st Ave. W.
Mingo, IA 50168

Location

1¼ mile south of the junction of Hwy. 65, Hwy. 330 and Hwy. 117, then ½ mile west on N. 71st Ave. W. Property lies on the south side of the road.

Legal Description

Part of the NE¼ SW¼ in Seciton 32, Township 81 North, Range 21 West of the 5th p.m. (Clear Creek Twp.) containing 22.6 acres, more or less.

Price & Terms

- \$249,000
- 10% down upon acceptance of offer; balance due in cash at closing

Possession

As agreed

Estimated Real Estate Tax

Est. Taxes Payable in 2014-2015: \$3,431
Est. Net Taxable Acres: 22.6

Soil Types / Productivity

Primary soils are Clarion and Nicollet. See soil maps for detail.

- **CSR2:** 64.2 per 2015 AgriData Inc., based on 18.21 Pasture Acres.
- **CSR:** 65.7 per 2015 AgriData Inc., based on 18.21 Pasture Acres.

Land Description

Level to moderately steep pasture

Drainage

Natural

Water & Well Information

Central Iowa Rural Water to both homes, plus one farm well.

Buildings/Improvements

- 3 BR, 2 BA Ranch-style house with 1,612 SF, built in 1967.
- 5 BR, 2 BA Two-story house with 1,800 SF, built in 1912.
- 24' Dryer bin
- Barn
- Two cattle sheds
- Two machine sheds

Comments

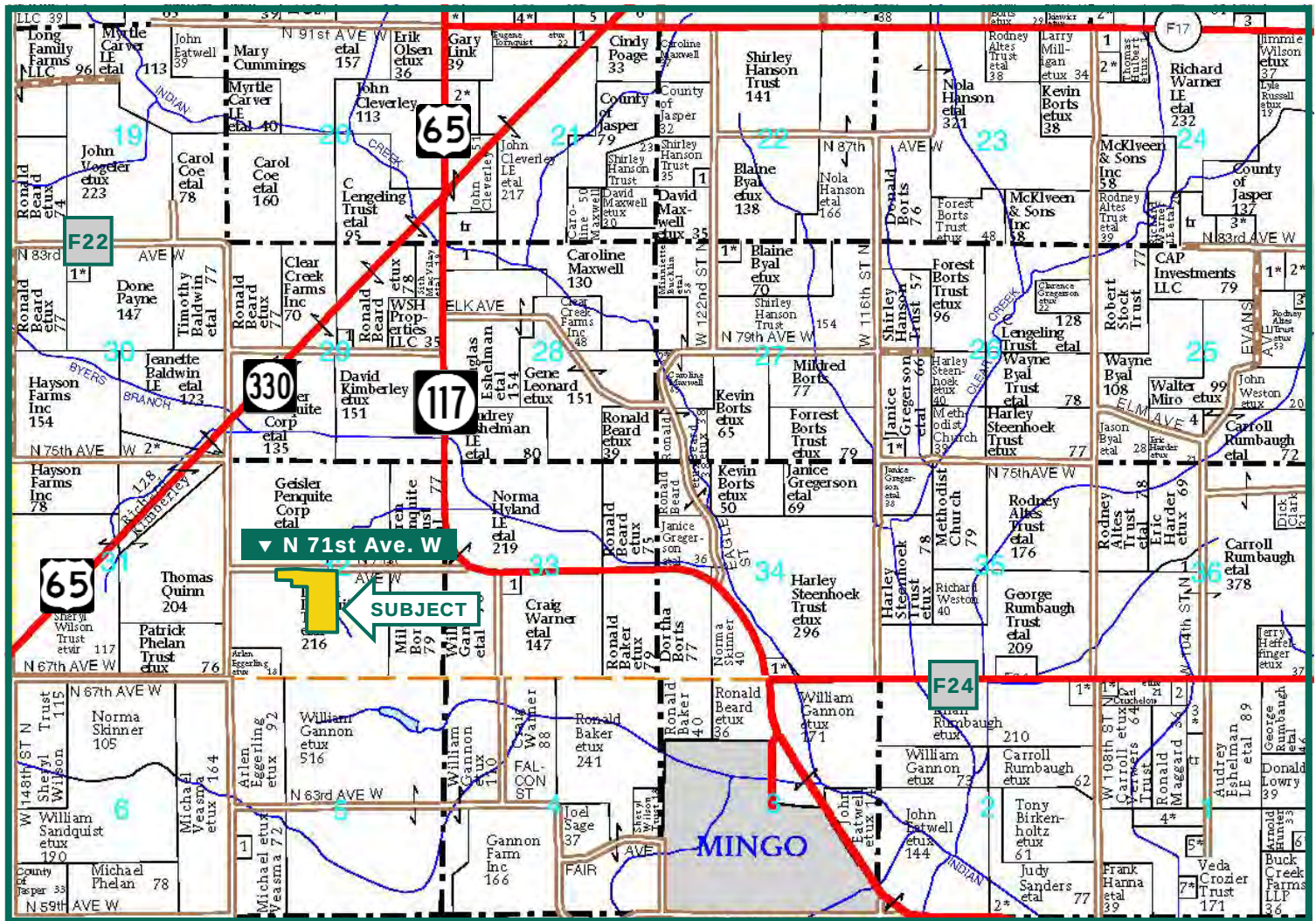
Nice rural acreage with two residences and multiple outbuildings. PROPOSED oil pipeline easement west of acreage site.

Marv Huntrods, ALC
Licensed Real Estate Salesperson in IA, MN, NE & SD
415 S. 11th St., PO Box 500
Nevada, IA 50201-0500

515-382-1500 or
800-593-5263
MarvH@Hertz.ag

www.Hertz.ag

Plat Map and Aerial Photo



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

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.

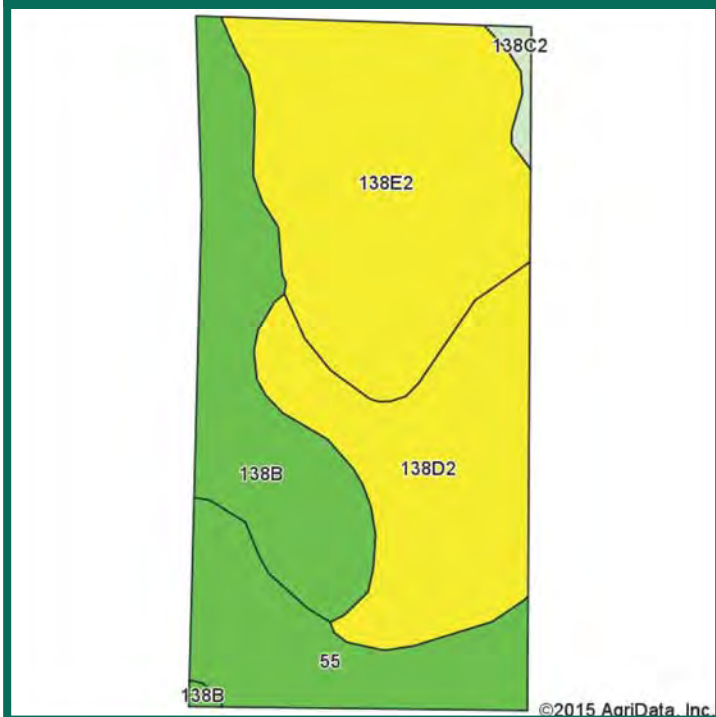
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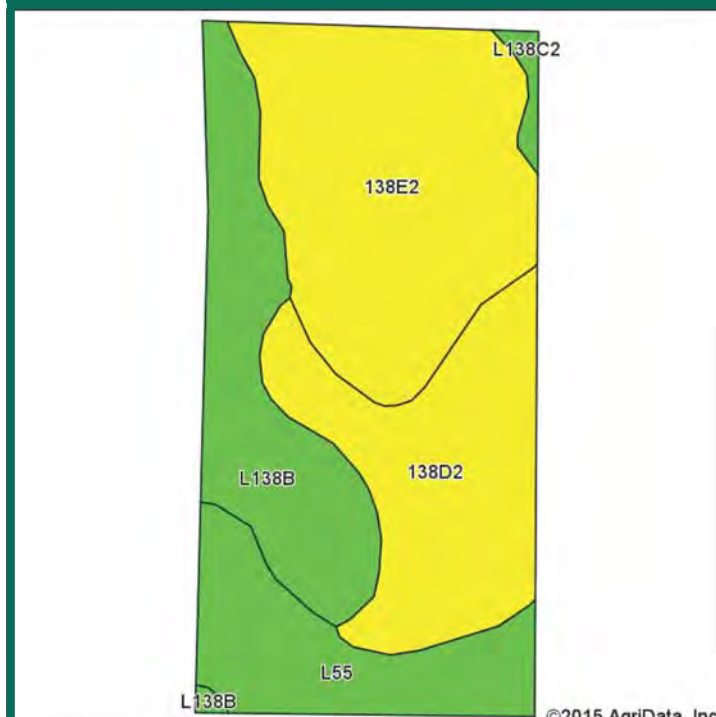
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Soil Maps

CSR of 65.7 on 18.21 Pasture Acres



CSR2 of 64.2 on 18.21 Pasture Acres



Area Symbol: IA099, Soil Area Version: 19

Code	Soil Description	Acres	Percent of field	**CSR2 Legend	Non-Irr Class	CSR2**	CS R
138E2	Clarion loam, 14 to 18 percent slopes, moderately eroded	6.68	36.7%		IVe	44	47
138D2	Clarion loam, 9 to 14 percent slopes, moderately eroded	4.61	25.3%		IIIe	56	58
L138B	Clarion loam, Bemis moraine, 2 to 6 percent slopes	3.88	21.3%		IIe	88	
L55	Nicollet loam, 1 to 3 percent slopes	2.84	15.6%		I	91	
L138C2	Clarion loam, Bemis moraine, 6 to 10 percent slopes, moderately eroded	0.20	1.1%		IIIe	83	
Weighted Average						64.2	*-

***CSR Weighted Average** cannot be calculated on the current soils data, but the CSR Weighted Average as of 1/20/2012 was 65.7.



Maps provided by:



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: 22.6 Acres, Jasper County, IA



Open Front Shed



13693 N 71st Ave W Detached Garage



Barn



Corn Crib



Grain Bin



Machine Shed



Cattle Shed



2nd View of 13741 N 71st Ave W



Machine Shed

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