



80 Acres, Buchanan County, IA

Airy Farm

61.9 CSR/68.8 CSR2 - Located 2 miles northeast of Walker, IA

Property Information

Location

From Walker: 1 mile north on Quasqueton Avenue (Highway W35), 1 ½ miles east on Linn-Buchanan Road, and 1 mile north on Fairchild Road. The farm is located on the west side of the road.

Legal Description

The N ½ of the NW ¼ of Section 35, Township 87 North, Range 8 West of the 5th P.M., Buchanan County, Iowa

Price & Terms

Reduced

- \$700,000 - \$680,000
- \$8,750/acre - \$8,500/acre
- 10% down upon acceptance of offer; balance due in cash at closing.

Seller

John and Brevity Airy

Possession

At closing.

Real Estate Tax

Taxes Payable in 2014 - 2015: \$1,622.00
Net Taxable Acres: 76.62 Acres
Tax per Net. Tax. Ac.: \$21.17

FSA Data

Farm Number: 7095
Tract Number: 182
Crop Acres: 68.44 Acres
Corn Base: 57.60 Acres
Corn Direct/CC Yields: 113/113 Bu/Ac
Bean Base: .40 Acres
Bean Direct/CC Yields: 32/32 Bu/Ac

Soil Types / Productivity

Primary soils are Schley, Clyde-Floyd and Marshan. See soil map for detail.

- **CSR2:** 68.8 per AgriData Inc. 2014, based on FSA crop acres.
- **CSR:** 61.9 per AgriData Inc. 2014, based on FSA crop acres.
- **CSR:** 62.4 per County Assessor, based on net taxable acres.

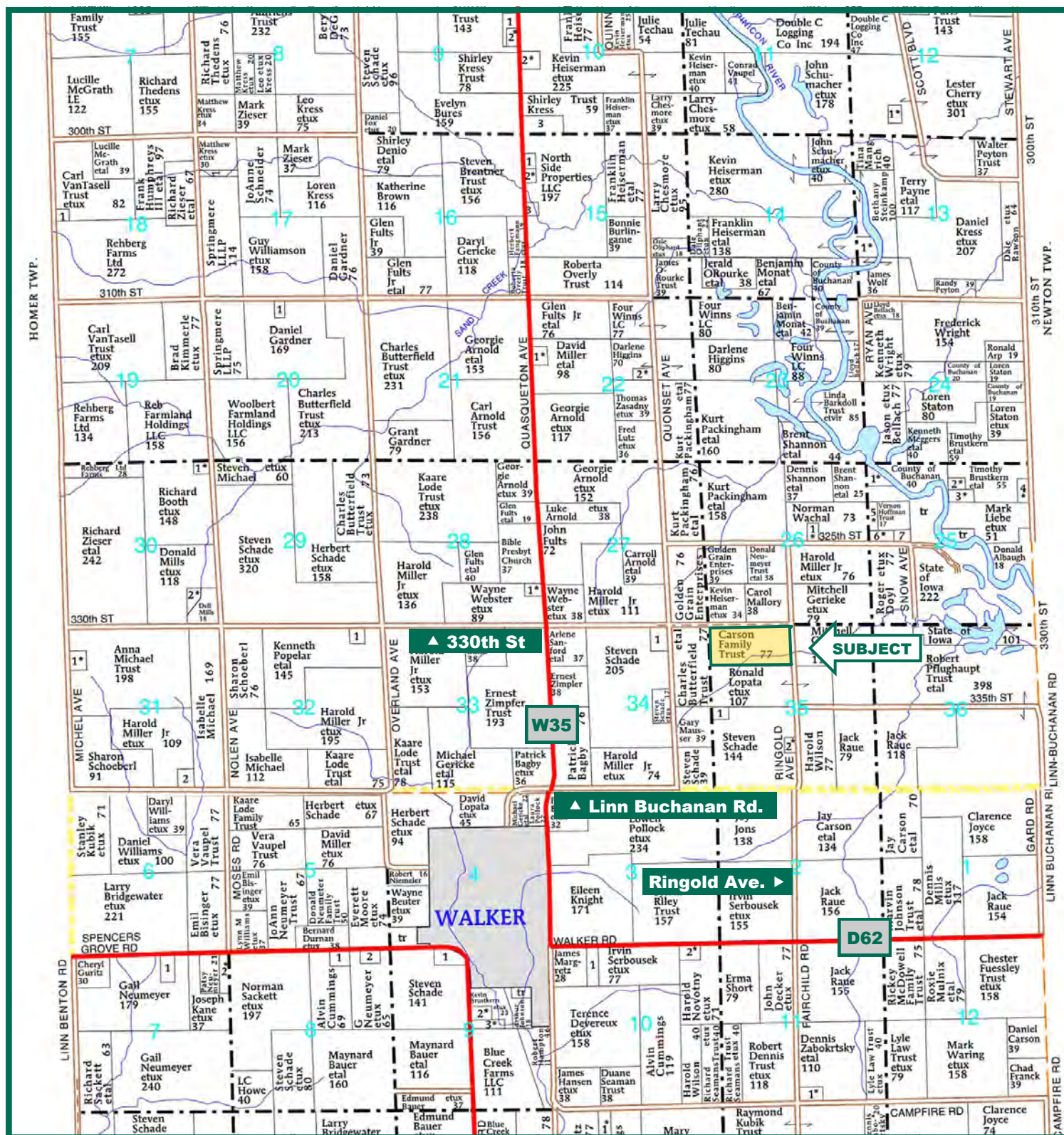
Land Description

This property is considered as gently rolling.

Comments

This is a good quality Buchanan County farm located in a strong neighborhood! The Seller will offer attractive contract terms to the Buyer. Please contact the listing agent for further details.

Plat Map



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

Troy R. Louwagie, ALC
Licensed Real Estate Broker in IA & IL
102 Palisades Road & Hwy. 1, PO Box 50
Mount Vernon, IA 52314

319-895-8858
TroyL@Hertz.ag

www.Hertz.aq

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.

Troy R. Louwagie, ALC
Licensed Real Estate Broker in IA & IL
102 Palisades Road & Hwy. 1, PO Box 50
Mount Vernon, IA 52314

319-895-8858
TroyL@Hertz.ag

www.Hertz.ag

Soil Maps



Measured Tillable Acres		Avg. CSR		Avg. CSR2*		
68.4		61.9		68.8		
Soil Label	Soil Name	CSR	CSR2	Percent of Field	Non_Irr Class	Acres
1152	Marshan clay loam, 0 to 2 percent	68	55	14.3%	IIw	9.81
175B	Dickinson fine sandy loam, 2 to 5	55	50	4.2%	IIIe	2.85
391B	Clyde-Floyd complex, 1 to 4 percent	76	87	27.8%	IIw	18.99
408B	Olin fine sandy loam, 2 to 5 percent	67	74	7.0%	Ile	4.80
41B	Sparta loamy fine sand, 2 to 5	40	37	9.3%	IVs	6.38
807B	Schley variant sandy loam, 1 to 4	50	66	31.2%	IIw	21.37
84	Clyde clay loam, 0 to 3 percent	76	88	6.1%	IIw	4.19

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.

Troy R. Louwagie, ALC
 Licensed Real Estate Broker in IA & IL
 102 Palisades Road & Hwy. 1, PO Box 50
 Mount Vernon, IA 52314

319-895-8858
 TroyL@Hertz.ag

www.Hertz.ag

Photos: 80 Acres, Buchanan County, IA



Troy R. Louwagie, ALC
Licensed Real Estate Broker in IA & IL
102 Palisades Road & Hwy. 1, PO Box 50
Mount Vernon, IA 52314

319-895-8858
TroyL@Hertz.ag

www.Hertz.ag