



89 Acres m/l, Benton County, IA Kramer Farm

65.8 Acres Attractive CRP and River Frontage

Property Information

Location

This farm is located on the north edge of Vinton within the city limits.

Legal Description

That part of the N ½ of the NW ¼ lying East of the tracks and that part of the NE ¼ lying South of the river; all in Section 17, Township 85 North, Range 10 West of the 5th P.M., Benton County, Iowa (The exact legal description to be determined by the abstract).

Price & Terms

Price Reduced!

- ~~\$409,400~~ \$378,250
- ~~\$4,600/acre~~ \$4,250/acre
- 10% down upon acceptance of offer; balance due in cash at closing.

Owner

Irene B. Kramer Revocable Trust.

Possession

Negotiable.

Real Estate Tax

Taxes Payable in 2014 - 2015: \$1,798.00

Net Acres: 88.78

Tax per Net. Ac.: \$20.25

There are 18.4 acres enrolled in the Forest Reserve Program.

FSA Data

Farm Number: 2412

Tract Number: 46

Crop Acres: 65.8 - all in CRP

CRP Contracts

There are two CRP contracts on this farm. There are 49.8 acres enrolled at \$223.82 per acre with a total annual payment of \$11,146.00. This contract expires September 30, 2020. There are also 16 acres enrolled at \$327.78 per acre with a

total annual payment of \$5,238.00. This contract expires September 30, 2024. This is a total CRP payment of \$16,384.00.

Soil Types / Productivity

Primary soils are Colo, Lawler and Zook. See soil map for detail.

- **CSR2:** 66.1 per AgriData Inc. 2014, based on FSA crop acres.
- **CSR:** 74.9 per AgriData Inc. 2014, based on FSA crop acres.
- **CSR:** 77.3 per County Assessor, based on net taxable acres.

Comments

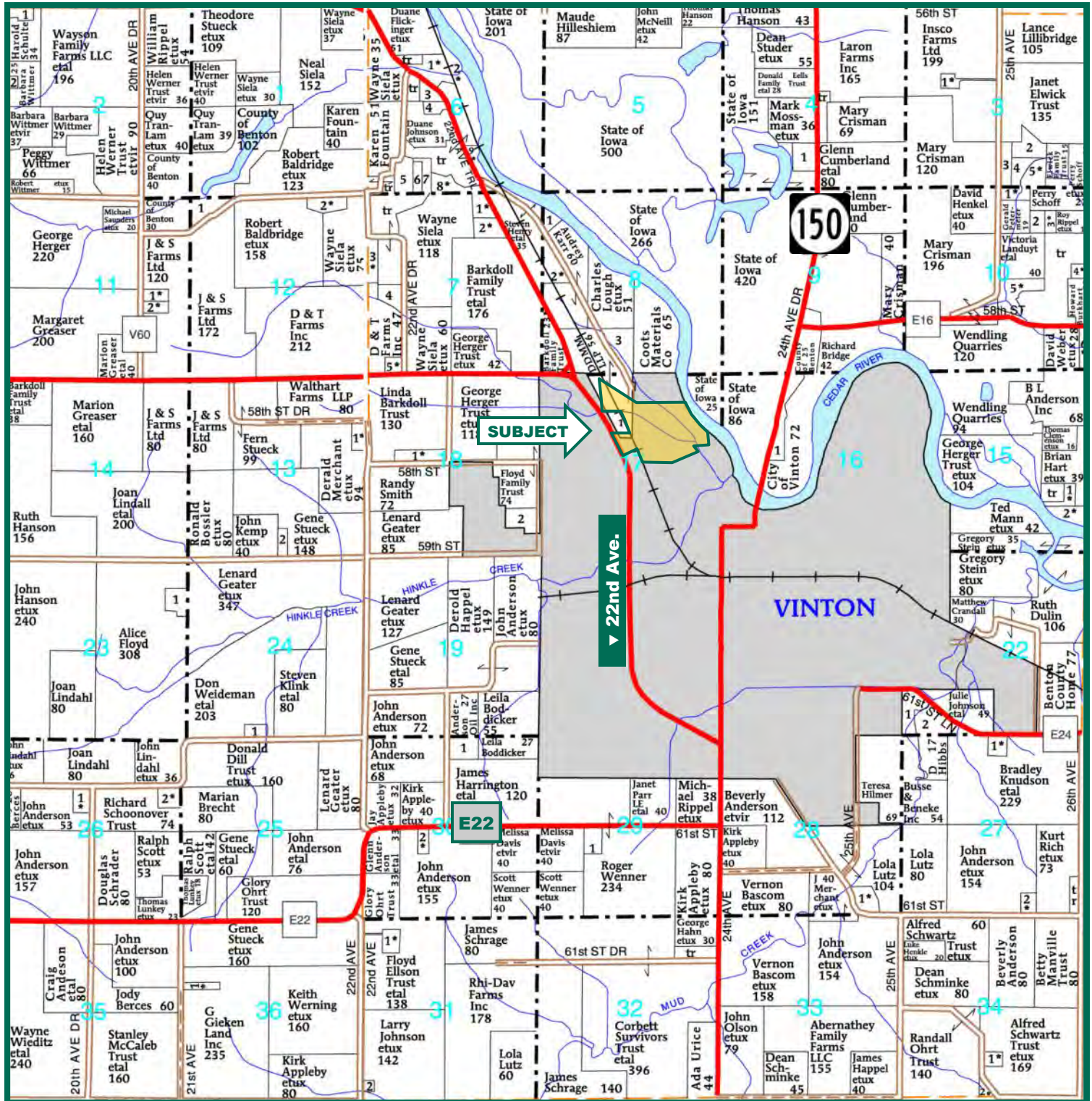
This farm is ideally located on the north edge of Vinton and includes 65.8 acres of CRP with the balance in timber. It includes approximately ¼ mile Cedar River frontage. This farm includes an abundance of wildlife. The farm provides a 4% gross return on the list price!

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Plat Map



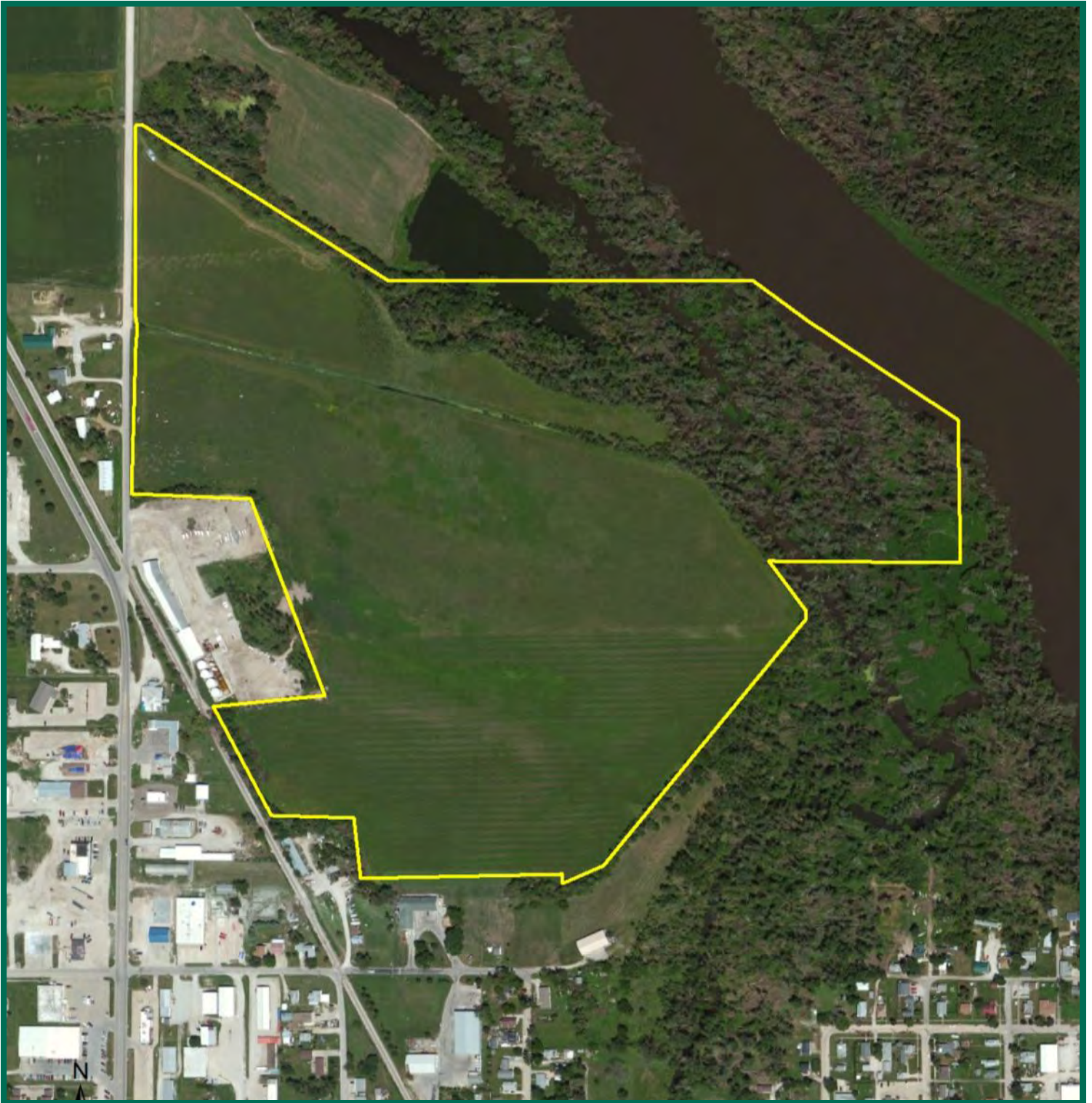
Map reproduced with permission of Farm & Home Publishers, Ltd.

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Aerial Photo



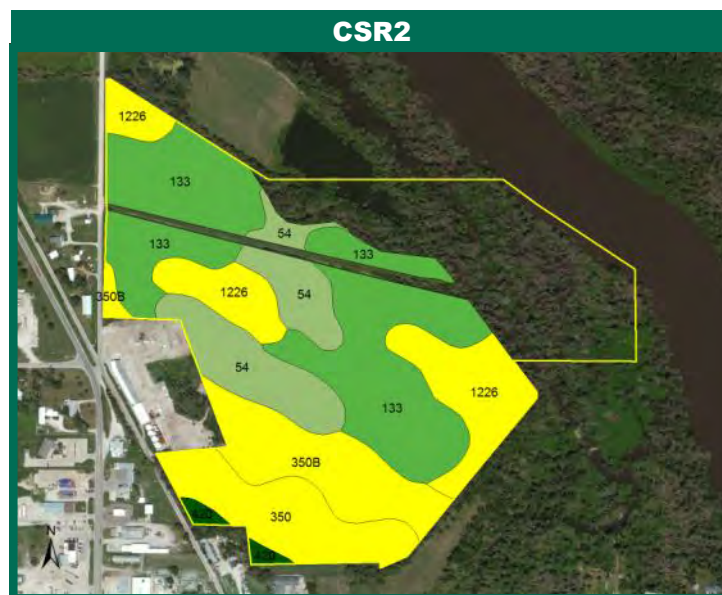
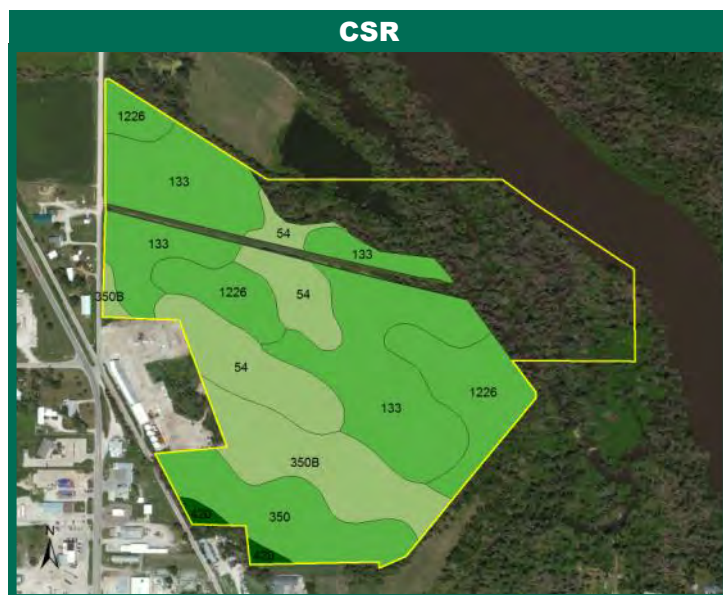
The information gathered for this brochure is from sources deemed reliable, but cannot be guaranteed by Hertz Real Estate Services, Inc. or its staff. All acres are considered more or less, unless otherwise stated.

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Soil Maps



Measured Tillable Acres		65.8	Avg. CSR	74.9	Avg. CSR2*	66.1
Soil Label	Soil Name	CSR	CSR2	Percent of Field	Non_Irr Class	Acres
1226	Lawler loam, 24 to 40 inches to sand	73	60	17.4%	lls	11.46
133	Colo silty clay loam, 0 to 2 percent	80	74	39.7%	llw	26.10
350	Waukegan silt loam, 0 to 2 percent	73	60	12.3%	lls	8.07
350B	Waukegan silt loam, 2 to 5 percent	68	55	13.9%	lle	9.17
420	Tama silty clay loam, benches, 0 to	100	100	1.2%	I	0.80
54	Zook silty clay loam, 0 to 2 percent	70	65	15.5%	llw	10.20

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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