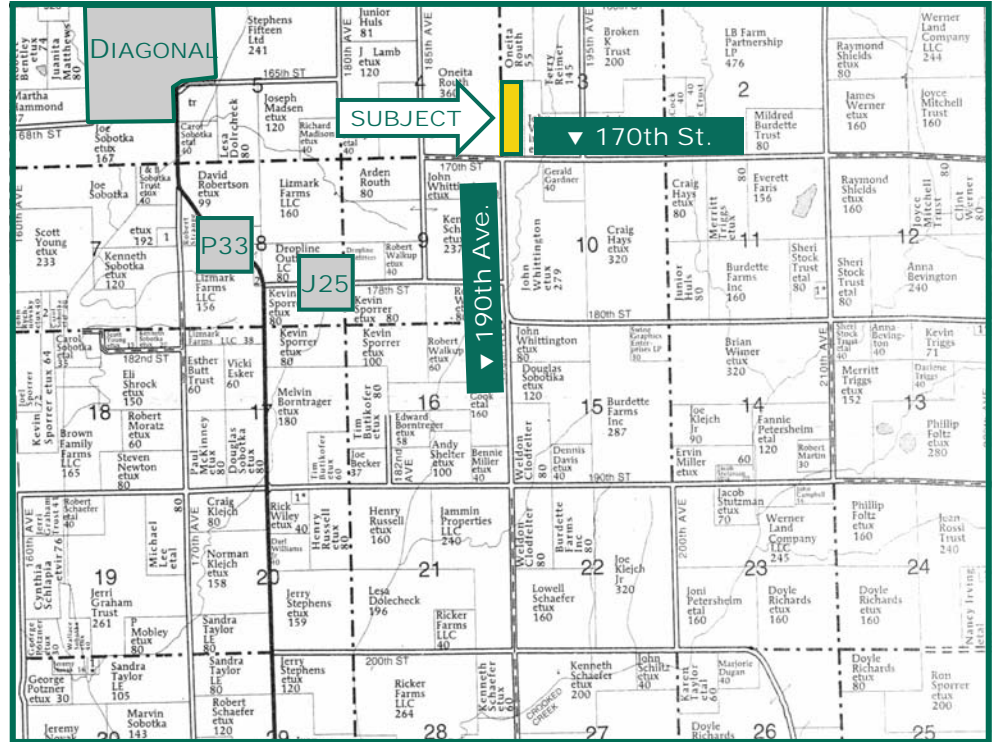


40 Acres, m/I,
Ringgold
County, IA



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Property Information

Location

From Diagonal: Go south on P33 to 178th St. (J25), then east on 178th St. to 190th Ave. No north on 190th Ave. to farm. Located at the intersection of 170th St. and 190th Ave.

Legal Description

W½ W½ SW¼ Section 3, Township 69 North, Range 30 West of the 5th p.m. (Washington Twp.)

Price & Terms

- \$110,400
- \$2,760/acre
- 10% down upon acceptance of offer; balance due in cash at closing

Possession

As agreed

Real Estate Tax

Taxes Payable in 2014-2015: \$470

Net Taxable Acres: 39.6

Tax per Net. Tax. Ac.: \$11.87

FSA Data

Farm Number 3832, Tract 5480

Crop Acres: 35.1 (11.4 ac. currently in production)

Corn Base: 5.6 Ac.

Corn Direct/CC Yields: 85/85 Bu.

Bean Base: 2.0 Ac.

Bean Direct/CC Yields: 27/27 Bu.

Oat Base: 0.4 Ac.

Oat Direct/CC Yields: 44/44 Bu.

CRP Contracts

None

Soil Types / Productivity

Primary soils are Gara, Armstrong & Arispe. See soil maps for detail.

- **CSR2:** 47.9 per 2015 AgriData Inc., based on FSA crop acres and 55.4 based on currently cropped acres.
- **CSR:** 44.9 per 2015 AgriData Inc., based on FSA crop acres and 50.0 based on currently cropped acres.
- **CSR:** 43.2 per County Assessor, based on net taxable acres.

Land Description

Gentle to moderate roll

Buildings/Improvements

None

Drainage

Natural

Chris Smith, ALC

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Aerial Photo

Water & Well Information

No wells. Rural water available.

Comments

Nice parcel available to farm or build a home on with great rural landscape views. Remaining crop acres can be easily cleared.



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.

Chris Smith, ALC

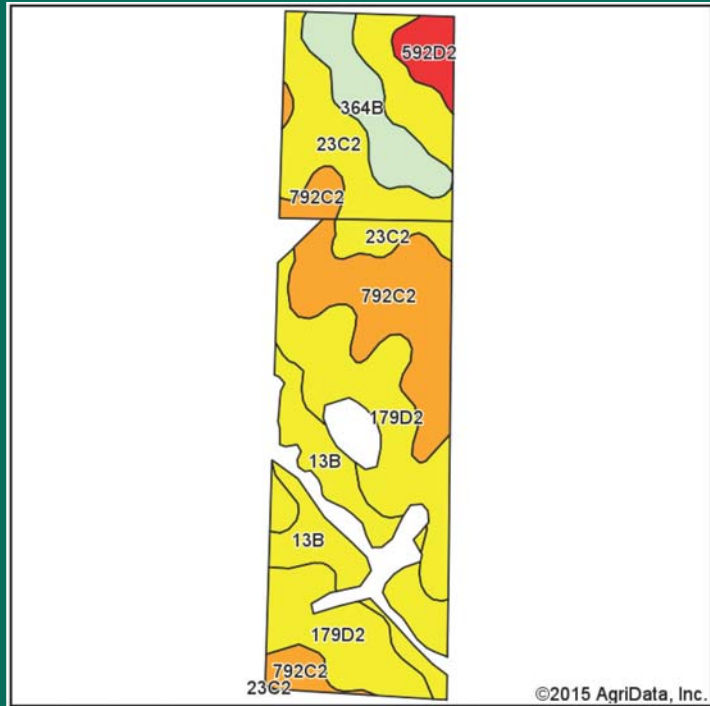
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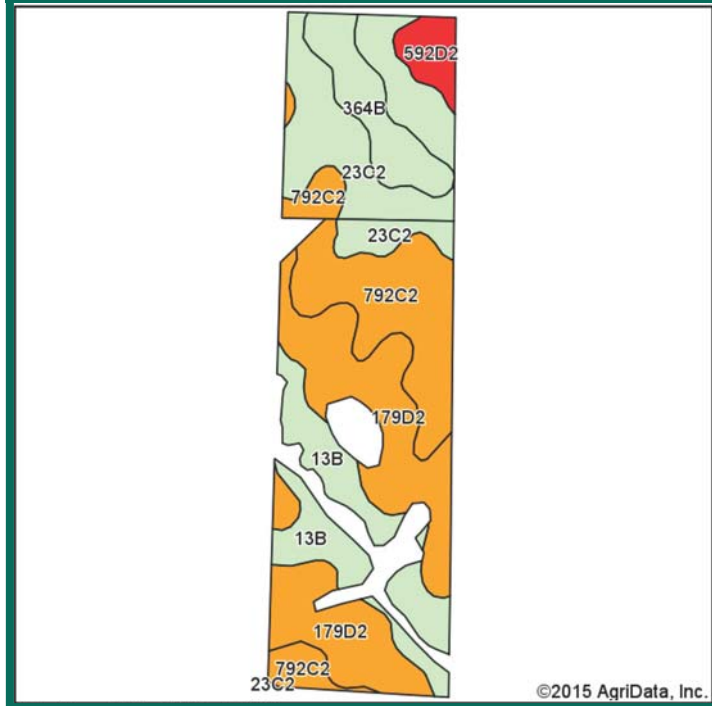
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Soil Maps

CSR - 44.9 based on FSA Crop Ac.
CSR - 50.0 based on Currently Cropped Ac.



CSR2 - 47.9 based on FSA Crop Ac.
CSR2 - 55.4 based on Currently Cropped Ac.



Area Symbol: IA159, Soil Area Version: 19		FSA Acres = 35.1					
Code	Soil Description	Acres	Percent of field	**CSR2 Legend	Non-Irr Class	CSR2**	CS R
179D2	Gara loam, 9 to 14 percent slopes, moderately eroded	10.28	29.3%		IVe	38	43
792C2	Armstrong clay loam, 5 to 9 percent slopes, moderately eroded	7.63	21.7%		IIIe	24	27
23C2	Arispe silty clay loam, 5 to 9 percent slopes, moderately eroded	7.41	21.1%		IIIe	60	50
13B	Olmitz-Zook-Humeston complex, 0 to 5 percent slopes	5.51	15.7%		Ile	78	59
364B	Grundy silty clay loam, 2 to 5 percent slopes	3.02	8.6%		Ile	72	75
592D2	Mystic clay loam, 9 to 14 percent slopes, moderately eroded	1.25	3.6%		IVe	13	5
Weighted Average						47.9	44.9

Area Symbol: IA159, Soil Area Version: 19		Currently Cropped Acres = 11.4					
Code	Soil Description	Acres	Percent of field	**CSR2 Legend	Non-Irr Class	CSR2**	CS R
23C2	Arispe silty clay loam, 5 to 9 percent slopes, moderately eroded	6.28	55.1%		IIIe	60	50
364B	Grundy silty clay loam, 2 to 5 percent slopes	3.02	26.5%		Ile	72	75
592D2	Mystic clay loam, 9 to 14 percent slopes, moderately eroded	1.25	11.0%		IVe	13	5
792C2	Armstrong clay loam, 5 to 9 percent slopes, moderately eroded	0.84	7.4%		IIIe	24	27
Weighted Average						55.4	50

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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