

695.58 Acres, m/l Marion & Jasper Counties, IA



Property Information

Location

6 miles north of Pella on T14 to S. 124th Ave. E. Go east ½ mile. Property lies on the south side of S. 124th Ave. E.

Legal Description

W½ SW¼ Except Parcels A & B; SE¼ SW¼; SW¼ SE¼; and E½ SE¼ all in Section 35, Township 78 North, Range 18 West of the 5th p.m. (Elk Creek Twp.) Jasper Co.

-AND-

N Fr½ and SW¼ all in Section 2, Township 77 North, Range 18 West of the 5th p.m. (Lake Prairie N Twp.) Marion Co.

Price & Terms

- \$4,521,270
- \$6,500/acre
- 10% down upon acceptance of offer; balance due in cash at closing

Possession

As agreed, subject to 2015 lease.

Estimated Real Estate Tax

Taxes Payable in 2014-2015*: \$9,908

Net Taxable Acres*: 695.76

Tax per Net. Tax. Ac.*: \$14.24

**Taxes are estimated pending recording of survey.*

FSA Data

Part of Farm Number: 6333

Tracts: 5978 and 5979

Crop Acres*: 600.9

Corn Base*: 301.9 Ac.

Corn Direct/CC Yields: 108/126 Bu.

Bean Base*: 298.2 Ac.

Bean Direct/CC Yields: 32/38 Bu.

**Farm is part of a larger FSA farm.*

Acres and Bases are estimated. Final Acres and Bases will be determined by local FSA office.

CRP Contracts

None

Soil Types / Productivity

Primary soils are Zook, Wabash and Bremer. See soil maps for detail.

- **CSR2:** 67.2 per AgriData Inc. 2014, based on FSA crop acres.

- **CSR:** 68.6 per AgriData Inc. 2014, based on FSA crop acres.

Land Description

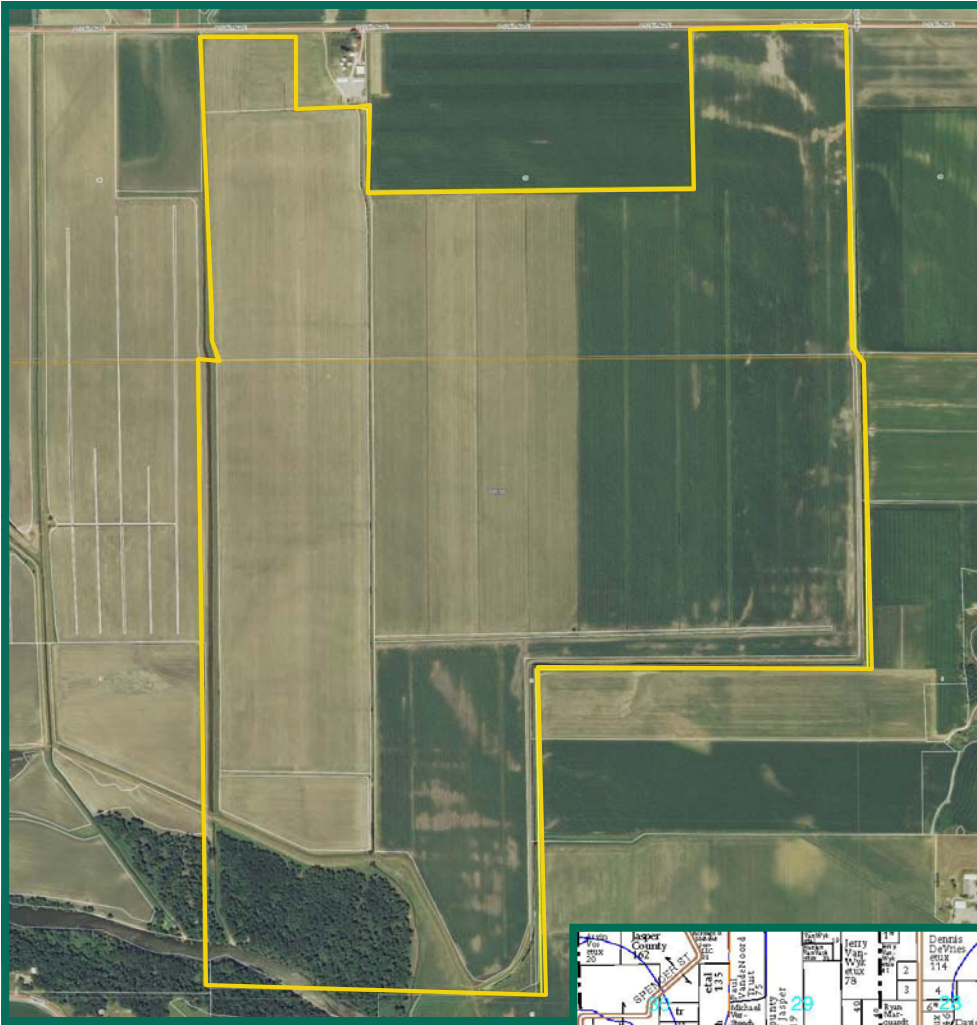
Level bottomland field along Skunk River. Levees, drainage ditches and drainage pumps assist in water management.

Buildings/Improvements

None

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.

Aerial Photo and Map



Access Easement

Access Easement will be granted from landowner of adjacent property east of lane.

Comments

Great river bottom farm that has been well managed.

Water & Well Information

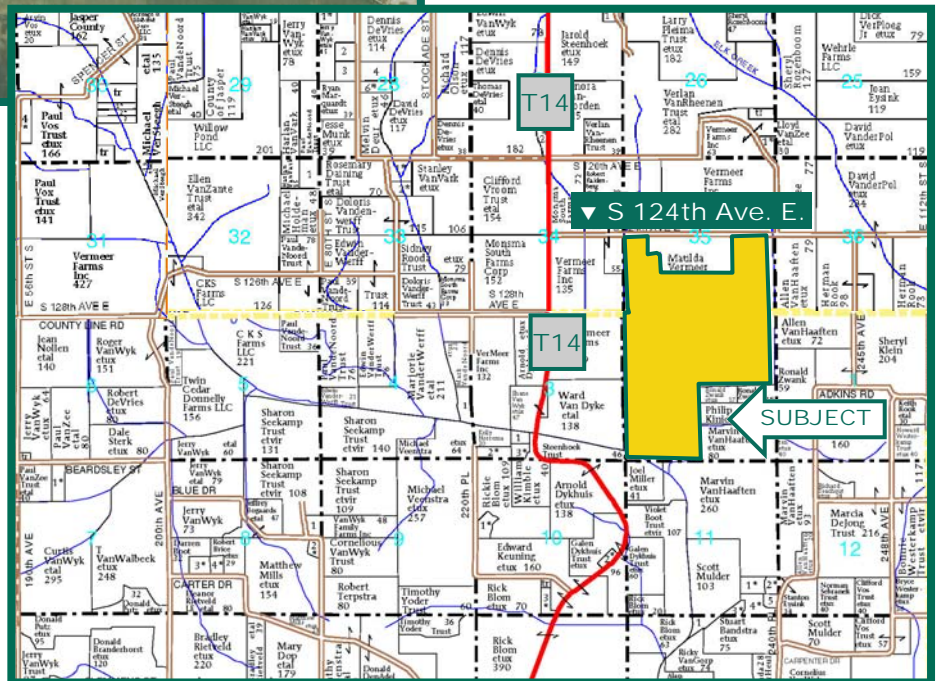
None known.

Drainage

Four large pumps and multiple drainage ditches assist in drainage. A Drainage Agreement is in place for east drainage ditch. Contact office for details. Farm has tile, but no maps available. The 80-acre parcel on the north edge of this property also access drainage ditches on this farm. A Maintenance or Drainage Agreement with the owner of the 80-acre property will be required.

Lease

Farm is leased for 2015. Contact office for lease details.



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

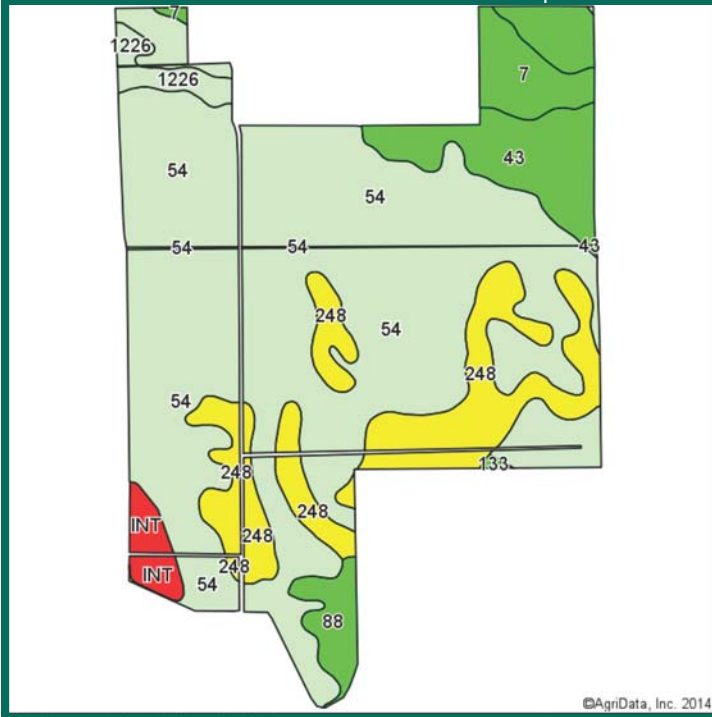
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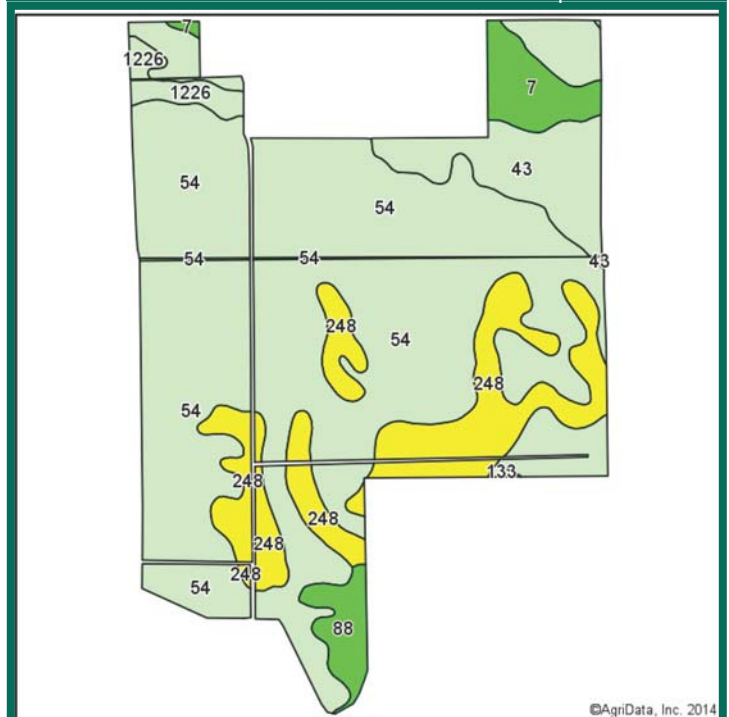
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Soil Maps

CSR - 68.6 on 600.9 Est. FSA Crop Acres



CSR2 - 67.2 on 600.9 Est. FSA Crop Acres



Area Symbol: IA099, Soil Area Version: 19
Area Symbol: IA125, Soil Area Version: 23

| Code | Soil Description | Acres | Percent of field | **CSR2 Legend | Non-Irr Class | CSR2** | CS R |
|------------------|--|--------|------------------|---------------|---------------|--------|------|
| 54 | Zook silty clay loam, 0 to 2 percent slopes | 273.09 | 45.4% | | IIw | 69 | 70 |
| 54 | Zook silty clay loam, 0 to 2 percent slopes | 136.51 | 22.7% | | IIw | 63 | 70 |
| 248 | Wabash silty clay loam, 0 to 2 percent slopes | 91.07 | 15.2% | | IIIw | 54 | 45 |
| 43 | Bremer silty clay loam, 0 to 2 percent slopes | 53.28 | 8.9% | | IIw | 72 | 82 |
| 7 | Viola silt loam, 0 to 2 percent slopes | 21.30 | 3.5% | | I | 100 | 90 |
| 88 | Nevin silty clay loam, 0 to 2 percent slopes | 14.31 | 2.4% | | I | 95 | 90 |
| 1226 | LAWLER LOAM, 0 TO 2 PERCENT SLOPES, RARELY FLOODED | 10.46 | 1.7% | | IIIs | 60 | 78 |
| 133 | Colo silty clay loam, 0 to 2 percent slopes | 0.68 | 0.1% | | IIw | 74 | 80 |
| 43 | Bremer silty clay loam, 0 to 2 percent slopes | 0.20 | 0.0% | | IIw | 78 | 82 |
| Weighted Average | | | | | | 67.2 | 68.6 |



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: 695.58 Acres, Marion & Jasper Counties, IA



Lane and main drainage ditch



Pump discharge area south of levee, near timber



Pump near levee



From levee and pump looking NE



Additional Contact:

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