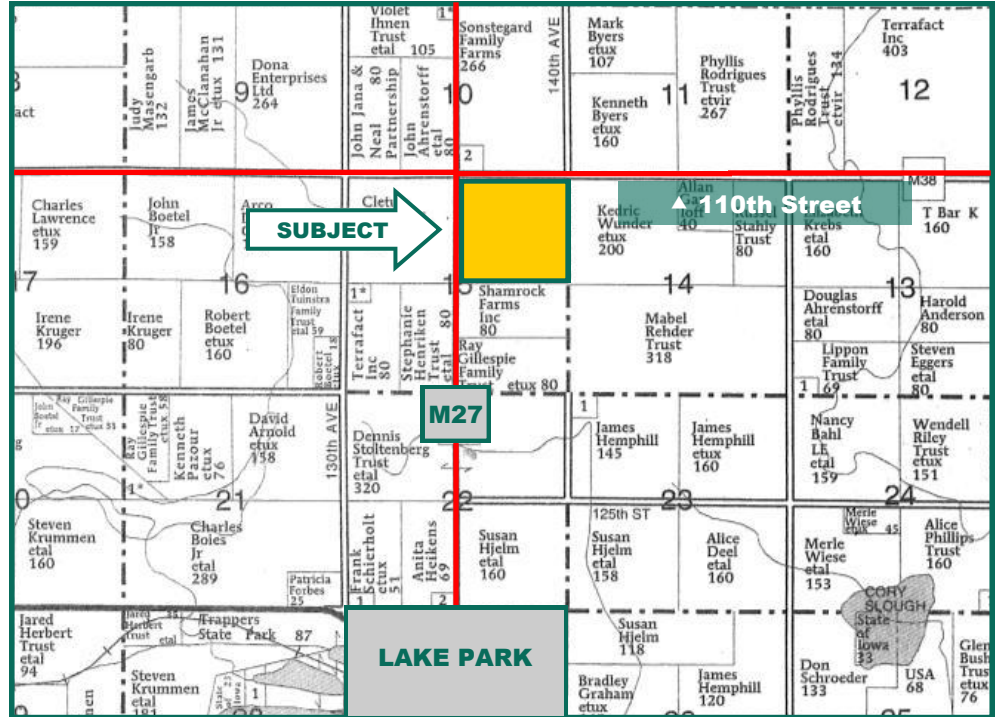




# LAND FOR SALE

**160 Acres m/I**  
**Dickinson**  
**County, IA**



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

## Property Information

### Location

Property located 1.5 miles north of Lake Park with Co. Rd. M27 and 110th Street bordering the west and north lines.

### Sellers

Ruth Ketelsen, Ruth Widstrom, Richard Widstrom, Dana Widstrom, Terry Marks, Margo Marks, Del Marks & Daniel Marks

### Legal Description

The Northeast Quarter (NE 1/4) of Section Fifteen (15) Township One Hundred North (100N), Range Thirty-Eight West (38W) of the 5th P.M. Dickinson County, Iowa.

### Price & Terms

- \$1,280,000
- \$8,000.00/Acre
- 10% down upon acceptance of offer; balance due in cash at closing.

## Possession

As negotiated.  
Open lease for 2015 growing season.

## Real Estate Tax

Taxes Payable 2014/2015: \$2,584.00  
Net Taxable Acres: 153.67 Acres  
Tax per Net Tax. Ac.: \$16.82/Acre

## FSA Data

Farm Number: 868, Tract Number 48  
Cropland Acres\*: 155.04  
Corn Base\*: 75.0  
Corn Direct/CC Yields: 119 Bu./139 Bu.  
Bean Base\*: 76.5  
Bean Direct/CC Yields: 37 Bu./44 Bu.  
\*Crop and Base Acres are estimated.

*Acres and Bases will be determined by the local FSA office.*

## CRP Contracts

None.

## Soil Types / Productivity

Primary soils are Nicollet, Clarion, Webster and Canisteo. See soil maps for details.

- **CSR2:** 85.0 per AgriData Inc. 2014, based on FSA crop acres.
- **CSR:** 67.0 per AgriData Inc. 2014, based on FSA crop acres.
- **CSR:** 65.85 per County Assessor, based on 153.67 net taxable acres.

## Land Description

Level to slightly rolling.

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

### Brian P. Olson

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# Aerial Photo



## Buildings/Improvements

None.

## Drainage

Natural and tile.

## Comments

High quality cropland with good soils.

## Brian P. Olson

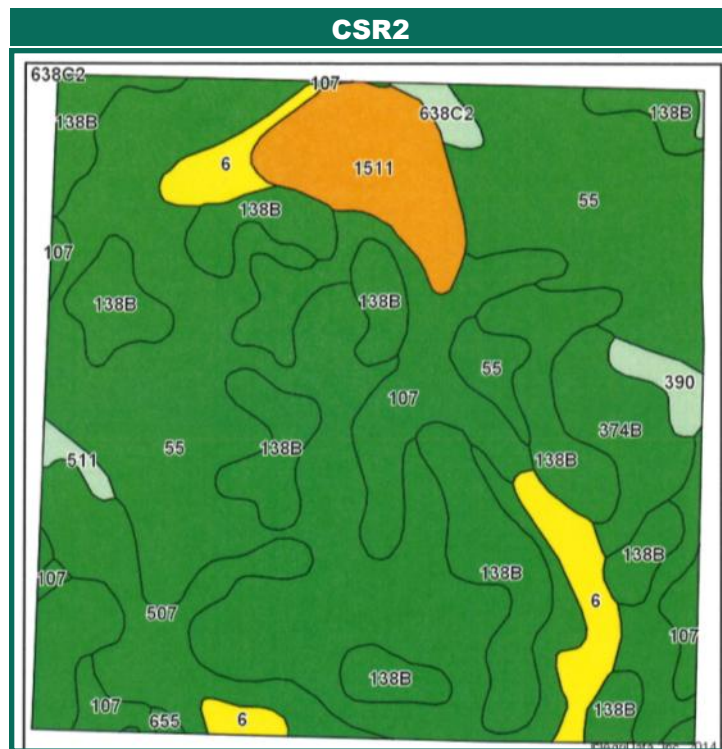
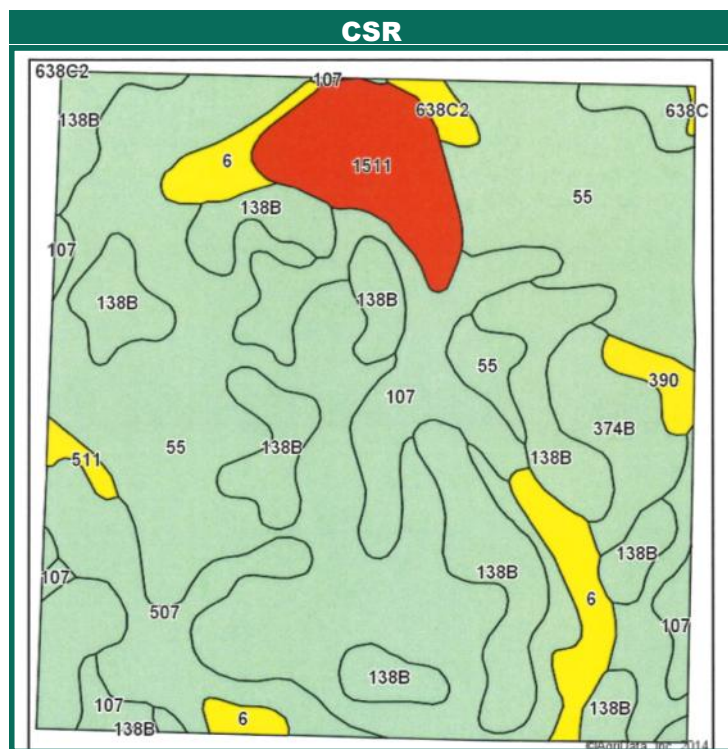
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# Soil Maps



Maps provided by:



Area Symbol: IA059, Soil Area Version: 22							
Code	Soil Description	Acres	Percent of field	**CSR2 Legend	Non-Irr Class	CSR2**	CSR
55	Nicollet loam, 1 to 3 percent slopes	74.69	48.2%		I	91	73
138B	Clarion loam, 2 to 6 percent slopes	30.71	19.8%		Ile	90	73
107	Webster silty clay loam, 0 to 2 percent slopes	14.63	9.4%		IIw	87	70
507	Canisteo silty clay loam, 0 to 2 percent slopes	9.97	6.4%		IIw	82	71
1511	Blue Earth muck, ponded, 0 to 1 percent slopes	8.69	5.6%		VIIw	38	5
6	Okoboji silty clay loam, 0 to 1 percent slopes	7.01	4.5%		IIIw	58	43
374B	Okabena silty clay loam, 1 to 5 percent slopes	5.72	3.7%		I	91	73
390	Waldorf silty clay loam, 0 to 2 percent slopes	1.55	1.0%		IIw	79	59
638C2	Clarion-Storden complex, 5 to 9 percent slopes, moderately eroded	1.10	0.7%		IIIe	77	52
511	Blue Earth mucky silt loam, 0 to 1 percent slopes	0.76	0.5%		IIIw	61	49
655	Crippin loam, 1 to 3 percent slopes	0.21	0.1%		I	89	71
Weighted Average						85	67

**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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