



## 160 Acres m/l, Benton County, IA Meyer Farm

89.3 CSR2 - Located 9 miles northwest of Keystone, IA

### Property Information

#### Location

From Keystone: 7 ¼ miles north on V42 and 2 ½ miles west on 63rd Street.

#### Legal Description

SW ¼ of Section 4, Township 84 North, Range 12 West of the 5th P.M., Benton County, Iowa.

#### Seller

Floyd H. Meyer Estate

### Price & Terms

#### Price Reduced

- \$1,752,000 (\$10,950/Ac)
- ~~\$1,840,000 (\$11,500/Ac)~~
- 10% down upon acceptance of offer; balance due in cash at closing

### Possession

Negotiable.

### Real Estate Tax

Taxes Payable in 2014 - 2015: \$4,038.00  
Net Taxable Acres: 156.0  
Tax per Net. Tax. Ac.: \$25.88

### FSA Data

Farm Number: 7267  
Crop Acres: 151.28 Acres  
Corn Base: 74.6 Acres  
Corn Direct/CC Yields: 119/175 Bu/Ac  
Bean Base: 74.5 Acres  
Bean Direct/CC Yields: 47/56 Bu/Ac

### Soil Types / Productivity

Primary soils are Dinsdale, Colo and Colo-Ely. See soil map for detail.

- **CSR2:** 89.3 per AgriData Inc. 2014, based on FSA crop acres.
- **CSR:** 86.2 per AgriData Inc. 2014, based on FSA crop acres.
- **CSR:** 84.6 per County Assessor, based on net taxable acres.

### Land Description

Level to gently rolling.

### Comments

This is a high quality Benton County farm with good soils!

*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.*

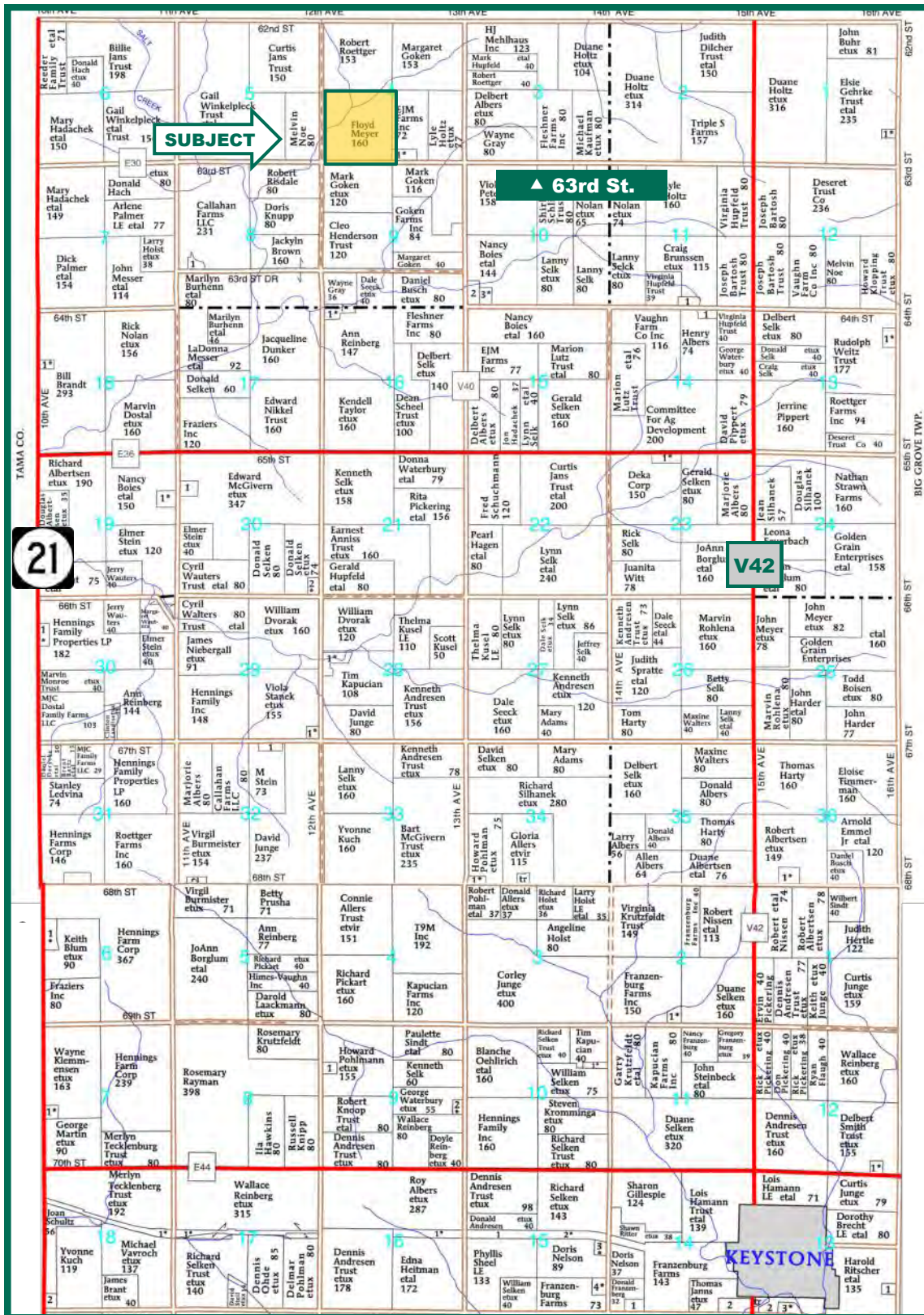
Troy R. Louwagie, ALC  
Licensed Real Estate Broker in IA & IL  
102 Palisades Road & Hwy. 1, PO Box 50  
Mt. Vernon, IA 52314

319-895-8858  
TroyL@Hertz.ag

[www.Hertz.ag](http://www.Hertz.ag)



# Plat Map



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

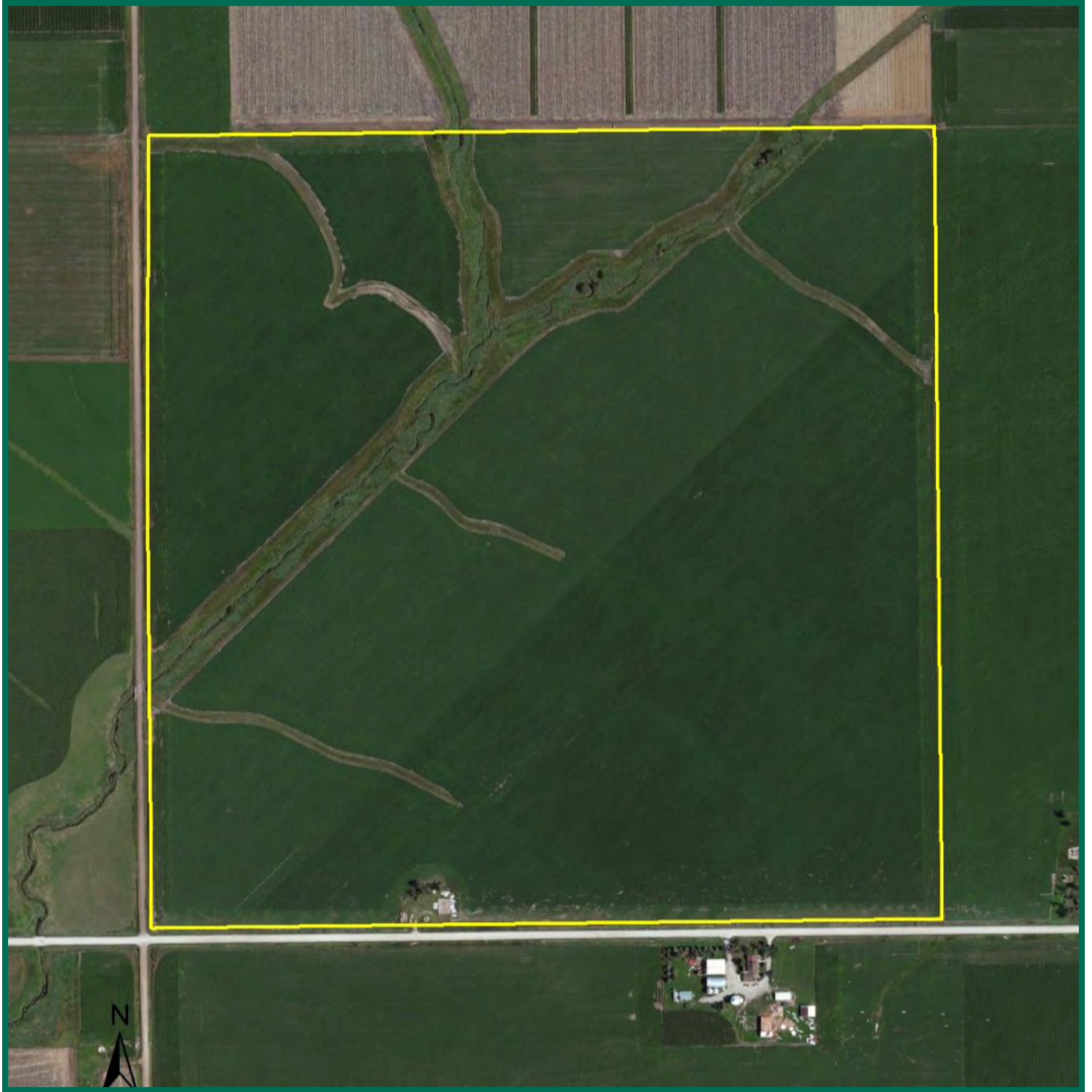
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## Aerial Photo

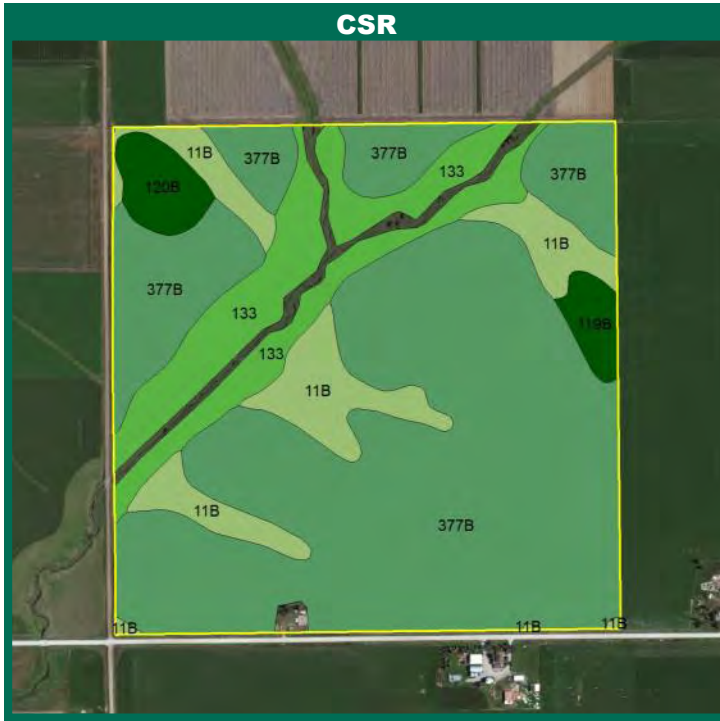


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# Soil Maps



Measured Tillable Acres		150.7	Avg. CSR		86.2	Avg. CSR2*		89.3
Soil Label		Soil Name	CSR	CSR2	Percent of Field	Non_Irr Class	Acres	
119B	Muscatine silty clay loam, 2 to 5		95	95	1.8%	Ile	2.71	
11B	Colo-Ely complex, 2 to 5 percent		68	73	11.5%	Ile	17.26	
120B	Tama silty clay loam, 2 to 5 percent		95	95	2.8%	Ile	4.18	
133	Colo silty clay loam, 0 to 2 percent		80	74	15.0%	Ilw	22.64	
377B	Dinsdale silty clay loam, 2 to 5		90	95	69.0%	Ile	103.95	

**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:** 160 Acres, Benton County, IA



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