



36 Acres m/l, Linn County, IA

Kelly & Pelley, LLP Farm

89.5 CSR2 — Lays Nice!

Property Information

Location

From Martelle: Head southwest on Hwy 1 for 1 ½ miles, turn west onto Lehr Rd.

Legal Description

Parcel A, Plat of Survey #294 recorded 8072, Page 470 of the records of the Linn County, Iowa Recorder on October 5, 2011 being a part of the NE ¼ of Section 14, Township 83 North, Range 5 West of the 5th P.M., Linn County, Iowa Excepting there from G and M First Addition to Linn County, Iowa.

Price & Terms

- \$414,000.00
- \$11,500/acre
- 10% down upon acceptance of offer; balance due in cash at closing.

Possession

Negotiable.

Seller

Kelly & Pelley, LLP.

Real Estate Tax

Taxes Payable in 2014 - 2015: \$1,180.00
Net Taxable Acres: 35.98
Tax per Net. Tax. Ac.: \$32.80

FSA Data

Farm Number: 4871
Tract Number: 9882
Crop Acres: 35.9
Corn Base: 28.0
Corn Direct/CC Yields: 119/119
Bean Base: 7.6
Bean Direct/CC Yields: 42/42

Soil Types / Productivity

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

- **CSR2:** 89.5 per AgriData Inc. 2014, based on FSA crop acres.
- **CSR:** 81.5 per AgriData Inc. 2014, based on FSA crop acres.
- **CSR:** 76.5 per County Assessor, based on net taxable acres.

Land Description

Level to gently rolling.

Comments

This is a rare opportunity to purchase a high quality Linn County farm located in a strong area!

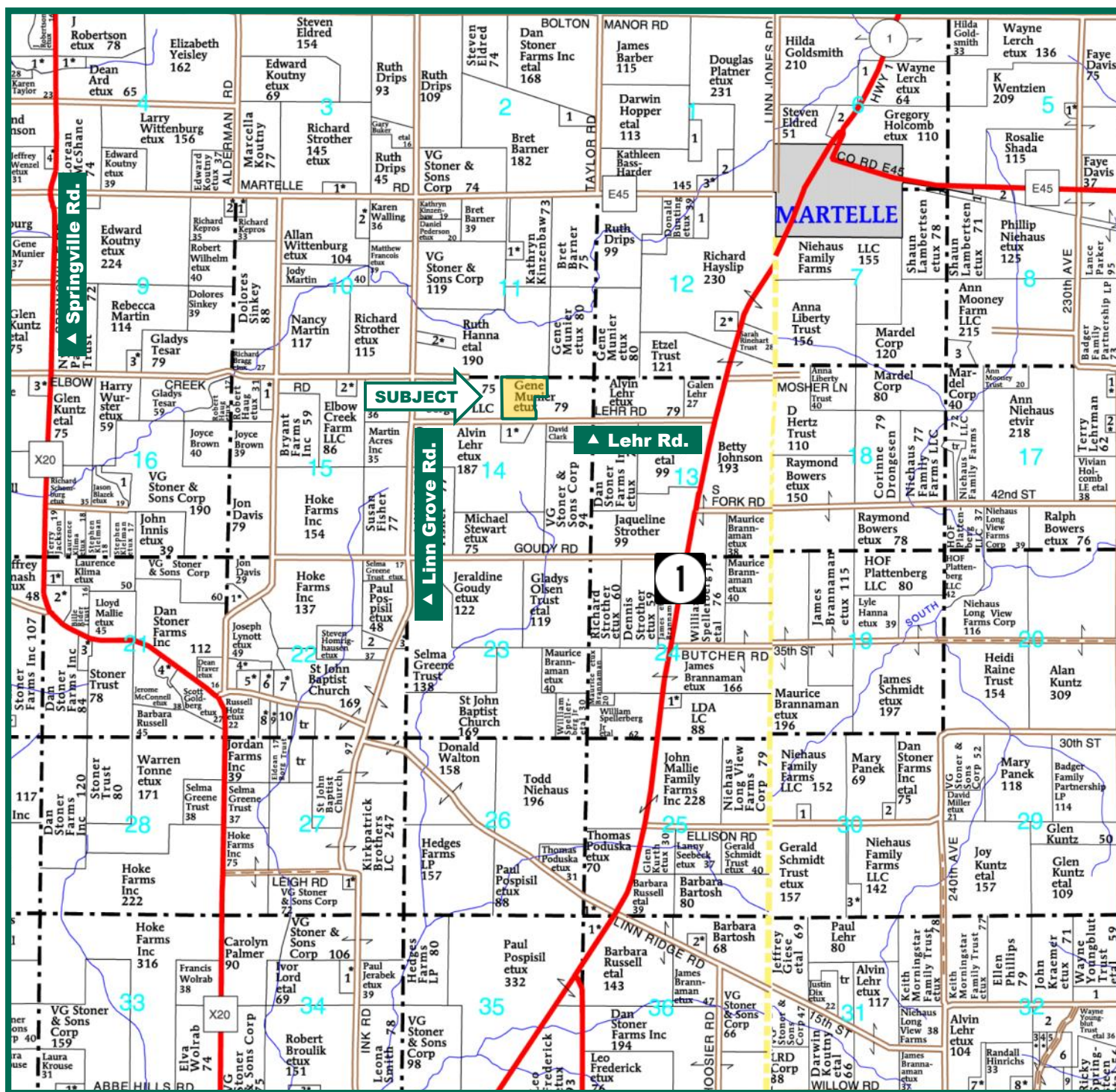
The information gathered for this brochure is from sources deemed reliable, but cannot be guaranteed by Hertz Real Estate Services, Inc. or its staff. All acres are considered more or less, unless otherwise stated.

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Plat Map



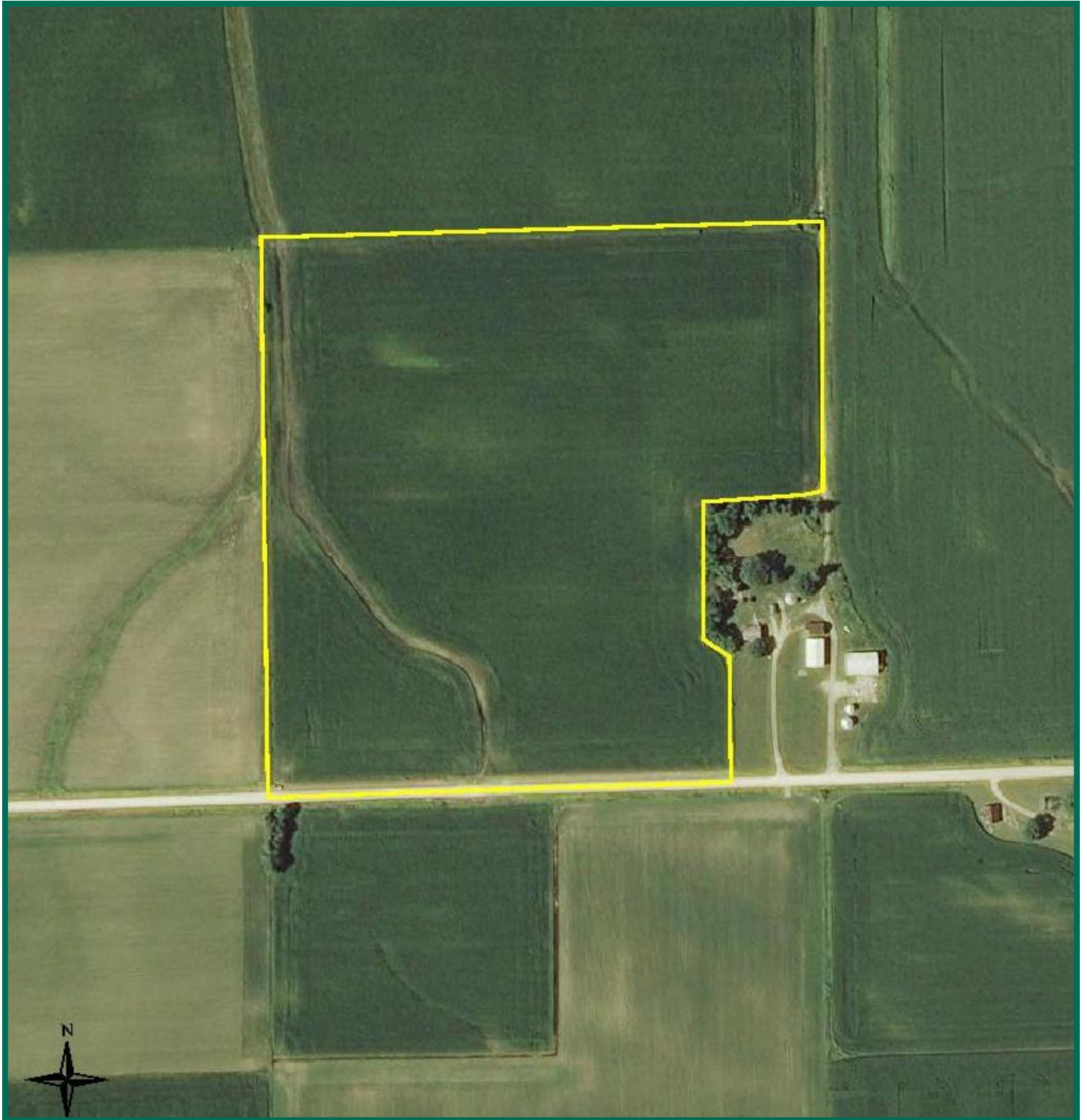
Map reproduced with permission of Farm & Home Publishers, Ltd.

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Aerial Photo

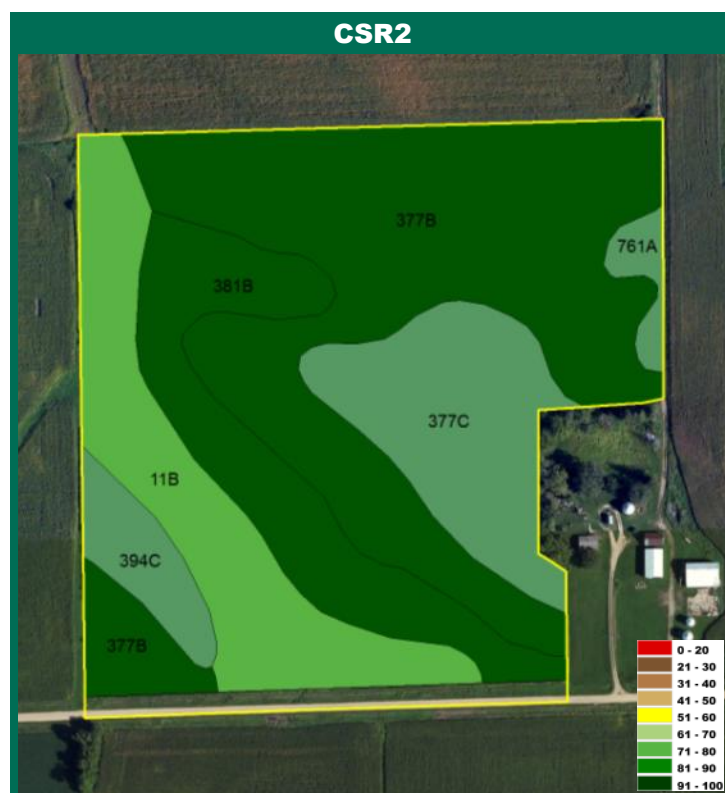
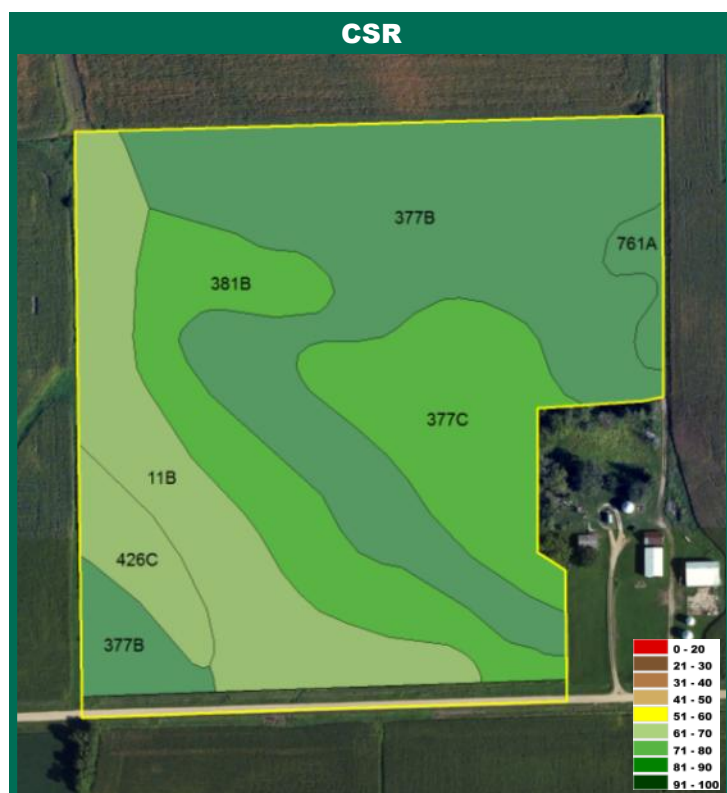


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Soil Maps



Measured Tillable Acres		Avg. CSR		Avg. CSR2			
35.9		81.5		89.5			
Soil Label	Soil Name	CSR	CSR2	Percent of Field	Non_Irr Class	Acres	
11B	Colo-Ely complex, 2 to 5 percent	68	75	17.8%	Ile	6.37	
377B	Dinsdale silty clay loam, 2 to 5	90	94	46.0%	Ile	16.49	
377C	Dinsdale silty clay loam, 5 to 9	75	89	14.5%	IIle	5.22	
381B	Klinger-Maxfield silty clay loams, 2	80	94	15.8%	IIw	5.67	
394C/426C	Aredale/Ostrander loam, 5 to 9	70	86	4.3%	IIle	1.53	
761A	Franklin silt loam, 0 to 2 percent	90	90	1.7%	I	0.60	

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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